

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$157.22
c)	Net return attributable to "trees only"	-\$157.22

4. Capitalization Rate

a)	Interest Rate ⁴	0.0608
b)	Property Tax ⁵	0.0042
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1149
f)	"Other" Orchard Capitalization Rate	0.1149

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1,094.19	\$2,536.90	-\$1,094.19	\$2,536.90
II	1.0	-\$1,367.74	\$1,900.25	-\$1,367.74	\$1,900.25
III	1.0	-\$1,367.74	\$1,052.99	-\$1,367.74	\$1,052.99
IV	1.0	-\$1,367.74	\$568.84	-\$1,367.74	\$568.84
V	0.8	-\$1,025.81	\$426.63	-\$1,025.81	\$426.63
VI	0.6	-\$820.64	\$389.72	-\$820.64	\$389.72
VII	0.4	-\$547.10	\$179.12	-\$547.10	\$179.12
VIII	0.0	\$0.00	\$242.07	\$0.00	\$242.07

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.00
c) Net return attributable to "trees only"	-\$8.00

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0070
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1177
f) "Other" Orchard Capitalization Rate	0.1177

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$54.39	\$122.87	-\$54.39	\$122.87
II	1.0	-\$67.98	\$91.54	-\$67.98	\$91.54
III	1.0	-\$67.98	\$50.18	-\$67.98	\$50.18
IV	1.0	-\$67.98	\$26.55	-\$67.98	\$26.55
V	0.8	-\$50.99	\$19.91	-\$50.99	\$19.91
VI	0.6	-\$40.79	\$18.29	-\$40.79	\$18.29
VII	0.4	-\$27.19	\$8.26	-\$27.19	\$8.26
VIII	0.0	\$0.00	\$11.82	\$0.00	\$11.82

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.33
c) Net return attributable to "trees only"	-\$0.33

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0062
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1170
f) "Other" Orchard Capitalization Rate	0.1170

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$2.29	\$5.21	-\$2.29	\$5.21
II	1.0	-\$2.86	\$3.89	-\$2.86	\$3.89
III	1.0	-\$2.86	\$2.14	-\$2.86	\$2.14
IV	1.0	-\$2.86	\$1.14	-\$2.86	\$1.14
V	0.8	-\$2.15	\$0.85	-\$2.15	\$0.85
VI	0.6	-\$1.72	\$0.78	-\$1.72	\$0.78
VII	0.4	-\$1.14	\$0.35	-\$1.14	\$0.35
VIII	0.0	\$0.00	\$0.50	\$0.00	\$0.50

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$54.21
c) Net return attributable to "trees only"	-\$54.21

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0037
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1144
f) "Other" Orchard Capitalization Rate	0.1144

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$379.02	\$883.15	-\$379.02	\$883.15
II	1.0	-\$473.78	\$662.18	-\$473.78	\$662.18
III	1.0	-\$473.78	\$367.67	-\$473.78	\$367.67
IV	1.0	-\$473.78	\$199.38	-\$473.78	\$199.38
V	0.8	-\$355.33	\$149.54	-\$355.33	\$149.54
VI	0.6	-\$284.27	\$136.46	-\$284.27	\$136.46
VII	0.4	-\$189.51	\$62.92	-\$189.51	\$62.92
VIII	0.0	\$0.00	\$84.14	\$0.00	\$84.14

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$1.36
c) Net return attributable to "trees only"	-\$1.36

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0050
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1157
f) "Other" Orchard Capitalization Rate	0.1157

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$9.41	\$21.65	-\$9.41	\$21.65
II	1.0	-\$11.76	\$16.19	-\$11.76	\$16.19
III	1.0	-\$11.76	\$8.95	-\$11.76	\$8.95
IV	1.0	-\$11.76	\$4.80	-\$11.76	\$4.80
V	0.8	-\$8.82	\$3.60	-\$8.82	\$3.60
VI	0.6	-\$7.06	\$3.30	-\$7.06	\$3.30
VII	0.4	-\$4.70	\$1.51	-\$4.70	\$1.51
VIII	0.0	\$0.00	\$2.07	\$0.00	\$2.07

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.45
c) Net return attributable to "trees only"	-\$6.45

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0051
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1158
f) "Other" Orchard Capitalization Rate	0.1158

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$44.57	\$102.47	-\$44.57	\$102.47
II	1.0	-\$55.71	\$76.62	-\$55.71	\$76.62
III	1.0	-\$55.71	\$42.31	-\$55.71	\$42.31
IV	1.0	-\$55.71	\$22.71	-\$55.71	\$22.71
V	0.8	-\$41.79	\$17.03	-\$41.79	\$17.03
VI	0.6	-\$33.43	\$15.59	-\$33.43	\$15.59
VII	0.4	-\$22.29	\$7.12	-\$22.29	\$7.12
VIII	0.0	\$0.00	\$9.80	\$0.00	\$9.80

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$26.16
c) Net return attributable to "trees only"	-\$26.16

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0047
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1155
f) "Other" Orchard Capitalization Rate	0.1155

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$181.25	\$418.13	-\$181.25	\$418.13
II	1.0	-\$226.56	\$312.88	-\$226.56	\$312.88
III	1.0	-\$226.56	\$173.02	-\$226.56	\$173.02
IV	1.0	-\$226.56	\$93.11	-\$226.56	\$93.11
V	0.8	-\$169.92	\$69.83	-\$169.92	\$69.83
VI	0.6	-\$135.94	\$63.86	-\$135.94	\$63.86
VII	0.4	-\$90.62	\$29.25	-\$90.62	\$29.25
VIII	0.0	\$0.00	\$39.96	\$0.00	\$39.96

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$1.87
c) Net return attributable to "trees only"	-\$1.87

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0042
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1149
f) "Other" Orchard Capitalization Rate	0.1149

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$13.01	\$30.16	-\$13.01	\$30.16
II	1.0	-\$16.26	\$22.59	-\$16.26	\$22.59
III	1.0	-\$16.26	\$12.52	-\$16.26	\$12.52
IV	1.0	-\$16.26	\$6.76	-\$16.26	\$6.76
V	0.8	-\$12.19	\$5.07	-\$12.19	\$5.07
VI	0.6	-\$9.75	\$4.63	-\$9.75	\$4.63
VII	0.4	-\$6.50	\$2.13	-\$6.50	\$2.13
VIII	0.0	\$0.00	\$2.88	\$0.00	\$2.88

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$3.76
c) Net return attributable to "trees only"	-\$3.76

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0048
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1156
f) "Other" Orchard Capitalization Rate	0.1156

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$26.01	\$59.95	-\$26.01	\$59.95
II	1.0	-\$32.51	\$44.85	-\$32.51	\$44.85
III	1.0	-\$32.51	\$24.79	-\$32.51	\$24.79
IV	1.0	-\$32.51	\$13.33	-\$32.51	\$13.33
V	0.8	-\$24.38	\$10.00	-\$24.38	\$10.00
VI	0.6	-\$19.50	\$9.15	-\$19.50	\$9.15
VII	0.4	-\$13.00	\$4.19	-\$13.00	\$4.19
VIII	0.0	\$0.00	\$5.73	\$0.00	\$5.73

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$14.28
c) Net return attributable to "trees only"	-\$14.28

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1164
f) "Other" Orchard Capitalization Rate	0.1164

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$98.16	\$224.53	-\$98.16	\$224.53
II	1.0	-\$122.70	\$167.72	-\$122.70	\$167.72
III	1.0	-\$122.70	\$92.43	-\$122.70	\$92.43
IV	1.0	-\$122.70	\$49.40	-\$122.70	\$49.40
V	0.8	-\$92.03	\$37.05	-\$92.03	\$37.05
VI	0.6	-\$73.62	\$33.94	-\$73.62	\$33.94
VII	0.4	-\$49.08	\$15.46	-\$49.08	\$15.46
VIII	0.0	\$0.00	\$21.51	\$0.00	\$21.51

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.34
c) Net return attributable to "trees only"	-\$8.34

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0062
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1170
f) "Other" Orchard Capitalization Rate	0.1170

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$57.02	\$129.67	-\$57.02	\$129.67
II	1.0	-\$71.27	\$96.75	-\$71.27	\$96.75
III	1.0	-\$71.27	\$53.19	-\$71.27	\$53.19
IV	1.0	-\$71.27	\$28.30	-\$71.27	\$28.30
V	0.8	-\$53.45	\$21.22	-\$53.45	\$21.22
VI	0.6	-\$42.76	\$19.47	-\$42.76	\$19.47
VII	0.4	-\$28.51	\$8.83	-\$28.51	\$8.83
VIII	0.0	\$0.00	\$12.45	\$0.00	\$12.45

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Buena Vista < Rockbridge.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.22
c) Net return attributable to "trees only"	-\$10.22

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0096
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1204
f) "Other" Orchard Capitalization Rate	0.1204

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$67.95	\$149.98	-\$67.95	\$149.98
II	1.0	-\$84.94	\$111.20	-\$84.94	\$111.20
III	1.0	-\$84.94	\$60.35	-\$84.94	\$60.35
IV	1.0	-\$84.94	\$31.29	-\$84.94	\$31.29
V	0.8	-\$63.70	\$23.47	-\$63.70	\$23.47
VI	0.6	-\$50.96	\$21.68	-\$50.96	\$21.68
VII	0.4	-\$33.98	\$9.61	-\$33.98	\$9.61
VIII	0.0	\$0.00	\$14.53	\$0.00	\$14.53

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.38
c) Net return attributable to "trees only"	-\$8.38

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1154
f) "Other" Orchard Capitalization Rate	0.1154

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$58.08	\$134.07	-\$58.08	\$134.07
II	1.0	-\$72.60	\$100.34	-\$72.60	\$100.34
III	1.0	-\$72.60	\$55.50	-\$72.60	\$55.50
IV	1.0	-\$72.60	\$29.88	-\$72.60	\$29.88
V	0.8	-\$54.45	\$22.41	-\$54.45	\$22.41
VI	0.6	-\$43.56	\$20.49	-\$43.56	\$20.49
VII	0.4	-\$29.04	\$9.39	-\$29.04	\$9.39
VIII	0.0	\$0.00	\$12.81	\$0.00	\$12.81

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$102.67
c) Net return attributable to "trees only"	-\$102.67

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0061
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1169
f) "Other" Orchard Capitalization Rate	0.1169

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$702.68	\$1,599.63	-\$702.68	\$1,599.63
II	1.0	-\$878.35	\$1,193.73	-\$878.35	\$1,193.73
III	1.0	-\$878.35	\$656.52	-\$878.35	\$656.52
IV	1.0	-\$878.35	\$349.55	-\$878.35	\$349.55
V	0.8	-\$658.76	\$262.16	-\$658.76	\$262.16
VI	0.6	-\$527.01	\$240.43	-\$527.01	\$240.43
VII	0.4	-\$351.34	\$109.12	-\$351.34	\$109.12
VIII	0.0	\$0.00	\$153.49	\$0.00	\$153.49

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.42
c) Net return attributable to "trees only"	-\$10.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0058
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1166
f) "Other" Orchard Capitalization Rate	0.1166

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$71.48	\$163.14	-\$71.48	\$163.14
II	1.0	-\$89.35	\$121.81	-\$89.35	\$121.81
III	1.0	-\$89.35	\$67.07	-\$89.35	\$67.07
IV	1.0	-\$89.35	\$35.78	-\$89.35	\$35.78
V	0.8	-\$67.01	\$26.84	-\$67.01	\$26.84
VI	0.6	-\$53.61	\$24.60	-\$53.61	\$24.60
VII	0.4	-\$35.74	\$11.18	-\$35.74	\$11.18
VIII	0.0	\$0.00	\$15.64	\$0.00	\$15.64

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$181.09
c) Net return attributable to "trees only"	-\$181.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0103
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1211
f) "Other" Orchard Capitalization Rate	0.1211

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1,196.39	\$2,624.57	-\$1,196.39	\$2,624.57
II	1.0	-\$1,495.49	\$1,943.37	-\$1,495.49	\$1,943.37
III	1.0	-\$1,495.49	\$1,051.81	-\$1,495.49	\$1,051.81
IV	1.0	-\$1,495.49	\$542.35	-\$1,495.49	\$542.35
V	0.8	-\$1,121.62	\$406.77	-\$1,121.62	\$406.77
VI	0.6	-\$897.30	\$376.36	-\$897.30	\$376.36
VII	0.4	-\$598.20	\$166.00	-\$598.20	\$166.00
VIII	0.0	\$0.00	\$254.73	\$0.00	\$254.73

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$54.21
c) Net return attributable to "trees only"	-\$54.21

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0090
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1198
f) "Other" Orchard Capitalization Rate	0.1198

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$362.15	\$803.56	-\$362.15	\$803.56
II	1.0	-\$452.68	\$596.45	-\$452.68	\$596.45
III	1.0	-\$452.68	\$324.45	-\$452.68	\$324.45
IV	1.0	-\$452.68	\$169.03	-\$452.68	\$169.03
V	0.8	-\$339.51	\$126.77	-\$339.51	\$126.77
VI	0.6	-\$271.61	\$116.96	-\$271.61	\$116.96
VII	0.4	-\$181.07	\$52.07	-\$181.07	\$52.07
VIII	0.0	\$0.00	\$77.71	\$0.00	\$77.71

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.52
c) Net return attributable to "trees only"	-\$12.52

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0061
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1169
f) "Other" Orchard Capitalization Rate	0.1169

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$85.67	\$195.00	-\$85.67	\$195.00
II	1.0	-\$107.09	\$145.52	-\$107.09	\$145.52
III	1.0	-\$107.09	\$80.02	-\$107.09	\$80.02
IV	1.0	-\$107.09	\$42.60	-\$107.09	\$42.60
V	0.8	-\$80.32	\$31.95	-\$80.32	\$31.95
VI	0.6	-\$64.26	\$29.30	-\$64.26	\$29.30
VII	0.4	-\$42.84	\$13.30	-\$42.84	\$13.30
VIII	0.0	\$0.00	\$18.71	\$0.00	\$18.71

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$41.13
c) Net return attributable to "trees only"	-\$41.13

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0065
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$280.71	\$637.12	-\$280.71	\$637.12
II	1.0	-\$350.89	\$475.16	-\$350.89	\$475.16
III	1.0	-\$350.89	\$261.00	-\$350.89	\$261.00
IV	1.0	-\$350.89	\$138.62	-\$350.89	\$138.62
V	0.8	-\$263.17	\$103.97	-\$263.17	\$103.97
VI	0.6	-\$210.53	\$95.41	-\$210.53	\$95.41
VII	0.4	-\$140.36	\$43.21	-\$140.36	\$43.21
VIII	0.0	\$0.00	\$61.19	\$0.00	\$61.19

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.49
c) Net return attributable to "trees only"	-\$19.49

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0061
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1169
f) "Other" Orchard Capitalization Rate	0.1169

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$133.43	\$303.86	-\$133.43	\$303.86
II	1.0	-\$166.78	\$226.77	-\$166.78	\$226.77
III	1.0	-\$166.78	\$124.74	-\$166.78	\$124.74
IV	1.0	-\$166.78	\$66.44	-\$166.78	\$66.44
V	0.8	-\$125.09	\$49.83	-\$125.09	\$49.83
VI	0.6	-\$100.07	\$45.69	-\$100.07	\$45.69
VII	0.4	-\$66.71	\$20.74	-\$66.71	\$20.74
VIII	0.0	\$0.00	\$29.15	\$0.00	\$29.15

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Danville < Pittsylvania.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$22.66
c) Net return attributable to "trees only"	-\$22.66

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0070
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1178
f) "Other" Orchard Capitalization Rate	0.1178

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$153.89	\$347.40	-\$153.89	\$347.40
II	1.0	-\$192.36	\$258.80	-\$192.36	\$258.80
III	1.0	-\$192.36	\$141.84	-\$192.36	\$141.84
IV	1.0	-\$192.36	\$75.00	-\$192.36	\$75.00
V	0.8	-\$144.27	\$56.25	-\$144.27	\$56.25
VI	0.6	-\$115.41	\$51.68	-\$115.41	\$51.68
VII	0.4	-\$76.94	\$23.32	-\$76.94	\$23.32
VIII	0.0	\$0.00	\$33.42	\$0.00	\$33.42

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie, Coastal < Sussex.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$61.57
c) Net return attributable to "trees only"	-\$61.57

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0070
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1177
f) "Other" Orchard Capitalization Rate	0.1177

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$418.37	\$945.13	-\$418.37	\$945.13
II	1.0	-\$522.96	\$704.18	-\$522.96	\$704.18
III	1.0	-\$522.96	\$386.03	-\$522.96	\$386.03
IV	1.0	-\$522.96	\$204.23	-\$522.96	\$204.23
V	0.8	-\$392.22	\$153.18	-\$392.22	\$153.18
VI	0.6	-\$313.78	\$140.72	-\$313.78	\$140.72
VII	0.4	-\$209.19	\$63.51	-\$209.19	\$63.51
VIII	0.0	\$0.00	\$90.90	\$0.00	\$90.90

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie, Piedmont < Brunswick.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$83.35
c) Net return attributable to "trees only"	-\$83.35

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0070
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1177
f) "Other" Orchard Capitalization Rate	0.1177

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$566.39	\$1,279.50	-\$566.39	\$1,279.50
II	1.0	-\$707.98	\$953.31	-\$707.98	\$953.31
III	1.0	-\$707.98	\$522.61	-\$707.98	\$522.61
IV	1.0	-\$707.98	\$276.49	-\$707.98	\$276.49
V	0.8	-\$530.99	\$207.37	-\$530.99	\$207.37
VI	0.6	-\$424.79	\$190.51	-\$424.79	\$190.51
VII	0.4	-\$283.19	\$85.98	-\$283.19	\$85.98
VIII	0.0	\$0.00	\$123.06	\$0.00	\$123.06

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$132.58
c) Net return attributable to "trees only"	-\$132.58

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0062
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1170
f) "Other" Orchard Capitalization Rate	0.1170

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$906.68	\$2,062.40	-\$906.68	\$2,062.40
II	1.0	-\$1,133.34	\$1,538.82	-\$1,133.34	\$1,538.82
III	1.0	-\$1,133.34	\$846.04	-\$1,133.34	\$846.04
IV	1.0	-\$1,133.34	\$450.16	-\$1,133.34	\$450.16
V	0.8	-\$850.01	\$337.62	-\$850.01	\$337.62
VI	0.6	-\$680.01	\$309.69	-\$680.01	\$309.69
VII	0.4	-\$453.34	\$140.48	-\$453.34	\$140.48
VIII	0.0	\$0.00	\$197.94	\$0.00	\$197.94

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 2017

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.59
c) Net return attributable to "trees only"	-\$19.59

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0092
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1199
f) "Other" Orchard Capitalization Rate	0.1199

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$130.69	\$289.59	-\$130.69	\$289.59
II	1.0	-\$163.37	\$214.89	-\$163.37	\$214.89
III	1.0	-\$163.37	\$116.82	-\$163.37	\$116.82
IV	1.0	-\$163.37	\$60.78	-\$163.37	\$60.78
V	0.8	-\$122.52	\$45.59	-\$122.52	\$45.59
VI	0.6	-\$98.02	\$42.07	-\$98.02	\$42.07
VII	0.4	-\$65.35	\$18.71	-\$65.35	\$18.71
VIII	0.0	\$0.00	\$28.02	\$0.00	\$28.02

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$30.01
c) Net return attributable to "trees only"	-\$30.01

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0081
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1188
f) "Other" Orchard Capitalization Rate	0.1188

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$202.04	\$451.91	-\$202.04	\$451.91
II	1.0	-\$252.55	\$336.01	-\$252.55	\$336.01
III	1.0	-\$252.55	\$183.42	-\$252.55	\$183.42
IV	1.0	-\$252.55	\$96.23	-\$252.55	\$96.23
V	0.8	-\$189.41	\$72.17	-\$189.41	\$72.17
VI	0.6	-\$151.53	\$66.46	-\$151.53	\$66.46
VII	0.4	-\$101.02	\$29.77	-\$101.02	\$29.77
VIII	0.0	\$0.00	\$43.60	\$0.00	\$43.60

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$9.61
c) Net return attributable to "trees only"	-\$9.61

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0044
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1152
f) "Other" Orchard Capitalization Rate	0.1152

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$66.77	\$154.44	-\$66.77	\$154.44
II	1.0	-\$83.46	\$115.63	-\$83.46	\$115.63
III	1.0	-\$83.46	\$64.01	-\$83.46	\$64.01
IV	1.0	-\$83.46	\$34.52	-\$83.46	\$34.52
V	0.8	-\$62.60	\$25.89	-\$62.60	\$25.89
VI	0.6	-\$50.08	\$23.66	-\$50.08	\$23.66
VII	0.4	-\$33.38	\$10.86	-\$33.38	\$10.86
VIII	0.0	\$0.00	\$14.75	\$0.00	\$14.75

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.99
c) Net return attributable to "trees only"	-\$12.99

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0063
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1171
f) "Other" Orchard Capitalization Rate	0.1171

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$88.77	\$201.74	-\$88.77	\$201.74
II	1.0	-\$110.96	\$150.50	-\$110.96	\$150.50
III	1.0	-\$110.96	\$82.71	-\$110.96	\$82.71
IV	1.0	-\$110.96	\$43.98	-\$110.96	\$43.98
V	0.8	-\$83.22	\$32.98	-\$83.22	\$32.98
VI	0.6	-\$66.58	\$30.26	-\$66.58	\$30.26
VII	0.4	-\$44.39	\$13.72	-\$44.39	\$13.72
VIII	0.0	\$0.00	\$19.37	\$0.00	\$19.37

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$25.82
c) Net return attributable to "trees only"	-\$25.82

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0047
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1155
f) "Other" Orchard Capitalization Rate	0.1155

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$178.91	\$412.72	-\$178.91	\$412.72
II	1.0	-\$223.64	\$308.83	-\$223.64	\$308.83
III	1.0	-\$223.64	\$170.78	-\$223.64	\$170.78
IV	1.0	-\$223.64	\$91.90	-\$223.64	\$91.90
V	0.8	-\$167.73	\$68.92	-\$167.73	\$68.92
VI	0.6	-\$134.18	\$63.03	-\$134.18	\$63.03
VII	0.4	-\$89.46	\$28.87	-\$89.46	\$28.87
VIII	0.0	\$0.00	\$39.44	\$0.00	\$39.44

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Franklin (City) < Isle of Wight.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$108.73
c) Net return attributable to "trees only"	-\$108.73

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0081
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1189
f) "Other" Orchard Capitalization Rate	0.1189

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$731.66	\$1,635.95	-\$731.66	\$1,635.95
II	1.0	-\$914.57	\$1,216.27	-\$914.57	\$1,216.27
III	1.0	-\$914.57	\$663.83	-\$914.57	\$663.83
IV	1.0	-\$914.57	\$348.15	-\$914.57	\$348.15
V	0.8	-\$685.93	\$261.11	-\$685.93	\$261.11
VI	0.6	-\$548.74	\$240.46	-\$548.74	\$240.46
VII	0.4	-\$365.83	\$107.69	-\$365.83	\$107.69
VIII	0.0	\$0.00	\$157.84	\$0.00	\$157.84

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.05
c) Net return attributable to "trees only"	-\$6.05

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0048
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1156
f) "Other" Orchard Capitalization Rate	0.1156

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$41.89	\$96.52	-\$41.89	\$96.52
II	1.0	-\$52.36	\$72.20	-\$52.36	\$72.20
III	1.0	-\$52.36	\$39.91	-\$52.36	\$39.91
IV	1.0	-\$52.36	\$21.45	-\$52.36	\$21.45
V	0.8	-\$39.27	\$16.09	-\$39.27	\$16.09
VI	0.6	-\$31.42	\$14.72	-\$31.42	\$14.72
VII	0.4	-\$20.95	\$6.74	-\$20.95	\$6.74
VIII	0.0	\$0.00	\$9.23	\$0.00	\$9.23

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Fredericksburg < Spotsylvania.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$29.28
c) Net return attributable to "trees only"	-\$29.28

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0066
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1173
f) "Other" Orchard Capitalization Rate	0.1173

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$199.60	\$452.54	-\$199.60	\$452.54
II	1.0	-\$249.50	\$337.42	-\$249.50	\$337.42
III	1.0	-\$249.50	\$185.26	-\$249.50	\$185.26
IV	1.0	-\$249.50	\$98.31	-\$249.50	\$98.31
V	0.8	-\$187.13	\$73.73	-\$187.13	\$73.73
VI	0.6	-\$149.70	\$67.68	-\$149.70	\$67.68
VII	0.4	-\$99.80	\$30.63	-\$99.80	\$30.63
VIII	0.0	\$0.00	\$43.48	\$0.00	\$43.48

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.96
c) Net return attributable to "trees only"	-\$10.96

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0055
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1163
f) "Other" Orchard Capitalization Rate	0.1163

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$75.38	\$172.57	-\$75.38	\$172.57
II	1.0	-\$94.22	\$128.93	-\$94.22	\$128.93
III	1.0	-\$94.22	\$71.08	-\$94.22	\$71.08
IV	1.0	-\$94.22	\$38.02	-\$94.22	\$38.02
V	0.8	-\$70.67	\$28.51	-\$70.67	\$28.51
VI	0.6	-\$56.53	\$26.12	-\$56.53	\$26.12
VII	0.4	-\$37.69	\$11.90	-\$37.69	\$11.90
VIII	0.0	\$0.00	\$16.53	\$0.00	\$16.53

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$120.80
c) Net return attributable to "trees only"	-\$120.80

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0059
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1166
f) "Other" Orchard Capitalization Rate	0.1166

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$828.64	\$1,891.13	-\$828.64	\$1,891.13
II	1.0	-\$1,035.80	\$1,411.99	-\$1,035.80	\$1,411.99
III	1.0	-\$1,035.80	\$777.38	-\$1,035.80	\$777.38
IV	1.0	-\$1,035.80	\$414.75	-\$1,035.80	\$414.75
V	0.8	-\$776.85	\$311.06	-\$776.85	\$311.06
VI	0.6	-\$621.48	\$285.11	-\$621.48	\$285.11
VII	0.4	-\$414.32	\$129.63	-\$414.32	\$129.63
VIII	0.0	\$0.00	\$181.32	\$0.00	\$181.32

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$45.42
c) Net return attributable to "trees only"	-\$45.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0051
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1159
f) "Other" Orchard Capitalization Rate	0.1159

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$313.60	\$720.77	-\$313.60	\$720.77
II	1.0	-\$391.99	\$538.93	-\$391.99	\$538.93
III	1.0	-\$391.99	\$297.58	-\$391.99	\$297.58
IV	1.0	-\$391.99	\$159.67	-\$391.99	\$159.67
V	0.8	-\$294.00	\$119.75	-\$294.00	\$119.75
VI	0.6	-\$235.20	\$109.59	-\$235.20	\$109.59
VII	0.4	-\$156.80	\$50.08	-\$156.80	\$50.08
VIII	0.0	\$0.00	\$68.96	\$0.00	\$68.96

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$2.89
c) Net return attributable to "trees only"	-\$2.89

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0066
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1173
f) "Other" Orchard Capitalization Rate	0.1173

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$19.70	\$44.67	-\$19.70	\$44.67
II	1.0	-\$24.63	\$33.31	-\$24.63	\$33.31
III	1.0	-\$24.63	\$18.29	-\$24.63	\$18.29
IV	1.0	-\$24.63	\$9.70	-\$24.63	\$9.70
V	0.8	-\$18.47	\$7.28	-\$18.47	\$7.28
VI	0.6	-\$14.78	\$6.68	-\$14.78	\$6.68
VII	0.4	-\$9.85	\$3.02	-\$9.85	\$3.02
VIII	0.0	\$0.00	\$4.29	\$0.00	\$4.29

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$68.56
c) Net return attributable to "trees only"	-\$68.56

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0048
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1155
f) "Other" Orchard Capitalization Rate	0.1155

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$474.69	\$1,094.39	-\$474.69	\$1,094.39
II	1.0	-\$593.36	\$818.81	-\$593.36	\$818.81
III	1.0	-\$593.36	\$452.69	-\$593.36	\$452.69
IV	1.0	-\$593.36	\$243.48	-\$593.36	\$243.48
V	0.8	-\$445.02	\$182.61	-\$445.02	\$182.61
VI	0.6	-\$356.02	\$167.01	-\$356.02	\$167.01
VII	0.4	-\$237.34	\$76.47	-\$237.34	\$76.47
VIII	0.0	\$0.00	\$104.60	\$0.00	\$104.60

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$13.97
c) Net return attributable to "trees only"	-\$13.97

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0043
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1151
f) "Other" Orchard Capitalization Rate	0.1151

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$97.09	\$224.82	-\$97.09	\$224.82
II	1.0	-\$121.36	\$168.36	-\$121.36	\$168.36
III	1.0	-\$121.36	\$93.25	-\$121.36	\$93.25
IV	1.0	-\$121.36	\$50.32	-\$121.36	\$50.32
V	0.8	-\$91.02	\$37.74	-\$91.02	\$37.74
VI	0.6	-\$72.82	\$34.49	-\$72.82	\$34.49
VII	0.4	-\$48.54	\$15.84	-\$48.54	\$15.84
VIII	0.0	\$0.00	\$21.46	\$0.00	\$21.46

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Hampton < New Kent.

The estimated net returns assume a planting density of 135 trees per acre. 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 2017

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$40.33
c) Net return attributable to "trees only"	-\$40.33

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0107
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1215
f) "Other" Orchard Capitalization Rate	0.1215

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$265.58	\$580.62	-\$265.58	\$580.62
II	1.0	-\$331.97	\$429.61	-\$331.97	\$429.61
III	1.0	-\$331.97	\$232.16	-\$331.97	\$232.16
IV	1.0	-\$331.97	\$119.34	-\$331.97	\$119.34
V	0.8	-\$248.98	\$89.50	-\$248.98	\$89.50
VI	0.6	-\$199.18	\$82.88	-\$199.18	\$82.88
VII	0.4	-\$132.79	\$36.45	-\$132.79	\$36.45
VIII	0.0	\$0.00	\$56.41	\$0.00	\$56.41

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Hanover, Coastal < King William.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$91.10
c) Net return attributable to "trees only"	-\$91.10

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0076
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1183
f) "Other" Orchard Capitalization Rate	0.1183

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$615.90	\$1,383.89	-\$615.90	\$1,383.89
II	1.0	-\$769.88	\$1,029.93	-\$769.88	\$1,029.93
III	1.0	-\$769.88	\$563.32	-\$769.88	\$563.32
IV	1.0	-\$769.88	\$296.68	-\$769.88	\$296.68
V	0.8	-\$577.41	\$222.51	-\$577.41	\$222.51
VI	0.6	-\$461.93	\$204.67	-\$461.93	\$204.67
VII	0.4	-\$307.95	\$92.01	-\$307.95	\$92.01
VIII	0.0	\$0.00	\$133.32	\$0.00	\$133.32

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Hanover, Piedmont < Louisa.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$75.08
c) Net return attributable to "trees only"	-\$75.08

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0076
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1183
f) "Other" Orchard Capitalization Rate	0.1183

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$507.55	\$1,140.44	-\$507.55	\$1,140.44
II	1.0	-\$634.44	\$848.75	-\$634.44	\$848.75
III	1.0	-\$634.44	\$464.22	-\$634.44	\$464.22
IV	1.0	-\$634.44	\$244.49	-\$634.44	\$244.49
V	0.8	-\$475.83	\$183.37	-\$475.83	\$183.37
VI	0.6	-\$380.67	\$168.67	-\$380.67	\$168.67
VII	0.4	-\$253.78	\$75.82	-\$253.78	\$75.82
VIII	0.0	\$0.00	\$109.87	\$0.00	\$109.87

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Harrisonburg < Rockingham.

The estimated net returns assume a planting density of 135 trees per acre. 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 2017

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$64.68
c) Net return attributable to "trees only"	-\$64.68

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0058
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1166
f) "Other" Orchard Capitalization Rate	0.1166

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$443.83	\$1,013.19	-\$443.83	\$1,013.19
II	1.0	-\$554.79	\$756.53	-\$554.79	\$756.53
III	1.0	-\$554.79	\$416.56	-\$554.79	\$416.56
IV	1.0	-\$554.79	\$222.29	-\$554.79	\$222.29
V	0.8	-\$416.09	\$166.72	-\$416.09	\$166.72
VI	0.6	-\$332.87	\$152.80	-\$332.87	\$152.80
VII	0.4	-\$221.91	\$69.49	-\$221.91	\$69.49
VIII	0.0	\$0.00	\$97.13	\$0.00	\$97.13

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Henrico, Coastal < King William.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$132.33
c) Net return attributable to "trees only"	-\$132.33

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0082
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1190
f) "Other" Orchard Capitalization Rate	0.1190

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$889.98	\$1,988.80	-\$889.98	\$1,988.80
II	1.0	-\$1,112.47	\$1,478.43	-\$1,112.47	\$1,478.43
III	1.0	-\$1,112.47	\$806.71	-\$1,112.47	\$806.71
IV	1.0	-\$1,112.47	\$422.88	-\$1,112.47	\$422.88
V	0.8	-\$834.35	\$317.16	-\$834.35	\$317.16
VI	0.6	-\$667.48	\$292.11	-\$667.48	\$292.11
VII	0.4	-\$444.99	\$130.77	-\$444.99	\$130.77
VIII	0.0	\$0.00	\$191.92	\$0.00	\$191.92

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Henrico, Piedmont < Louisa.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$110.29
c) Net return attributable to "trees only"	-\$110.29

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0082
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1190
f) "Other" Orchard Capitalization Rate	0.1190

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$741.74	\$1,657.54	-\$741.74	\$1,657.54
II	1.0	-\$927.17	\$1,232.18	-\$927.17	\$1,232.18
III	1.0	-\$927.17	\$672.34	-\$927.17	\$672.34
IV	1.0	-\$927.17	\$352.44	-\$927.17	\$352.44
V	0.8	-\$695.38	\$264.33	-\$695.38	\$264.33
VI	0.6	-\$556.30	\$243.45	-\$556.30	\$243.45
VII	0.4	-\$370.87	\$108.99	-\$370.87	\$108.99
VIII	0.0	\$0.00	\$159.95	\$0.00	\$159.95

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.68
c) Net return attributable to "trees only"	-\$0.68

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1153
f) "Other" Orchard Capitalization Rate	0.1153

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$4.74	\$10.94	-\$4.74	\$10.94
II	1.0	-\$5.92	\$8.19	-\$5.92	\$8.19
III	1.0	-\$5.92	\$4.53	-\$5.92	\$4.53
IV	1.0	-\$5.92	\$2.44	-\$5.92	\$2.44
V	0.8	-\$4.44	\$1.83	-\$4.44	\$1.83
VI	0.6	-\$3.55	\$1.67	-\$3.55	\$1.67
VII	0.4	-\$2.37	\$0.77	-\$2.37	\$0.77
VIII	0.0	\$0.00	\$1.05	\$0.00	\$1.05

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$108.73
c) Net return attributable to "trees only"	-\$108.73

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1163
f) "Other" Orchard Capitalization Rate	0.1163

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$747.62	\$1,710.59	-\$747.62	\$1,710.59
II	1.0	-\$934.53	\$1,277.86	-\$934.53	\$1,277.86
III	1.0	-\$934.53	\$704.28	-\$934.53	\$704.28
IV	1.0	-\$934.53	\$376.52	-\$934.53	\$376.52
V	0.8	-\$700.90	\$282.39	-\$700.90	\$282.39
VI	0.6	-\$560.72	\$258.69	-\$560.72	\$258.69
VII	0.4	-\$373.81	\$117.83	-\$373.81	\$117.83
VIII	0.0	\$0.00	\$163.88	\$0.00	\$163.88

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in James City < New Kent.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$40.33
c) Net return attributable to "trees only"	-\$40.33

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0072
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1180
f) "Other" Orchard Capitalization Rate	0.1180

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$273.42	\$616.16	-\$273.42	\$616.16
II	1.0	-\$341.78	\$458.84	-\$341.78	\$458.84
III	1.0	-\$341.78	\$251.27	-\$341.78	\$251.27
IV	1.0	-\$341.78	\$132.66	-\$341.78	\$132.66
V	0.8	-\$256.33	\$99.50	-\$256.33	\$99.50
VI	0.6	-\$205.07	\$91.46	-\$205.07	\$91.46
VII	0.4	-\$136.71	\$41.20	-\$136.71	\$41.20
VIII	0.0	\$0.00	\$59.31	\$0.00	\$59.31

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$33.26
c) Net return attributable to "trees only"	-\$33.26

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1154
f) "Other" Orchard Capitalization Rate	0.1154

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$230.58	\$532.32	-\$230.58	\$532.32
II	1.0	-\$288.23	\$398.38	-\$288.23	\$398.38
III	1.0	-\$288.23	\$220.37	-\$288.23	\$220.37
IV	1.0	-\$288.23	\$118.65	-\$288.23	\$118.65
V	0.8	-\$216.17	\$88.99	-\$216.17	\$88.99
VI	0.6	-\$172.94	\$81.36	-\$172.94	\$81.36
VII	0.4	-\$115.29	\$37.29	-\$115.29	\$37.29
VIII	0.0	\$0.00	\$50.86	\$0.00	\$50.86

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$137.42
c) Net return attributable to "trees only"	-\$137.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0071
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1179
f) "Other" Orchard Capitalization Rate	0.1179

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$932.43	\$2,103.30	-\$932.43	\$2,103.30
II	1.0	-\$1,165.54	\$1,566.62	-\$1,165.54	\$1,566.62
III	1.0	-\$1,165.54	\$858.28	-\$1,165.54	\$858.28
IV	1.0	-\$1,165.54	\$453.52	-\$1,165.54	\$453.52
V	0.8	-\$874.16	\$340.14	-\$874.16	\$340.14
VI	0.6	-\$699.32	\$312.59	-\$699.32	\$312.59
VII	0.4	-\$466.22	\$140.93	-\$466.22	\$140.93
VIII	0.0	\$0.00	\$202.38	\$0.00	\$202.38

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$115.09
c) Net return attributable to "trees only"	-\$115.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0041
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1149
f) "Other" Orchard Capitalization Rate	0.1149

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$801.42	\$1,859.08	-\$801.42	\$1,859.08
II	1.0	-\$1,001.77	\$1,392.68	-\$1,001.77	\$1,392.68
III	1.0	-\$1,001.77	\$771.89	-\$1,001.77	\$771.89
IV	1.0	-\$1,001.77	\$417.16	-\$1,001.77	\$417.16
V	0.8	-\$751.33	\$312.87	-\$751.33	\$312.87
VI	0.6	-\$601.06	\$285.77	-\$601.06	\$285.77
VII	0.4	-\$400.71	\$131.39	-\$400.71	\$131.39
VIII	0.0	\$0.00	\$177.37	\$0.00	\$177.37

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.59
c) Net return attributable to "trees only"	-\$19.59

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0106
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1213
f) "Other" Orchard Capitalization Rate	0.1213

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$129.16	\$282.76	-\$129.16	\$282.76
II	1.0	-\$161.46	\$209.28	-\$161.46	\$209.28
III	1.0	-\$161.46	\$113.16	-\$161.46	\$113.16
IV	1.0	-\$161.46	\$58.24	-\$161.46	\$58.24
V	0.8	-\$121.09	\$43.68	-\$121.09	\$43.68
VI	0.6	-\$96.87	\$40.43	-\$96.87	\$40.43
VII	0.4	-\$64.58	\$17.80	-\$64.58	\$17.80
VIII	0.0	\$0.00	\$27.46	\$0.00	\$27.46

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$20.66
c) Net return attributable to "trees only"	-\$20.66

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0062
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1169
f) "Other" Orchard Capitalization Rate	0.1169

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$141.32	\$321.57	-\$141.32	\$321.57
II	1.0	-\$176.65	\$239.95	-\$176.65	\$239.95
III	1.0	-\$176.65	\$131.94	-\$176.65	\$131.94
IV	1.0	-\$176.65	\$70.23	-\$176.65	\$70.23
V	0.8	-\$132.49	\$52.67	-\$132.49	\$52.67
VI	0.6	-\$105.99	\$48.31	-\$105.99	\$48.31
VII	0.4	-\$70.66	\$21.92	-\$70.66	\$21.92
VIII	0.0	\$0.00	\$30.86	\$0.00	\$30.86

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$3.76
c) Net return attributable to "trees only"	-\$3.76

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0099
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1206
f) "Other" Orchard Capitalization Rate	0.1206

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$24.91	\$54.87	-\$24.91	\$54.87
II	1.0	-\$31.14	\$40.66	-\$31.14	\$40.66
III	1.0	-\$31.14	\$22.05	-\$31.14	\$22.05
IV	1.0	-\$31.14	\$11.41	-\$31.14	\$11.41
V	0.8	-\$23.36	\$8.56	-\$23.36	\$8.56
VI	0.6	-\$18.69	\$7.91	-\$18.69	\$7.91
VII	0.4	-\$12.46	\$3.50	-\$12.46	\$3.50
VIII	0.0	\$0.00	\$5.32	\$0.00	\$5.32

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$43.70
c) Net return attributable to "trees only"	-\$43.70

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0057
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1165
f) "Other" Orchard Capitalization Rate	0.1165

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$300.12	\$685.80	-\$300.12	\$685.80
II	1.0	-\$375.15	\$512.18	-\$375.15	\$512.18
III	1.0	-\$375.15	\$282.13	-\$375.15	\$282.13
IV	1.0	-\$375.15	\$150.67	-\$375.15	\$150.67
V	0.8	-\$281.36	\$113.01	-\$281.36	\$113.01
VI	0.6	-\$225.09	\$103.55	-\$225.09	\$103.55
VII	0.4	-\$150.06	\$47.12	-\$150.06	\$47.12
VIII	0.0	\$0.00	\$65.73	\$0.00	\$65.73

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$115.46
c) Net return attributable to "trees only"	-\$115.46

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0036
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1144
f) "Other" Orchard Capitalization Rate	0.1144

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$807.42	\$1,881.96	-\$807.42	\$1,881.96
II	1.0	-\$1,009.27	\$1,411.17	-\$1,009.27	\$1,411.17
III	1.0	-\$1,009.27	\$783.65	-\$1,009.27	\$783.65
IV	1.0	-\$1,009.27	\$425.07	-\$1,009.27	\$425.07
V	0.8	-\$756.95	\$318.80	-\$756.95	\$318.80
VI	0.6	-\$605.56	\$290.90	-\$605.56	\$290.90
VII	0.4	-\$403.71	\$134.17	-\$403.71	\$134.17
VIII	0.0	\$0.00	\$179.29	\$0.00	\$179.29

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.32
c) Net return attributable to "trees only"	-\$8.32

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0070
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1178
f) "Other" Orchard Capitalization Rate	0.1178

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$56.54	\$127.67	-\$56.54	\$127.67
II	1.0	-\$70.67	\$95.12	-\$70.67	\$95.12
III	1.0	-\$70.67	\$52.14	-\$70.67	\$52.14
IV	1.0	-\$70.67	\$27.57	-\$70.67	\$27.57
V	0.8	-\$53.00	\$20.68	-\$53.00	\$20.68
VI	0.6	-\$42.40	\$19.00	-\$42.40	\$19.00
VII	0.4	-\$28.27	\$8.57	-\$28.27	\$8.57
VIII	0.0	\$0.00	\$12.28	\$0.00	\$12.28

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$4.08
c) Net return attributable to "trees only"	-\$4.08

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0058
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1165
f) "Other" Orchard Capitalization Rate	0.1165

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$28.01	\$64.00	-\$28.01	\$64.00
II	1.0	-\$35.02	\$47.79	-\$35.02	\$47.79
III	1.0	-\$35.02	\$26.32	-\$35.02	\$26.32
IV	1.0	-\$35.02	\$14.05	-\$35.02	\$14.05
V	0.8	-\$26.26	\$10.54	-\$26.26	\$10.54
VI	0.6	-\$21.01	\$9.66	-\$21.01	\$9.66
VII	0.4	-\$14.01	\$4.39	-\$14.01	\$4.39
VIII	0.0	\$0.00	\$6.13	\$0.00	\$6.13

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$88.43
c)	Net return attributable to "trees only"	-\$88.43

4. Capitalization Rate

a)	Interest Rate ⁴	0.0608
b)	Property Tax ⁵	0.0071
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1178
f)	"Other" Orchard Capitalization Rate	0.1178

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.9	-\$600.28	\$1,354.72	-\$600.28	\$1,354.72
II	0.8	-\$750.35	\$1,009.15	-\$750.35	\$1,009.15
III	1.0	-\$750.35	\$552.98	-\$750.35	\$552.98
IV	1.0	-\$750.35	\$292.32	-\$750.35	\$292.32
V	0.8	-\$562.76	\$219.24	-\$562.76	\$219.24
VI	0.6	-\$450.21	\$201.46	-\$450.21	\$201.46
VII	0.4	-\$300.14	\$90.86	-\$300.14	\$90.86
VIII	0.0	\$0.00	\$130.33	\$0.00	\$130.33

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Newport News < New Kent.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$40.33
c) Net return attributable to "trees only"	-\$40.33

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0106
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1213
f) "Other" Orchard Capitalization Rate	0.1213

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$265.90	\$582.05	-\$265.90	\$582.05
II	1.0	-\$332.37	\$430.78	-\$332.37	\$430.78
III	1.0	-\$332.37	\$232.92	-\$332.37	\$232.92
IV	1.0	-\$332.37	\$119.86	-\$332.37	\$119.86
V	0.8	-\$249.28	\$89.90	-\$249.28	\$89.90
VI	0.6	-\$199.42	\$83.22	-\$199.42	\$83.22
VII	0.4	-\$132.95	\$36.64	-\$132.95	\$36.64
VIII	0.0	\$0.00	\$56.53	\$0.00	\$56.53

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$152.13
c) Net return attributable to "trees only"	-\$152.13

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1164
f) "Other" Orchard Capitalization Rate	0.1164

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1,045.69	\$2,391.72	-\$1,045.69	\$2,391.72
II	1.0	-\$1,307.12	\$1,786.56	-\$1,307.12	\$1,786.56
III	1.0	-\$1,307.12	\$984.49	-\$1,307.12	\$984.49
IV	1.0	-\$1,307.12	\$526.17	-\$1,307.12	\$526.17
V	0.8	-\$980.34	\$394.63	-\$980.34	\$394.63
VI	0.6	-\$784.27	\$361.54	-\$784.27	\$361.54
VII	0.4	-\$522.85	\$164.64	-\$522.85	\$164.64
VIII	0.0	\$0.00	\$229.16	\$0.00	\$229.16

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$139.12
c) Net return attributable to "trees only"	-\$139.12

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0035
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1143
f) "Other" Orchard Capitalization Rate	0.1143

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$973.63	\$2,271.19	-\$973.63	\$2,271.19
II	1.0	-\$1,217.04	\$1,703.30	-\$1,217.04	\$1,703.30
III	1.0	-\$1,217.04	\$946.17	-\$1,217.04	\$946.17
IV	1.0	-\$1,217.04	\$513.53	-\$1,217.04	\$513.53
V	0.8	-\$912.78	\$385.15	-\$912.78	\$385.15
VI	0.6	-\$730.23	\$351.38	-\$730.23	\$351.38
VII	0.4	-\$486.82	\$162.15	-\$486.82	\$162.15
VIII	0.0	\$0.00	\$216.32	\$0.00	\$216.32

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$33.07
c) Net return attributable to "trees only"	-\$33.07

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0040
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1148
f) "Other" Orchard Capitalization Rate	0.1148

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$230.45	\$535.08	-\$230.45	\$535.08
II	1.0	-\$288.06	\$400.91	-\$288.06	\$400.91
III	1.0	-\$288.06	\$222.29	-\$288.06	\$222.29
IV	1.0	-\$288.06	\$120.22	-\$288.06	\$120.22
V	0.8	-\$216.04	\$90.17	-\$216.04	\$90.17
VI	0.6	-\$172.83	\$82.34	-\$172.83	\$82.34
VII	0.4	-\$115.22	\$37.88	-\$115.22	\$37.88
VIII	0.0	\$0.00	\$51.03	\$0.00	\$51.03

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$35.39
c) Net return attributable to "trees only"	-\$35.39

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1175
f) "Other" Orchard Capitalization Rate	0.1175

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$240.90	\$545.26	-\$240.90	\$545.26
II	1.0	-\$301.13	\$406.42	-\$301.13	\$406.42
III	1.0	-\$301.13	\$222.98	-\$301.13	\$222.98
IV	1.0	-\$301.13	\$118.16	-\$301.13	\$118.16
V	0.8	-\$225.84	\$88.62	-\$225.84	\$88.62
VI	0.6	-\$180.68	\$81.38	-\$180.68	\$81.38
VII	0.4	-\$120.45	\$36.78	-\$120.45	\$36.78
VIII	0.0	\$0.00	\$52.41	\$0.00	\$52.41

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$16.92
c) Net return attributable to "trees only"	-\$16.92

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0055
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1162
f) "Other" Orchard Capitalization Rate	0.1162

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$116.44	\$266.69	-\$116.44	\$266.69
II	1.0	-\$145.54	\$199.27	-\$145.54	\$199.27
III	1.0	-\$145.54	\$109.87	-\$145.54	\$109.87
IV	1.0	-\$145.54	\$58.79	-\$145.54	\$58.79
V	0.8	-\$109.16	\$44.09	-\$109.16	\$44.09
VI	0.6	-\$87.33	\$40.38	-\$87.33	\$40.38
VII	0.4	-\$58.22	\$18.41	-\$58.22	\$18.41
VIII	0.0	\$0.00	\$25.54	\$0.00	\$25.54

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Petersburg < Prince George.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$87.35
c) Net return attributable to "trees only"	-\$87.35

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0130
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1238
f) "Other" Orchard Capitalization Rate	0.1238

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$564.42	\$1,210.73	-\$564.42	\$1,210.73
II	1.0	-\$705.52	\$892.11	-\$705.52	\$892.11
III	1.0	-\$705.52	\$477.91	-\$705.52	\$477.91
IV	1.0	-\$705.52	\$241.22	-\$705.52	\$241.22
V	0.8	-\$529.14	\$180.92	-\$529.14	\$180.92
VI	0.6	-\$423.31	\$168.40	-\$423.31	\$168.40
VII	0.4	-\$282.21	\$72.82	-\$282.21	\$72.82
VIII	0.0	\$0.00	\$118.34	\$0.00	\$118.34

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$22.66
c) Net return attributable to "trees only"	-\$22.66

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0051
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1158
f) "Other" Orchard Capitalization Rate	0.1158

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$156.50	\$359.78	-\$156.50	\$359.78
II	1.0	-\$195.63	\$269.03	-\$195.63	\$269.03
III	1.0	-\$195.63	\$148.56	-\$195.63	\$148.56
IV	1.0	-\$195.63	\$79.73	-\$195.63	\$79.73
V	0.8	-\$146.72	\$59.79	-\$146.72	\$59.79
VI	0.6	-\$117.38	\$54.72	-\$117.38	\$54.72
VII	0.4	-\$78.25	\$25.01	-\$78.25	\$25.01
VIII	0.0	\$0.00	\$34.42	\$0.00	\$34.42

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$33.43
c) Net return attributable to "trees only"	-\$33.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0079
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1186
f) "Other" Orchard Capitalization Rate	0.1186

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$225.49	\$505.37	-\$225.49	\$505.37
II	1.0	-\$281.86	\$375.92	-\$281.86	\$375.92
III	1.0	-\$281.86	\$205.38	-\$281.86	\$205.38
IV	1.0	-\$281.86	\$107.93	-\$281.86	\$107.93
V	0.8	-\$211.40	\$80.95	-\$211.40	\$80.95
VI	0.6	-\$169.12	\$74.50	-\$169.12	\$74.50
VII	0.4	-\$112.74	\$33.43	-\$112.74	\$33.43
VIII	0.0	\$0.00	\$48.72	\$0.00	\$48.72

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.73
c) Net return attributable to "trees only"	-\$6.73

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0042
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1150
f) "Other" Orchard Capitalization Rate	0.1150

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$46.83	\$108.54	-\$46.83	\$108.54
II	1.0	-\$58.54	\$81.29	-\$58.54	\$81.29
III	1.0	-\$58.54	\$45.04	-\$58.54	\$45.04
IV	1.0	-\$58.54	\$24.32	-\$58.54	\$24.32
V	0.8	-\$43.91	\$18.24	-\$43.91	\$18.24
VI	0.6	-\$35.13	\$16.66	-\$35.13	\$16.66
VII	0.4	-\$23.42	\$7.66	-\$23.42	\$7.66
VIII	0.0	\$0.00	\$10.36	\$0.00	\$10.36

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$87.35
c) Net return attributable to "trees only"	-\$87.35

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0076
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1184
f) "Other" Orchard Capitalization Rate	0.1184

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$590.19	\$1,325.28	-\$590.19	\$1,325.28
II	1.0	-\$737.74	\$986.19	-\$737.74	\$986.19
III	1.0	-\$737.74	\$539.24	-\$737.74	\$539.24
IV	1.0	-\$737.74	\$283.84	-\$737.74	\$283.84
V	0.8	-\$553.31	\$212.88	-\$553.31	\$212.88
VI	0.6	-\$442.65	\$195.85	-\$442.65	\$195.85
VII	0.4	-\$295.10	\$88.00	-\$295.10	\$88.00
VIII	0.0	\$0.00	\$127.70	\$0.00	\$127.70

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$24.75
c) Net return attributable to "trees only"	-\$24.75

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0094
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1201
f) "Other" Orchard Capitalization Rate	0.1201

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$164.84	\$364.60	-\$164.84	\$364.60
II	1.0	-\$206.05	\$270.45	-\$206.05	\$270.45
III	1.0	-\$206.05	\$146.91	-\$206.05	\$146.91
IV	1.0	-\$206.05	\$76.32	-\$206.05	\$76.32
V	0.8	-\$154.54	\$57.24	-\$154.54	\$57.24
VI	0.6	-\$123.63	\$52.85	-\$123.63	\$52.85
VII	0.4	-\$82.42	\$23.47	-\$82.42	\$23.47
VIII	0.0	\$0.00	\$35.30	\$0.00	\$35.30

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$5.66
c) Net return attributable to "trees only"	-\$5.66

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0054
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1161
f) "Other" Orchard Capitalization Rate	0.1161

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$38.97	\$89.32	-\$38.97	\$89.32
II	1.0	-\$48.71	\$66.75	-\$48.71	\$66.75
III	1.0	-\$48.71	\$36.82	-\$48.71	\$36.82
IV	1.0	-\$48.71	\$19.71	-\$48.71	\$19.71
V	0.8	-\$36.53	\$14.78	-\$36.53	\$14.78
VI	0.6	-\$29.22	\$13.54	-\$29.22	\$13.54
VII	0.4	-\$19.48	\$6.17	-\$19.48	\$6.17
VIII	0.0	\$0.00	\$8.55	\$0.00	\$8.55

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Radford < Pulaski.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$5.66
c) Net return attributable to "trees only"	-\$5.66

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1176
f) "Other" Orchard Capitalization Rate	0.1176

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$38.49	\$87.06	-\$38.49	\$87.06
II	1.0	-\$48.11	\$64.88	-\$48.11	\$64.88
III	1.0	-\$48.11	\$35.59	-\$48.11	\$35.59
IV	1.0	-\$48.11	\$18.85	-\$48.11	\$18.85
V	0.8	-\$36.08	\$14.14	-\$36.08	\$14.14
VI	0.6	-\$28.87	\$12.98	-\$28.87	\$12.98
VII	0.4	-\$19.24	\$5.87	-\$19.24	\$5.87
VIII	0.0	\$0.00	\$8.37	\$0.00	\$8.37

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.43
c) Net return attributable to "trees only"	-\$0.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0059
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1167
f) "Other" Orchard Capitalization Rate	0.1167

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$2.97	\$6.78	-\$2.97	\$6.78
II	1.0	-\$3.72	\$5.06	-\$3.72	\$5.06
III	1.0	-\$3.72	\$2.79	-\$3.72	\$2.79
IV	1.0	-\$3.72	\$1.49	-\$3.72	\$1.49
V	0.8	-\$2.79	\$1.11	-\$2.79	\$1.11
VI	0.6	-\$2.23	\$1.02	-\$2.23	\$1.02
VII	0.4	-\$1.49	\$0.46	-\$1.49	\$0.46
VIII	0.0	\$0.00	\$0.65	\$0.00	\$0.65

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$123.42
c) Net return attributable to "trees only"	-\$123.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0049
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1157
f) "Other" Orchard Capitalization Rate	0.1157

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$853.27	\$1,963.91	-\$853.27	\$1,963.91
II	1.0	-\$1,066.59	\$1,468.87	-\$1,066.59	\$1,468.87
III	1.0	-\$1,066.59	\$811.53	-\$1,066.59	\$811.53
IV	1.0	-\$1,066.59	\$435.91	-\$1,066.59	\$435.91
V	0.8	-\$799.94	\$326.93	-\$799.94	\$326.93
VI	0.6	-\$639.95	\$299.11	-\$639.95	\$299.11
VII	0.4	-\$426.64	\$136.80	-\$426.64	\$136.80
VIII	0.0	\$0.00	\$187.81	\$0.00	\$187.81

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.54
c) Net return attributable to "trees only"	-\$0.54

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0101
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1208
f) "Other" Orchard Capitalization Rate	0.1208

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$3.56	\$7.83	-\$3.56	\$7.83
II	1.0	-\$4.45	\$5.80	-\$4.45	\$5.80
III	1.0	-\$4.45	\$3.14	-\$4.45	\$3.14
IV	1.0	-\$4.45	\$1.62	-\$4.45	\$1.62
V	0.8	-\$3.34	\$1.22	-\$3.34	\$1.22
VI	0.6	-\$2.67	\$1.13	-\$2.67	\$1.13
VII	0.4	-\$1.78	\$0.50	-\$1.78	\$0.50
VIII	0.0	\$0.00	\$0.76	\$0.00	\$0.76

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Roanoke (City) < Roanoke.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.54
c) Net return attributable to "trees only"	-\$0.54

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0111
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1219
f) "Other" Orchard Capitalization Rate	0.1219

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$3.53	\$7.69	-\$3.53	\$7.69
II	1.0	-\$4.41	\$5.68	-\$4.41	\$5.68
III	1.0	-\$4.41	\$3.07	-\$4.41	\$3.07
IV	1.0	-\$4.41	\$1.57	-\$4.41	\$1.57
V	0.8	-\$3.31	\$1.18	-\$3.31	\$1.18
VI	0.6	-\$2.65	\$1.09	-\$2.65	\$1.09
VII	0.4	-\$1.76	\$0.48	-\$1.76	\$0.48
VIII	0.0	\$0.00	\$0.75	\$0.00	\$0.75

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.22
c) Net return attributable to "trees only"	-\$10.22

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1164
f) "Other" Orchard Capitalization Rate	0.1164

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$70.28	\$160.73	-\$70.28	\$160.73
II	1.0	-\$87.85	\$120.06	-\$87.85	\$120.06
III	1.0	-\$87.85	\$66.16	-\$87.85	\$66.16
IV	1.0	-\$87.85	\$35.36	-\$87.85	\$35.36
V	0.8	-\$65.88	\$26.52	-\$65.88	\$26.52
VI	0.6	-\$52.71	\$24.29	-\$52.71	\$24.29
VII	0.4	-\$35.14	\$11.06	-\$35.14	\$11.06
VIII	0.0	\$0.00	\$15.40	\$0.00	\$15.40

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$64.68
c) Net return attributable to "trees only"	-\$64.68

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0053
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1161
f) "Other" Orchard Capitalization Rate	0.1161

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$445.72	\$1,022.22	-\$445.72	\$1,022.22
II	1.0	-\$557.16	\$763.99	-\$557.16	\$763.99
III	1.0	-\$557.16	\$421.47	-\$557.16	\$421.47
IV	1.0	-\$557.16	\$225.75	-\$557.16	\$225.75
V	0.8	-\$417.87	\$169.31	-\$417.87	\$169.31
VI	0.6	-\$334.29	\$155.02	-\$334.29	\$155.02
VII	0.4	-\$222.86	\$70.73	-\$222.86	\$70.73
VIII	0.0	\$0.00	\$97.86	\$0.00	\$97.86

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$4.75
c) Net return attributable to "trees only"	-\$4.75

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0050
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1157
f) "Other" Orchard Capitalization Rate	0.1157

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$32.83	\$75.55	-\$32.83	\$75.55
II	1.0	-\$41.04	\$56.50	-\$41.04	\$56.50
III	1.0	-\$41.04	\$31.21	-\$41.04	\$31.21
IV	1.0	-\$41.04	\$16.76	-\$41.04	\$16.76
V	0.8	-\$30.78	\$12.57	-\$30.78	\$12.57
VI	0.6	-\$24.62	\$11.50	-\$24.62	\$11.50
VII	0.4	-\$16.42	\$5.26	-\$16.42	\$5.26
VIII	0.0	\$0.00	\$7.23	\$0.00	\$7.23

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$29.54
c) Net return attributable to "trees only"	-\$29.54

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1154
f) "Other" Orchard Capitalization Rate	0.1154

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$204.80	\$472.84	-\$204.80	\$472.84
II	1.0	-\$256.00	\$353.88	-\$256.00	\$353.88
III	1.0	-\$256.00	\$195.76	-\$256.00	\$195.76
IV	1.0	-\$256.00	\$105.41	-\$256.00	\$105.41
V	0.8	-\$192.00	\$79.06	-\$192.00	\$79.06
VI	0.6	-\$153.60	\$72.28	-\$153.60	\$72.28
VII	0.4	-\$102.40	\$33.13	-\$102.40	\$33.13
VIII	0.0	\$0.00	\$45.18	\$0.00	\$45.18

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$15.04
c) Net return attributable to "trees only"	-\$15.04

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1163
f) "Other" Orchard Capitalization Rate	0.1163

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$103.41	\$236.63	-\$103.41	\$236.63
II	1.0	-\$129.26	\$176.78	-\$129.26	\$176.78
III	1.0	-\$129.26	\$97.44	-\$129.26	\$97.44
IV	1.0	-\$129.26	\$52.10	-\$129.26	\$52.10
V	0.8	-\$96.94	\$39.07	-\$96.94	\$39.07
VI	0.6	-\$77.55	\$35.79	-\$77.55	\$35.79
VII	0.4	-\$51.70	\$16.31	-\$51.70	\$16.31
VIII	0.0	\$0.00	\$22.67	\$0.00	\$22.67

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$111.96
c) Net return attributable to "trees only"	-\$111.96

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0065
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1173
f) "Other" Orchard Capitalization Rate	0.1173

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$763.82	\$1,732.96	-\$763.82	\$1,732.96
II	1.0	-\$954.78	\$1,292.33	-\$954.78	\$1,292.33
III	1.0	-\$954.78	\$709.75	-\$954.78	\$709.75
IV	1.0	-\$954.78	\$376.84	-\$954.78	\$376.84
V	0.8	-\$716.08	\$282.63	-\$716.08	\$282.63
VI	0.6	-\$572.87	\$259.40	-\$572.87	\$259.40
VII	0.4	-\$381.91	\$117.45	-\$381.91	\$117.45
VIII	0.0	\$0.00	\$166.45	\$0.00	\$166.45

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$29.28
c) Net return attributable to "trees only"	-\$29.28

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1176
f) "Other" Orchard Capitalization Rate	0.1176

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$199.16	\$450.49	-\$199.16	\$450.49
II	1.0	-\$248.95	\$335.73	-\$248.95	\$335.73
III	1.0	-\$248.95	\$184.15	-\$248.95	\$184.15
IV	1.0	-\$248.95	\$97.53	-\$248.95	\$97.53
V	0.8	-\$186.72	\$73.15	-\$186.72	\$73.15
VI	0.6	-\$149.37	\$67.18	-\$149.37	\$67.18
VII	0.4	-\$99.58	\$30.35	-\$99.58	\$30.35
VIII	0.0	\$0.00	\$43.31	\$0.00	\$43.31

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$24.86
c) Net return attributable to "trees only"	-\$24.86

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0084
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1192
f) "Other" Orchard Capitalization Rate	0.1192

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$166.85	\$372.08	-\$166.85	\$372.08
II	1.0	-\$208.56	\$276.47	-\$208.56	\$276.47
III	1.0	-\$208.56	\$150.72	-\$208.56	\$150.72
IV	1.0	-\$208.56	\$78.87	-\$208.56	\$78.87
V	0.8	-\$156.42	\$59.15	-\$156.42	\$59.15
VI	0.6	-\$125.13	\$54.51	-\$125.13	\$54.51
VII	0.4	-\$83.42	\$24.36	-\$83.42	\$24.36
VIII	0.0	\$0.00	\$35.93	\$0.00	\$35.93

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 2017

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$26.16
c) Net return attributable to "trees only"	-\$26.16

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0088
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1195
f) "Other" Orchard Capitalization Rate	0.1195

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$175.08	\$389.23	-\$175.08	\$389.23
II	1.0	-\$218.85	\$289.03	-\$218.85	\$289.03
III	1.0	-\$218.85	\$157.36	-\$218.85	\$157.36
IV	1.0	-\$218.85	\$82.12	-\$218.85	\$82.12
V	0.8	-\$164.14	\$61.59	-\$164.14	\$61.59
VI	0.6	-\$131.31	\$56.79	-\$131.31	\$56.79
VII	0.4	-\$87.54	\$25.32	-\$87.54	\$25.32
VIII	0.0	\$0.00	\$37.62	\$0.00	\$37.62

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$86.52
c) Net return attributable to "trees only"	-\$86.52

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0092
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1199
f) "Other" Orchard Capitalization Rate	0.1199

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$577.15	\$1,278.74	-\$577.15	\$1,278.74
II	1.0	-\$721.44	\$948.86	-\$721.44	\$948.86
III	1.0	-\$721.44	\$515.82	-\$721.44	\$515.82
IV	1.0	-\$721.44	\$268.37	-\$721.44	\$268.37
V	0.8	-\$541.08	\$201.28	-\$541.08	\$201.28
VI	0.6	-\$432.86	\$185.77	-\$432.86	\$185.77
VII	0.4	-\$288.58	\$82.60	-\$288.58	\$82.60
VIII	0.0	\$0.00	\$123.73	\$0.00	\$123.73

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.09
c) Net return attributable to "trees only"	-\$8.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0054
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1161
f) "Other" Orchard Capitalization Rate	0.1161

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$55.73	\$127.75	-\$55.73	\$127.75
II	1.0	-\$69.66	\$95.47	-\$69.66	\$95.47
III	1.0	-\$69.66	\$52.66	-\$69.66	\$52.66
IV	1.0	-\$69.66	\$28.20	-\$69.66	\$28.20
V	0.8	-\$52.24	\$21.15	-\$52.24	\$21.15
VI	0.6	-\$41.79	\$19.36	-\$41.79	\$19.36
VII	0.4	-\$27.86	\$8.83	-\$27.86	\$8.83
VIII	0.0	\$0.00	\$12.23	\$0.00	\$12.23

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$138.93
c) Net return attributable to "trees only"	-\$138.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0083
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1190
f) "Other" Orchard Capitalization Rate	0.1190

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$933.70	\$2,084.97	-\$933.70	\$2,084.97
II	1.0	-\$1,167.13	\$1,549.68	-\$1,167.13	\$1,549.68
III	1.0	-\$1,167.13	\$845.32	-\$1,167.13	\$845.32
IV	1.0	-\$1,167.13	\$442.83	-\$1,167.13	\$442.83
V	0.8	-\$875.35	\$332.12	-\$875.35	\$332.12
VI	0.6	-\$700.28	\$305.95	-\$700.28	\$305.95
VII	0.4	-\$466.85	\$136.88	-\$466.85	\$136.88
VIII	0.0	\$0.00	\$201.24	\$0.00	\$201.24

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$1.73
c) Net return attributable to "trees only"	-\$1.73

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0052
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1160
f) "Other" Orchard Capitalization Rate	0.1160

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$11.97	\$27.48	-\$11.97	\$27.48
II	1.0	-\$14.96	\$20.54	-\$14.96	\$20.54
III	1.0	-\$14.96	\$11.34	-\$14.96	\$11.34
IV	1.0	-\$14.96	\$6.08	-\$14.96	\$6.08
V	0.8	-\$11.22	\$4.56	-\$11.22	\$4.56
VI	0.6	-\$8.98	\$4.17	-\$8.98	\$4.17
VII	0.4	-\$5.98	\$1.91	-\$5.98	\$1.91
VIII	0.0	\$0.00	\$2.63	\$0.00	\$2.63

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$20.78
c) Net return attributable to "trees only"	-\$20.78

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0053
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1160
f) "Other" Orchard Capitalization Rate	0.1160

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$143.27	\$328.79	-\$143.27	\$328.79
II	1.0	-\$179.09	\$245.77	-\$179.09	\$245.77
III	1.0	-\$179.09	\$135.62	-\$179.09	\$135.62
IV	1.0	-\$179.09	\$72.68	-\$179.09	\$72.68
V	0.8	-\$134.32	\$54.51	-\$134.32	\$54.51
VI	0.6	-\$107.45	\$49.90	-\$107.45	\$49.90
VII	0.4	-\$71.63	\$22.78	-\$71.63	\$22.78
VIII	0.0	\$0.00	\$31.47	\$0.00	\$31.47

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$26.16
c) Net return attributable to "trees only"	-\$26.16

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1176
f) "Other" Orchard Capitalization Rate	0.1176

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$178.03	\$402.84	-\$178.03	\$402.84
II	1.0	-\$222.54	\$300.25	-\$222.54	\$300.25
III	1.0	-\$222.54	\$164.71	-\$222.54	\$164.71
IV	1.0	-\$222.54	\$87.26	-\$222.54	\$87.26
V	0.8	-\$166.91	\$65.44	-\$166.91	\$65.44
VI	0.6	-\$133.53	\$60.10	-\$133.53	\$60.10
VII	0.4	-\$89.02	\$27.16	-\$89.02	\$27.16
VIII	0.0	\$0.00	\$38.73	\$0.00	\$38.73

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$115.29
c) Net return attributable to "trees only"	-\$115.29

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0040
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1148
f) "Other" Orchard Capitalization Rate	0.1148

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$803.58	\$1,866.15	-\$803.58	\$1,866.15
II	1.0	-\$1,004.47	\$1,398.28	-\$1,004.47	\$1,398.28
III	1.0	-\$1,004.47	\$775.34	-\$1,004.47	\$775.34
IV	1.0	-\$1,004.47	\$419.38	-\$1,004.47	\$419.38
V	0.8	-\$753.35	\$314.54	-\$753.35	\$314.54
VI	0.6	-\$602.68	\$287.23	-\$602.68	\$287.23
VII	0.4	-\$401.79	\$132.16	-\$401.79	\$132.16
VIII	0.0	\$0.00	\$177.98	\$0.00	\$177.98

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.05
c) Net return attributable to "trees only"	-\$6.05

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0077
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1185
f) "Other" Orchard Capitalization Rate	0.1185

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$40.86	\$91.67	-\$40.86	\$91.67
II	1.0	-\$51.08	\$68.20	-\$51.08	\$68.20
III	1.0	-\$51.08	\$37.28	-\$51.08	\$37.28
IV	1.0	-\$51.08	\$19.60	-\$51.08	\$19.60
V	0.8	-\$38.31	\$14.70	-\$38.31	\$14.70
VI	0.6	-\$30.65	\$13.53	-\$30.65	\$13.53
VII	0.4	-\$20.43	\$6.07	-\$20.43	\$6.07
VIII	0.0	\$0.00	\$8.84	\$0.00	\$8.84

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$1.93
c) Net return attributable to "trees only"	-\$1.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0049
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1157
f) "Other" Orchard Capitalization Rate	0.1157

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$13.32	\$30.66	-\$13.32	\$30.66
II	1.0	-\$16.65	\$22.93	-\$16.65	\$22.93
III	1.0	-\$16.65	\$12.67	-\$16.65	\$12.67
IV	1.0	-\$16.65	\$6.81	-\$16.65	\$6.81
V	0.8	-\$12.49	\$5.11	-\$12.49	\$5.11
VI	0.6	-\$9.99	\$4.67	-\$9.99	\$4.67
VII	0.4	-\$6.66	\$2.14	-\$6.66	\$2.14
VIII	0.0	\$0.00	\$2.93	\$0.00	\$2.93

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

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

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.71
c) Net return attributable to "trees only"	-\$12.71

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0040
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1148
f) "Other" Orchard Capitalization Rate	0.1148

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$88.58	\$205.71	-\$88.58	\$205.71
II	1.0	-\$110.73	\$154.13	-\$110.73	\$154.13
III	1.0	-\$110.73	\$85.46	-\$110.73	\$85.46
IV	1.0	-\$110.73	\$46.23	-\$110.73	\$46.23
V	0.8	-\$83.05	\$34.67	-\$83.05	\$34.67
VI	0.6	-\$66.44	\$31.66	-\$66.44	\$31.66
VII	0.4	-\$44.29	\$14.57	-\$44.29	\$14.57
VIII	0.0	\$0.00	\$19.62	\$0.00	\$19.62

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

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Table 5: Worksheet for estimating the use value of orchard land in York < New Kent.

The estimated net returns assume a planting density of 135 trees per acre. 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 **2017**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.05	-\$3,346.43
4-6 years	-\$910.44	\$920.45
7-15 years	-\$1,542.97	-\$1,255.11
16-20 years	-\$1,545.21	\$69.01
Discounted (20Yr Cycle)	-\$21,281.27	-\$13,135.78
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$234.58	

2. Weighted Average Net Return Values

a)	TY2017 ¹	-\$18,616.25
b)	TY2016	-\$19,677.43
c)	TY2015	-\$3,403.09
d)	TY2014	-\$7,533.62
e)	TY2013	-\$15,274.96
f)	TY2012	-\$13,848.76
g)	TY2011	-\$8,748.31

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$40.33
c) Net return attributable to "trees only"	-\$40.33

4. Capitalization Rate

a) Interest Rate ⁴	0.0608
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1175
f) "Other" Orchard Capitalization Rate	0.1175

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$274.56	\$621.46	-\$274.56	\$621.46
II	1.0	-\$343.20	\$463.22	-\$343.20	\$463.22
III	1.0	-\$343.20	\$254.15	-\$343.20	\$254.15
IV	1.0	-\$343.20	\$134.68	-\$343.20	\$134.68
V	0.8	-\$257.40	\$101.01	-\$257.40	\$101.01
VI	0.6	-\$205.92	\$92.76	-\$205.92	\$92.76
VII	0.4	-\$137.28	\$41.93	-\$137.28	\$41.93
VIII	0.0	\$0.00	\$59.73	\$0.00	\$59.73

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

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

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

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