Table 5: Worksheet for estimating the use value of orchard land in 2001. Example

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $22.94
   c) Net return attributable to trees only (3a - 3b) $8.50

5. Capitalization Rate

a) Interest Rate 0.0723
   b) Property Tax 0.0038
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1094
   f) "Other" Orchard Capitalization Rate 0.1260

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$62.20</td>
<td>$514.65</td>
<td>$53.97</td>
<td>$506.43</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$77.75</td>
<td>$484.96</td>
<td>$67.47</td>
<td>$474.68</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$77.75</td>
<td>$379.38</td>
<td>$67.47</td>
<td>$369.10</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$77.75</td>
<td>$319.06</td>
<td>$67.47</td>
<td>$308.78</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$58.31</td>
<td>$239.29</td>
<td>$50.60</td>
<td>$231.58</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$46.65</td>
<td>$197.47</td>
<td>$40.48</td>
<td>$191.30</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$31.10</td>
<td>$121.59</td>
<td>$26.99</td>
<td>$117.48</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$30.16</td>
<td>$0.00</td>
<td>$30.16</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Accomack.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years) ($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
<td></td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years) ($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
<td></td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years) $579.08</td>
<td>35.0%</td>
<td>($442.49)</td>
<td>15.0%</td>
<td></td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years) $156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
<td></td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.81)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $41.61
c) Net return attributable to trees only (3a - 3b) ($10.17)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0060
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1116
f) "Other" Orchard Capitalization Rate 0.1283

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($72.91)</td>
<td>$724.38</td>
<td>($63.44)</td>
<td>$733.85</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($91.14)</td>
<td>$626.42</td>
<td>($79.30)</td>
<td>$638.27</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($91.14)</td>
<td>$440.39</td>
<td>($79.30)</td>
<td>$452.23</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($91.14)</td>
<td>$334.08</td>
<td>($79.30)</td>
<td>$345.92</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($68.36)</td>
<td>$250.56</td>
<td>($59.48)</td>
<td>$259.44</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($54.68)</td>
<td>$211.08</td>
<td>($47.58)</td>
<td>$218.18</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($36.46)</td>
<td>$123.00</td>
<td>($31.72)</td>
<td>$127.74</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$53.15</td>
<td>$0.00</td>
<td>$53.15</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Albemarle

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

Estimates apply to tax-year 2001

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

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land (*olympic* average of 2a through 2g) /3/ $31.44

b) Net return attributable to land only (class III) /4/ $8.55
c) Net return attributable to trees only (3a - 3b) $22.89

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Category</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0068</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1124</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1290</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$162.98</td>
<td>$325.17</td>
<td>$141.93</td>
<td>$304.12</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$203.73</td>
<td>$349.70</td>
<td>$177.42</td>
<td>$323.39</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$203.73</td>
<td>$311.85</td>
<td>$177.42</td>
<td>$285.54</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$203.73</td>
<td>$290.23</td>
<td>$177.42</td>
<td>$263.92</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$152.80</td>
<td>$217.67</td>
<td>$133.06</td>
<td>$197.94</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$122.24</td>
<td>$176.30</td>
<td>$106.45</td>
<td>$160.51</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$81.49</td>
<td>$113.93</td>
<td>$70.97</td>
<td>$103.40</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$10.81</td>
<td>$0.00</td>
<td>$10.81</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Alleghany.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

- a) Net return to trees and land (*olympic* average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $22.01
- c) Net return attributable to trees only (3a - 3b) $9.43

5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0058
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1114
- f) "Other" Orchard Capitalization Rate 0.1280

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$67.75</td>
<td>$58.93</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$84.69</td>
<td>$73.66</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$84.69</td>
<td>$73.66</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$84.69</td>
<td>$73.66</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$63.52</td>
<td>$55.25</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$50.81</td>
<td>$44.20</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$33.88</td>
<td>$29.47</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. Additionally, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Amelia

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/
   b) 1998
   c) 1997
   d) 1996
   e) 1995
   f) 1994
   g) 1993

3. Net Returns

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $37.16
   c) Net return attributable to trees only (3a - 3b) $(5.72)

5. Capitalization Rate

   a) Interest Rate 0.0723
   b) Property Tax 0.0049
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1105
   f) "Other" Orchard Capitalization Rate 0.1271

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($41.39)</td>
<td>$681.11</td>
<td>($35.96)</td>
<td>$686.53</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($51.74)</td>
<td>$598.51</td>
<td>($44.95)</td>
<td>$605.29</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($51.74)</td>
<td>$429.93</td>
<td>($44.95)</td>
<td>$436.71</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($51.74)</td>
<td>$333.59</td>
<td>($44.95)</td>
<td>$340.38</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($38.80)</td>
<td>$250.20</td>
<td>($33.72)</td>
<td>$255.28</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($31.04)</td>
<td>$209.79</td>
<td>($26.97)</td>
<td>$213.86</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($20.69)</td>
<td>$123.80</td>
<td>($17.98)</td>
<td>$126.52</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$48.17</td>
<td>$0.00</td>
<td>$48.17</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table5:5
Table 5: Worksheet for estimating the use value of orchard land in Amherst.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees    (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees   (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees   (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/  ($108.20)
   b) 1998  ($59.80)
   c) 1997  ($46.81)
   d) 1996  $88.77
   e) 1995  $88.77
   f) 1994  $86.25
   g) 1993  $89.28

3. Net Returns
   a) Net return to trees and land (*olympic* average of 2a through 2g) /3/  $31.44
   b) Net return attributable to land only (class III) /4/  $8.60
   c) Net return attributable to trees only (3a - 3b)  $22.84

5. Capitalization Rate
   a) Interest Rate  0.0723
   b) Property Tax  0.0045
   c) Depreciation of Apple Trees /5/  0.0333
   d) Depreciation of "Other" Trees /6/  0.0500
   e) Apple Orchard Capitalization Rate  0.1101
   f) "Other" Orchard Capitalization Rate  0.1268

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$165.98</td>
<td>$334.01</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$207.47</td>
<td>$358.70</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$207.47</td>
<td>$319.49</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$207.47</td>
<td>$297.09</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$155.61</td>
<td>$222.82</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$124.48</td>
<td>$180.49</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$82.99</td>
<td>$116.59</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$11.20</td>
</tr>
<tr>
<td></td>
<td>$144.16</td>
<td>$331.42</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$180.19</td>
<td>$222.36</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$135.15</td>
<td>$180.49</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$108.12</td>
<td>$164.13</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$72.08</td>
<td>$105.68</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$11.20</td>
<td>$11.20</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Augusta.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land (*olympic* average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $34.62
c) Net return attributable to trees only (3a - 3b) /3/ ($3.18)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0050
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1106
f) "Other" Orchard Capitalization Rate 0.1272

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD Trees Only</th>
<th>APPLES ORCHARD Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>&quot;OTHER&quot; ORCHARD Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($23.05)</td>
<td>$649.54</td>
<td>($20.03)</td>
<td>$652.56</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($28.81)</td>
<td>$576.52</td>
<td>($25.03)</td>
<td>$580.29</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($28.81)</td>
<td>$419.58</td>
<td>($25.03)</td>
<td>$423.36</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($28.81)</td>
<td>$329.91</td>
<td>($25.03)</td>
<td>$333.68</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($21.60)</td>
<td>$247.43</td>
<td>($18.77)</td>
<td>$250.26</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($17.28)</td>
<td>$206.91</td>
<td>($15.02)</td>
<td>$209.18</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($11.52)</td>
<td>$122.99</td>
<td>($10.01)</td>
<td>$124.50</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$44.84</td>
<td>$0.00</td>
<td>$44.84</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Bedford

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>10.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $15.91
   c) Net return attributable to trees only (3a - 3b) $15.53

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0049
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1105
   f) "Other" Orchard Capitalization Rate 0.1272

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$112.45</td>
<td>$421.72</td>
<td>$97.71</td>
<td>$406.98</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$140.56</td>
<td>$418.90</td>
<td>$122.14</td>
<td>$400.48</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$140.56</td>
<td>$346.74</td>
<td>$122.14</td>
<td>$328.32</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$140.56</td>
<td>$305.51</td>
<td>$122.14</td>
<td>$287.08</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$105.42</td>
<td>$229.13</td>
<td>$91.60</td>
<td>$215.31</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$84.34</td>
<td>$187.43</td>
<td>$73.28</td>
<td>$176.37</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$56.23</td>
<td>$118.08</td>
<td>$48.86</td>
<td>$110.71</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$20.62</td>
<td>$0.00</td>
<td>$20.62</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Bland

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $32.42
c) Net return attributable to trees only (3a - 3b) ($0.98)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0061
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1117
f) "Other" Orchard Capitalization Rate 0.1284

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($7.01)</td>
<td>$613.56</td>
<td>($6.10)</td>
<td>$614.47</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($8.76)</td>
<td>$549.75</td>
<td>($7.62)</td>
<td>$550.89</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($8.76)</td>
<td>$404.95</td>
<td>($7.62)</td>
<td>$406.09</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($8.76)</td>
<td>$322.21</td>
<td>($7.62)</td>
<td>$323.35</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($6.57)</td>
<td>$241.66</td>
<td>($5.72)</td>
<td>$242.51</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($5.26)</td>
<td>$201.60</td>
<td>($4.57)</td>
<td>$202.28</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($3.50)</td>
<td>$120.61</td>
<td>($3.05)</td>
<td>$121.06</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$41.37</td>
<td>$0.00</td>
<td>$41.37</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table 5:9
Table 5: Worksheet for estimating the use value of orchard land in Botetourt

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $33.67
   c) Net return attributable to trees only (3a - 3b) /2/ ($2.23)

4. Capitalization Rate

   a) Interest Rate 0.0723
   b) Property Tax 0.0062
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1118
   f) "Other" Orchard Capitalization Rate 0.1285

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($15.95)</td>
<td>$627.57</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($19.93)</td>
<td>$559.23</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($19.93)</td>
<td>$409.00</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($19.93)</td>
<td>$323.28</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($14.95)</td>
<td>$242.46</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($11.96)</td>
<td>$202.55</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($7.97)</td>
<td>$120.73</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$42.90</td>
</tr>
</tbody>
</table>

---

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Buena Vista

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

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $19.55
   c) Net return attributable to trees only (3a - 3b) $11.89

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0081
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1137
f) "Other" Orchard Capitalization Rate 0.1302

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$83.67</td>
<td>$448.83</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$104.59</td>
<td>$433.23</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$104.59</td>
<td>$348.03</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$104.59</td>
<td>$299.34</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$78.44</td>
<td>$224.51</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$62.76</td>
<td>$184.47</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$41.84</td>
<td>$114.87</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$24.34</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Campbell.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Fresh Fruit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>($1,432.37)</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>($1,042.69)</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>($444.49)</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>($136.26)</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Type</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Net return to trees and land &quot;olympic&quot;</td>
<td>$31.44</td>
</tr>
<tr>
<td>b) Net return attributable to land only (class III)</td>
<td>$15.97</td>
</tr>
<tr>
<td>c) Net return attributable to trees only (3a - 3b)</td>
<td>$15.47</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0044</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1100</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1267</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index</th>
<th>APPLES ORCHARD</th>
<th>OTHERS ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$112.49</td>
<td>$97.69</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$140.61</td>
<td>$122.11</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$140.61</td>
<td>$122.11</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$140.61</td>
<td>$122.11</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$105.46</td>
<td>$91.58</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$84.37</td>
<td>$73.27</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$56.24</td>
<td>$48.84</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table 5:12
Table 5: Worksheet for estimating the use value of orchard land in Caroline

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

Estimates apply to tax-year 2001

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $40.70
   c) Net return attributable to trees only (3a - 3b) /5/ ($9.26)

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0056
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1112
   f) "Other" Orchard Capitalization Rate 0.1279

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD Trees Only</th>
<th>APPLE ORCHARD Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>&quot;OTHER&quot; ORCHARD Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($66.60)</td>
<td>$717.27</td>
<td>($57.92)</td>
<td>$725.95</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($83.25)</td>
<td>$622.23</td>
<td>($72.40)</td>
<td>$633.08</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($83.25)</td>
<td>$439.33</td>
<td>($72.40)</td>
<td>$450.18</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($83.25)</td>
<td>$334.81</td>
<td>($72.40)</td>
<td>$345.66</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($62.44)</td>
<td>$251.11</td>
<td>($54.30)</td>
<td>$259.25</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($49.95)</td>
<td>$211.34</td>
<td>($43.44)</td>
<td>$217.85</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($33.30)</td>
<td>$123.47</td>
<td>($28.96)</td>
<td>$127.81</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$52.26</td>
<td>$0.00</td>
<td>$52.26</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Chesapeake City.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total 1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total 1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 2/  ($108.20)
b) 1998  ($59.80)
c) 1997  ($46.81)
d) 1996  $88.77
e) 1995  $88.77
f) 1994  $86.25
g) 1993  $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) 3/  $31.44
b) Net return attributable to land only (class III) 4/  $50.50
c) Net return attributable to trees only (3a - 3b)  ($19.06)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0122
c) Depreciation of Apple Trees 5/  0.0333
d) Depreciation of "Other" Trees 6/  0.0500
e) Apple Orchard Capitalization Rate 0.1177
f) "Other" Orchard Capitalization Rate 0.1344

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index 7/</th>
<th>Trees Only</th>
<th>Trees and Land 8/</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($129.50)</td>
<td>$767.90</td>
<td>($113.44)</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($161.87)</td>
<td>$645.78</td>
<td>($141.80)</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($161.87)</td>
<td>$436.39</td>
<td>($141.80)</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($161.87)</td>
<td>$316.74</td>
<td>($141.80)</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($121.41)</td>
<td>$237.55</td>
<td>($106.35)</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($97.12)</td>
<td>$202.01</td>
<td>($85.08)</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($64.75)</td>
<td>$114.73</td>
<td>($56.72)</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$59.83</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $37.16
   c) Net return attributable to trees only (3a - 3b) ($5.72)

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0101
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1157
   f) "Other" Orchard Capitalization Rate 0.1324

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($39.52)</td>
<td>$637.18</td>
<td>($34.55)</td>
<td>$642.16</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($49.40)</td>
<td>$559.63</td>
<td>($43.18)</td>
<td>$565.85</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($49.40)</td>
<td>$401.73</td>
<td>($43.18)</td>
<td>$407.95</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($49.40)</td>
<td>$311.51</td>
<td>($43.18)</td>
<td>$317.73</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($37.05)</td>
<td>$233.63</td>
<td>($32.39)</td>
<td>$238.30</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($29.64)</td>
<td>$195.93</td>
<td>($25.91)</td>
<td>$199.66</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($19.76)</td>
<td>$115.58</td>
<td>($17.27)</td>
<td>$118.07</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$45.11</td>
<td>$0.00</td>
<td>$45.11</td>
</tr>
</tbody>
</table>

/1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
/2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
/3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
/4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
/5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
/6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
/7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
/8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table 5:15
The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $22.91
c) Net return attributable to trees only (3a - 3b) $9.43

5. Capitalization Rate

a) Interest Rate 0.0723  
b) Property Tax 0.0071  
c) Depreciation of Apple Trees /5/ 0.0333  
d) Depreciation of "Other" Trees /6/ 0.0500  
e) Apple Orchard Capitalization Rate 0.1126  
f) "Other" Orchard Capitalization Rate 0.1293

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$66.98</td>
<td>$483.24</td>
<td>$58.34</td>
<td>$474.61</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$83.72</td>
<td>$458.36</td>
<td>$72.93</td>
<td>$447.57</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$83.72</td>
<td>$361.23</td>
<td>$72.93</td>
<td>$350.44</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$83.72</td>
<td>$305.73</td>
<td>$72.93</td>
<td>$294.94</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$62.79</td>
<td>$229.30</td>
<td>$54.70</td>
<td>$221.20</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$50.23</td>
<td>$188.99</td>
<td>$43.76</td>
<td>$182.51</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$33.49</td>
<td>$116.74</td>
<td>$29.17</td>
<td>$112.43</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$27.75</td>
<td>$0.00</td>
<td>$27.75</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Culpeper

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Net Return</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$31.44</td>
<td>a) Net return to trees and land (<em>olympic</em> average of 2a through 2g) /3/</td>
</tr>
<tr>
<td>$27.93</td>
<td>b) Net return attributable to land only (class III) /4/</td>
</tr>
<tr>
<td>$3.51</td>
<td>c) Net return attributable to trees only (3a - 3b)</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Capitalization Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0068</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1123</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1290</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Apple Orchard</th>
<th>Other Orchard</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$24.96</td>
<td>$21.74</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$31.20</td>
<td>$27.17</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$31.20</td>
<td>$27.17</td>
</tr>
<tr>
<td>IV</td>
<td>0.50</td>
<td>$20.38</td>
<td>$310.02</td>
</tr>
<tr>
<td>V</td>
<td>1.00</td>
<td>$31.20</td>
<td>$27.17</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$18.72</td>
<td>$16.30</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$12.48</td>
<td>$18.72</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/                 ($108.20)
   b) 1998                     ($59.81)
   c) 1997                     ($46.81)
   d) 1996                     $88.77
   e) 1995                     $88.77
   f) 1994                     $86.25
   g) 1993                     $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $15.32
   c) Net return attributable to trees only (3a - 3b) $16.12

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0032
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1088
   f) "Other" Orchard Capitalization Rate 0.1255

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$118.48</td>
<td>$423.02</td>
<td>$102.74</td>
<td>$407.29</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$148.10</td>
<td>$422.19</td>
<td>$128.43</td>
<td>$402.52</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$148.10</td>
<td>$351.13</td>
<td>$128.43</td>
<td>$331.46</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$148.10</td>
<td>$310.52</td>
<td>$128.43</td>
<td>$290.85</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$111.08</td>
<td>$232.89</td>
<td>$96.32</td>
<td>$218.14</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$88.86</td>
<td>$190.38</td>
<td>$77.06</td>
<td>$178.57</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$59.24</td>
<td>$120.15</td>
<td>$51.37</td>
<td>$112.28</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$20.30</td>
<td>$0.00</td>
<td>$20.30</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Danville 16/.

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

Estimates apply to tax-year 2001

### 1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- **a)** 1999 /2/ ($108.20)
- **b)** 1998 ($59.80)
- **c)** 1997 ($46.81)
- **d)** 1996 $88.77
- **e)** 1995 $88.77
- **f)** 1994 $86.25
- **g)** 1993 $89.28

### 3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $20.87
- c) Net return attributable to trees only (3a - 3b) $10.57

### 5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0065
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1121
- f) "Other" Orchard Capitalization Rate 0.1288

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$75.42</td>
<td>$472.80</td>
<td>$65.66</td>
<td>$463.04</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$94.28</td>
<td>$451.92</td>
<td>$82.07</td>
<td>$439.72</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$94.28</td>
<td>$359.20</td>
<td>$82.07</td>
<td>$347.00</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$94.28</td>
<td>$306.21</td>
<td>$82.07</td>
<td>$294.01</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$70.71</td>
<td>$229.66</td>
<td>$61.56</td>
<td>$220.51</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$56.57</td>
<td>$189.03</td>
<td>$49.24</td>
<td>$181.71</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$37.71</td>
<td>$117.19</td>
<td>$32.83</td>
<td>$112.31</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$26.49</td>
<td>$0.00</td>
<td>$26.49</td>
</tr>
</tbody>
</table>

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:19
Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie County, Coastal PL.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/  ($108.20)
   b) 1998     ($59.80)  
   c) 1997     ($46.81)  
   d) 1996     $88.77    
   e) 1995     $88.77    
   f) 1994     $86.25    
   g) 1993     $89.28    

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/  $31.44
   b) Net return attributable to land only (class III) /4/  $34.31
   c) Net return attributable to trees only (3a - 3b)  ($2.87)

5. Capitalization Rate
   a) Interest Rate  0.0723
   b) Property Tax  0.0063
   c) Depreciation of Apple Trees /5/  0.0333
   d) Depreciation of "Other" Trees /6/  0.0500
   e) Apple Orchard Capitalization Rate  0.1119
   f) "Other" Orchard Capitalization Rate  0.1286

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($20.51)</td>
<td>$634.64</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($25.63)</td>
<td>$564.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($25.63)</td>
<td>$411.13</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($25.63)</td>
<td>$332.78</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($19.23)</td>
<td>$242.83</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($15.38)</td>
<td>$203.00</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($10.25)</td>
<td>$120.78</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$43.68</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie County, Piedmont 6.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $17.80
c) Net return attributable to trees only (3a - 3b) $13.64

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0063</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1119</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1286</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$97.54</td>
<td>$437.42</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$121.93</td>
<td>$427.82</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$121.93</td>
<td>$348.51</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$121.93</td>
<td>$303.20</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$91.44</td>
<td>$227.40</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$73.16</td>
<td>$186.45</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$48.77</td>
<td>$116.75</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$22.66</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:21
Table 5: Worksheet for estimating the use value of orchard land in Fairfax* 18/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.21)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $27.45
c) Net return attributable to trees only (3a - 3b) $3.99

d) Depreciation of Apple Trees /5/ 0.0333
e) Depreciation of "Other" Trees /6/ 0.0500
f) Apple Orchard Capitalization Rate 0.1163
g) "Other" Orchard Capitalization Rate 0.1330

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>0.0723</td>
</tr>
<tr>
<td>b)</td>
<td>0.0107</td>
</tr>
<tr>
<td>c)</td>
<td>0.0333</td>
</tr>
<tr>
<td>d)</td>
<td>0.0500</td>
</tr>
<tr>
<td>e)</td>
<td>0.1163</td>
</tr>
<tr>
<td>f)</td>
<td>0.1330</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>LAND CLASS</th>
<th>ORCHARD INDEX /7/</th>
<th>APPLES ONLY</th>
<th>APPLES AND LAND /8/</th>
<th>OTHERS ORCHARD</th>
<th>OTHERS ONLY</th>
<th>OTHERS AND LAND /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$27.47</td>
<td>$523.67</td>
<td>$24.03</td>
<td>$520.23</td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$34.34</td>
<td>$480.92</td>
<td>$30.03</td>
<td>$476.62</td>
<td></td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$34.34</td>
<td>$365.14</td>
<td>$30.03</td>
<td>$360.83</td>
<td></td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$34.34</td>
<td>$298.98</td>
<td>$30.03</td>
<td>$294.67</td>
<td></td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$25.75</td>
<td>$224.23</td>
<td>$22.52</td>
<td>$221.01</td>
<td></td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$20.60</td>
<td>$186.00</td>
<td>$18.02</td>
<td>$183.42</td>
<td></td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$13.73</td>
<td>$112.97</td>
<td>$12.01</td>
<td>$111.25</td>
<td></td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$33.08</td>
<td>$0.00</td>
<td>$33.08</td>
<td></td>
</tr>
</tbody>
</table>

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Fauquier

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>1999 /2/</td>
</tr>
<tr>
<td>b)</td>
<td>1998</td>
</tr>
<tr>
<td>c)</td>
<td>1997</td>
</tr>
<tr>
<td>d)</td>
<td>1996</td>
</tr>
<tr>
<td>e)</td>
<td>1995</td>
</tr>
<tr>
<td>f)</td>
<td>1994</td>
</tr>
<tr>
<td>g)</td>
<td>1993</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Type</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Net return to trees and land (&quot;olympic&quot; average of 2a through 2g) /3/</td>
<td>$31.44</td>
</tr>
<tr>
<td>b) Net return attributable to land only (class III) /4/</td>
<td>$21.15</td>
</tr>
<tr>
<td>c) Net return attributable to trees only (3a - 3b)</td>
<td>$10.29</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0084</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1140</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1307</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$72.20</td>
<td>$62.99</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$90.25</td>
<td>$78.74</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$90.25</td>
<td>$78.74</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$90.25</td>
<td>$78.74</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$67.69</td>
<td>$59.06</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$54.15</td>
<td>$47.24</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$36.10</td>
<td>$31.50</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$72.20</td>
<td>$465.30</td>
<td>$62.99</td>
<td>$456.09</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$90.25</td>
<td>$444.04</td>
<td>$78.74</td>
<td>$432.53</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$90.25</td>
<td>$352.31</td>
<td>$78.74</td>
<td>$340.81</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$90.25</td>
<td>$299.90</td>
<td>$78.74</td>
<td>$288.39</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$67.69</td>
<td>$224.93</td>
<td>$59.06</td>
<td>$216.29</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$54.15</td>
<td>$185.18</td>
<td>$47.24</td>
<td>$178.28</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$36.10</td>
<td>$114.72</td>
<td>$31.50</td>
<td>$110.12</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$26.21</td>
<td>$0.00</td>
<td>$26.21</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Floyd

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($719.41)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $28.80
- c) Net return attributable to trees only (3a - 3b) $2.64

5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0056
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1112
- f) "Other" Orchard Capitalization Rate 0.1278

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$19.02</td>
<td>$573.94</td>
<td>$16.54</td>
<td>$571.46</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$23.78</td>
<td>$523.20</td>
<td>$20.68</td>
<td>$520.10</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$23.78</td>
<td>$393.72</td>
<td>$20.68</td>
<td>$390.62</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$23.78</td>
<td>$319.73</td>
<td>$20.68</td>
<td>$316.63</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$17.83</td>
<td>$239.80</td>
<td>$15.51</td>
<td>$237.48</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$14.27</td>
<td>$199.24</td>
<td>$12.41</td>
<td>$197.38</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$9.51</td>
<td>$120.49</td>
<td>$8.27</td>
<td>$119.25</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$36.99</td>
<td>$0.00</td>
<td>$36.99</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Fluvanna.

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

Estimates apply to tax-year 2001

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 /2/ ($108.20)
- b) 1998 ($59.80)
- c) 1997 ($46.81)
- d) 1996 $88.77
- e) 1995 $88.77
- f) 1994 $86.25
- g) 1993 $89.28

3. Net Returns
   - a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   - b) Net return attributable to land only (class III) /4/ $11.45
   - c) Net return attributable to trees only (3a - 3b) $19.99

5. Capitalization Rate
   - a) Interest Rate 0.0723
   - b) Property Tax 0.0056
   - c) Depreciation of Apple Trees /5/ 0.0333
   - d) Depreciation of "Other" Trees /6/ 0.0500
   - e) Apple Orchard Capitalization Rate 0.1111
   - f) "Other" Orchard Capitalization Rate 0.1278

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD Trees Only</th>
<th>APPLES ORCHARD Trees and Land /8/</th>
<th>OTHERS ORCHARD Trees Only</th>
<th>OTHERS ORCHARD Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$143.86</td>
<td>$364.67</td>
<td>$125.10</td>
<td>$345.91</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$179.82</td>
<td>$378.55</td>
<td>$156.37</td>
<td>$355.10</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$179.82</td>
<td>$327.03</td>
<td>$156.37</td>
<td>$274.14</td>
</tr>
<tr>
<td>IV</td>
<td>0.75</td>
<td>$134.86</td>
<td>$223.19</td>
<td>$117.28</td>
<td>$205.60</td>
</tr>
<tr>
<td>V</td>
<td>0.60</td>
<td>$107.89</td>
<td>$181.50</td>
<td>$93.82</td>
<td>$167.43</td>
</tr>
<tr>
<td>VI</td>
<td>0.40</td>
<td>$71.93</td>
<td>$147.92</td>
<td>$62.55</td>
<td>$106.71</td>
</tr>
<tr>
<td>VII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$14.72</td>
<td>$0.00</td>
<td>$14.72</td>
</tr>
</tbody>
</table>

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an Olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Franklin

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1993</td>
<td>$31.44</td>
</tr>
<tr>
<td>1994</td>
<td>$13.55</td>
</tr>
<tr>
<td>1995</td>
<td>$17.89</td>
</tr>
<tr>
<td>1996</td>
<td>$107.80</td>
</tr>
<tr>
<td>1997</td>
<td>$109.19</td>
</tr>
<tr>
<td>1998</td>
<td>$172.59</td>
</tr>
<tr>
<td>1999</td>
<td>$317.00</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Method</th>
<th>Formula</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>$31.44</td>
</tr>
<tr>
<td>b)</td>
<td>$13.55</td>
</tr>
<tr>
<td>c)</td>
<td>$17.89</td>
</tr>
<tr>
<td>d)</td>
<td>$107.80</td>
</tr>
<tr>
<td>e)</td>
<td>$109.19</td>
</tr>
<tr>
<td>f)</td>
<td>$172.59</td>
</tr>
<tr>
<td>g)</td>
<td>$317.00</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0047</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1103</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1270</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Apple Orchard</th>
<th>Other Orchard</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$129.79</td>
<td>$112.75</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$162.24</td>
<td>$140.94</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$162.24</td>
<td>$140.94</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$162.24</td>
<td>$140.94</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$121.68</td>
<td>$105.70</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$97.34</td>
<td>$84.56</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$64.89</td>
<td>$56.37</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Franklin City 2001.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Fresh Fruit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>($1,432.37)</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>($1,042.69)</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>($44.49)</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>($136.26)</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($31.44)</td>
</tr>
<tr>
<td>1998</td>
<td>($30.28)</td>
</tr>
<tr>
<td>1997</td>
<td>$1.16</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Category</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Net return to trees and land (&quot;olympic&quot; average of 2a through 2g) /3/</td>
<td>$31.44</td>
</tr>
<tr>
<td>b) Net return attributable to land only (class III) /4/</td>
<td>$30.28</td>
</tr>
<tr>
<td>c) Net return attributable to trees only (3a - 3b)</td>
<td>$1.16</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0082</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1138</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1305</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$8.16</td>
<td>$572.66</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$10.20</td>
<td>$518.25</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$10.20</td>
<td>$386.53</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$10.20</td>
<td>$311.26</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$7.65</td>
<td>$233.45</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$6.12</td>
<td>$194.28</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$4.08</td>
<td>$116.98</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$37.63</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.11</td>
<td>$571.61</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$8.89</td>
<td>$516.94</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$8.89</td>
<td>$385.23</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$8.89</td>
<td>$309.96</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$6.67</td>
<td>$232.47</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.34</td>
<td>$193.50</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.56</td>
<td>$116.46</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$37.63</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2001

### 1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 /2/ ($108.20)
- b) 1998 ($59.80)
- c) 1997 ($46.81)
- d) 1996 $88.77
- e) 1995 $88.77
- f) 1994 $86.25
- g) 1993 $89.28

### 3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $16.49
- c) Net return attributable to trees only (3a - 3b) $14.95

### 5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0052
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1108
- f) "Other" Orchard Capitalization Rate 0.1275

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$107.92</td>
<td>$427.25</td>
<td>$93.81</td>
<td>$413.14</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$134.90</td>
<td>$422.30</td>
<td>$117.26</td>
<td>$404.66</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$134.90</td>
<td>$347.79</td>
<td>$117.26</td>
<td>$330.15</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$134.90</td>
<td>$305.21</td>
<td>$117.26</td>
<td>$287.57</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$101.18</td>
<td>$228.91</td>
<td>$87.95</td>
<td>$215.68</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$80.94</td>
<td>$187.39</td>
<td>$70.36</td>
<td>$176.80</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$53.96</td>
<td>$117.83</td>
<td>$46.91</td>
<td>$110.77</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$21.29</td>
<td>$0.00</td>
<td>$21.29</td>
</tr>
</tbody>
</table>

---

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Fredericksburg 8/.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 1999 /2/</td>
<td>($108.20)</td>
<td></td>
</tr>
<tr>
<td>b) 1998</td>
<td>($59.80)</td>
<td></td>
</tr>
<tr>
<td>c) 1997</td>
<td>($46.81)</td>
<td></td>
</tr>
<tr>
<td>d) 1996</td>
<td>$88.77</td>
<td></td>
</tr>
<tr>
<td>e) 1995</td>
<td>$88.77</td>
<td></td>
</tr>
<tr>
<td>f) 1994</td>
<td>$86.25</td>
<td></td>
</tr>
<tr>
<td>g) 1993</td>
<td>$89.28</td>
<td></td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $27.18
c) Net return attributable to trees only (3a - 3b) /4/ $4.26

5. Capitalization Rate

<table>
<thead>
<tr>
<th></th>
<th>Interest Rate</th>
<th>Property Tax</th>
<th>Depreciation of Apple Trees</th>
<th>Depreciation of &quot;Other&quot; Trees</th>
<th>Apple Orchard Capitalization Rate</th>
<th>&quot;Other&quot; Orchard Capitalization Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>0.0723</td>
<td>0.0111</td>
<td>0.0333</td>
<td>0.0500</td>
<td>0.1167</td>
<td>0.1333</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD Trees Only</th>
<th>APPLES ORCHARD Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>&quot;OTHER&quot; ORCHARD Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$29.19</td>
<td>$518.51</td>
<td>$25.54</td>
<td>$514.86</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$36.48</td>
<td>$476.88</td>
<td>$31.92</td>
<td>$472.32</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$36.48</td>
<td>$362.70</td>
<td>$31.92</td>
<td>$358.14</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$36.48</td>
<td>$297.46</td>
<td>$31.92</td>
<td>$292.90</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$27.36</td>
<td>$223.09</td>
<td>$23.94</td>
<td>$219.67</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$21.89</td>
<td>$185.00</td>
<td>$19.15</td>
<td>$182.26</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$14.59</td>
<td>$112.46</td>
<td>$12.77</td>
<td>$110.63</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$32.62</td>
<td>$0.00</td>
<td>$32.62</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Giles

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>/1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
<th>/1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>/1/</td>
<td>($1,432.37)</td>
<td>3.0%</td>
<td>/1/</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>/1/</td>
<td>($1,042.69)</td>
<td>7.5%</td>
<td>/1/</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>/1/</td>
<td>($44.49)</td>
<td>15.0%</td>
<td>/1/</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>/1/</td>
<td>($136.26)</td>
<td>4.5%</td>
<td>/1/</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)

b) 1998 ($59.80)

c) 1997 ($46.81)

d) 1996 $88.77

e) 1995 $88.77

f) 1994 $86.25

g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44

b) Net return attributable to land only (class III) /4/ $26.59

c) Net return attributable to trees only (3a - 3b) $4.85

5. Capitalization Rate

a) Interest Rate 0.0723

b) Property Tax 0.0058

c) Depreciation of Apple Trees /5/ 0.0333

d) Depreciation of "Other" Trees /6/ 0.0500

e) Apple Orchard Capitalization Rate 0.1114

f) "Other" Orchard Capitalization Rate 0.1281

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$34.83</td>
<td>$545.79</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$43.54</td>
<td>$503.40</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$43.54</td>
<td>$384.18</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$43.54</td>
<td>$316.05</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$32.65</td>
<td>$237.04</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$26.12</td>
<td>$196.44</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$17.41</td>
<td>$119.61</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$34.06</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table 5:30
Table 5: Worksheet for estimating the use value of orchard land in Gloucester

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 /2/
  - (108.20)
- b) 1998
  - (59.80)
- c) 1997
  - (46.81)
- d) 1996
  - 88.77
- e) 1995
  - 88.77
- f) 1994
  - 86.25
- g) 1993
  - 89.28

3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/
  - $31.44
- b) Net return attributable to land only (class III) /4/
  - $30.36
- c) Net return attributable to trees only (3a - 3b)
  - $1.08

4. Capitalization Rate

- a) Interest Rate
  - 0.0723
- b) Property Tax
  - 0.0085
- c) Depreciation of Apple Trees /5/
  - 0.0333
- d) Depreciation of "Other" Trees /6/
  - 0.0500
- e) Apple Orchard Capitalization Rate
  - 0.1141
- f) "Other" Orchard Capitalization Rate
  - 0.1308

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES</th>
<th>&quot;OTHER&quot;</th>
<th>APPLES</th>
<th>&quot;OTHER&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.55</td>
<td>$571.50</td>
<td>$6.59</td>
<td>$570.54</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$9.44</td>
<td>$516.99</td>
<td>$8.24</td>
<td>$515.79</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$9.44</td>
<td>$385.40</td>
<td>$8.24</td>
<td>$384.20</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$9.44</td>
<td>$310.21</td>
<td>$8.24</td>
<td>$309.01</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$7.08</td>
<td>$232.66</td>
<td>$6.16</td>
<td>$231.76</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.66</td>
<td>$193.65</td>
<td>$4.94</td>
<td>$192.92</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.76</td>
<td>$116.57</td>
<td>$3.29</td>
<td>$116.08</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$37.60</td>
<td>$0.00</td>
<td>$37.60</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Fresh Fruit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>($1,432.37)</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>($1,042.69)</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>($44.49)</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>($136.26)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Percent of Total /1/</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>7.0%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>17.5%</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>35.0%</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>10.5%</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ $108.20
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns
a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $23.09
c) Net return attributable to trees only (3a - 3b) $8.35

5. Capitalization Rate
a) Interest Rate 0.0723
b) Property Tax 0.0058
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1114
f) "Other" Orchard Capitalization Rate 0.1281

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$59.99</td>
<td>$503.42</td>
<td>$52.18</td>
<td>$495.61</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$74.98</td>
<td>$474.07</td>
<td>$65.23</td>
<td>$484.32</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$74.98</td>
<td>$370.60</td>
<td>$65.23</td>
<td>$360.85</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$74.98</td>
<td>$111.48</td>
<td>$65.23</td>
<td>$301.72</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$56.24</td>
<td>$233.61</td>
<td>$48.92</td>
<td>$226.29</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$44.99</td>
<td>$192.80</td>
<td>$39.14</td>
<td>$186.95</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$29.99</td>
<td>$118.68</td>
<td>$26.09</td>
<td>$114.78</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$29.56</td>
<td>$0.00</td>
<td>$29.56</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Greene.

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

 Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1993</td>
<td>$31.44</td>
</tr>
<tr>
<td>1994</td>
<td>$24.25</td>
</tr>
<tr>
<td>1995</td>
<td>$7.19</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1997</td>
<td>$88.77</td>
</tr>
<tr>
<td>1998</td>
<td>$59.80</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Category</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Net return to trees and land (&quot;olympic&quot; average of 2a through 2g) /3/</td>
<td>$31.44</td>
</tr>
<tr>
<td>b) Net return attributable to land only (class III) /4/</td>
<td>$24.25</td>
</tr>
<tr>
<td>c) Net return attributable to trees only (3a - 3b)</td>
<td>$7.19</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0070</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1126</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1292</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$51.11</td>
<td>$510.12</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$63.89</td>
<td>$477.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$63.89</td>
<td>$369.89</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$63.89</td>
<td>$308.69</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$47.92</td>
<td>$231.52</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$38.33</td>
<td>$191.34</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$25.56</td>
<td>$117.36</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$30.60</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;OTHER&quot; ORCHARD</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Halifax

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $25.16
c) Net return attributable to trees only (3a - 3b) /4/ $6.28

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0233</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0030</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1086</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1253</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Orchard Index /7/</td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$46.27</td>
<td>$547.64</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$57.84</td>
<td>$509.07</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$57.84</td>
<td>$392.08</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$57.84</td>
<td>$325.23</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$43.38</td>
<td>$243.93</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$34.70</td>
<td>$201.83</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$23.13</td>
<td>$123.41</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$33.42</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Hampton 7/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>$108.20</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $30.41
c) Net return attributable to trees only (3a - 3b) $1.03

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>0.0723</td>
</tr>
<tr>
<td>b)</td>
<td>0.0117</td>
</tr>
<tr>
<td>c)</td>
<td>0.0333</td>
</tr>
<tr>
<td>d)</td>
<td>0.0500</td>
</tr>
<tr>
<td>e)</td>
<td>0.1173</td>
</tr>
<tr>
<td>f)</td>
<td>0.1340</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.06</td>
<td>$550.33</td>
<td>$6.18</td>
<td>$549.46</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$8.82</td>
<td>$497.77</td>
<td>$7.72</td>
<td>$496.67</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$8.82</td>
<td>$371.01</td>
<td>$7.72</td>
<td>$369.91</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$8.82</td>
<td>$298.57</td>
<td>$7.72</td>
<td>$297.47</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$6.62</td>
<td>$223.93</td>
<td>$5.79</td>
<td>$223.10</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.29</td>
<td>$186.39</td>
<td>$4.63</td>
<td>$185.73</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.53</td>
<td>$112.18</td>
<td>$3.09</td>
<td>$111.74</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$36.22</td>
<td>$0.00</td>
<td>$36.22</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Hanover County, Coastal Plain.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/                      ($108.20)
   b) 1998                          ($59.80)
   c) 1997                          ($46.81)
   d) 1996                          $88.77
   e) 1995                          $88.77
   f) 1994                          $86.25
   g) 1993                          $89.92

3. Net Returns

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/  $31.44
   b) Net return attributable to land only (class III) /4/              $41.30
   c) Net return attributable to trees only (3a - 3b)                  ($9.86)

5. Capitalization Rate

   a) Interest Rate                                                           0.0723
   b) Property Tax                                                            0.0061
   c) Depreciation of Apple Trees /5/                                          0.0333
   d) Depreciation of "Other" Trees /6/                                       0.0500
   e) Apple Orchard Capitalization Rate                                       0.1117
   f) "Other" Orchard Capitalization Rate                                     0.1284

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($70.58)</td>
<td>$719.63</td>
<td>($61.41)</td>
<td>$728.79</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($88.22)</td>
<td>$622.97</td>
<td>($76.77)</td>
<td>$634.42</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($88.22)</td>
<td>$438.58</td>
<td>($76.77)</td>
<td>$450.04</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($88.22)</td>
<td>$333.22</td>
<td>($76.77)</td>
<td>$344.68</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($66.16)</td>
<td>$249.92</td>
<td>($57.58)</td>
<td>$258.51</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($52.93)</td>
<td>$210.47</td>
<td>($46.06)</td>
<td>$217.34</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($35.29)</td>
<td>$122.75</td>
<td>($30.71)</td>
<td>$127.33</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$52.68</td>
<td>$0.00</td>
<td>$52.68</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Hanover County, Piedmont-8/.

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

Estimates apply to tax-year 2001

1. **Estimated net returns (loss) per acre applicable to tax-year 2001** (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

2. **Weighted Average Net Return for 1993 - 1999.**

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.81)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. **Net Returns**

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $27.18
   c) Net return attributable to trees only (3a - 3b) /4/ $4.26

5. **Capitalization Rate**

   a) Interest Rate 0.0723
   b) Property Tax 0.0061
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1117
   f) "Other" Orchard Capitalization Rate 0.1284

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$30.48</td>
<td>$550.64</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$38.10</td>
<td>$506.24</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$38.10</td>
<td>$384.87</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$38.10</td>
<td>$315.52</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$28.57</td>
<td>$236.64</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$22.86</td>
<td>$196.25</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$15.24</td>
<td>$119.27</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$34.68</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Harrisonburg 13/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $49.30
   c) Net return attributable to trees only (3a - 3b) /5/ ($17.86)

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0057
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1113
   f) "Other" Orchard Capitalization Rate 0.1280

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($128.32)</td>
<td>$819.90</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($160.40)</td>
<td>$693.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($160.40)</td>
<td>$471.75</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($160.40)</td>
<td>$345.32</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($120.30)</td>
<td>$258.99</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($96.24)</td>
<td>$219.83</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($64.16)</td>
<td>$125.48</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$63.22</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table5:38
Table 5: Worksheet for estimating the use value of orchard land in Henrico County, Coastal Plain.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

   a) 1999
   b) 1998
   c) 1997
   d) 1996
   e) 1995
   f) 1994
   g) 1993

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/
   b) Net return attributable to land only (class III) /4/
   c) Net return attributable to trees only (3a - 3b)

5. Capitalization Rate
   a) Interest Rate
   b) Property Tax
   c) Depreciation of Apple Trees /5/
   d) Depreciation of "Other" Trees /6/
   e) Apple Orchard Capitalization Rate
   f) "Other" Orchard Capitalization Rate

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

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Henrico County, Piedmont 8/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/  ($108.20)
   b) 1998     ($59.80)
   c) 1997     ($46.81)
   d) 1996     $88.77
   e) 1995     $88.77
   f) 1994     $86.25
   g) 1993     $89.28

3. Net Returns

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $27.18
   c) Net return attributable to trees only (3a - 3b) $4.26

5. Capitalization Rate

   a) Interest Rate 0.0723
   b) Property Tax 0.0088
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1144
   f) "Other" Orchard Capitalization Rate 0.1311

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$29.76</td>
<td>$532.73</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$37.20</td>
<td>$489.87</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$37.20</td>
<td>$372.52</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$37.20</td>
<td>$305.45</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$27.90</td>
<td>$229.09</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$22.32</td>
<td>$189.98</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$14.88</td>
<td>$115.48</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$33.53</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:40
Table 5: Worksheet for estimating the use value of orchard land in Henry

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $7.67
c) Net return attributable to trees only (3a - 3b) $23.77

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0051</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1107</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1273</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$171.86</td>
<td>$320.64</td>
<td>$149.36</td>
<td>$298.14</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$214.82</td>
<td>$348.73</td>
<td>$186.70</td>
<td>$320.60</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$214.82</td>
<td>$314.01</td>
<td>$186.70</td>
<td>$285.89</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$214.82</td>
<td>$294.17</td>
<td>$186.70</td>
<td>$266.05</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$161.12</td>
<td>$220.63</td>
<td>$140.03</td>
<td>$199.54</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$128.89</td>
<td>$178.49</td>
<td>$112.02</td>
<td>$161.61</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$85.93</td>
<td>$115.69</td>
<td>$74.68</td>
<td>$104.44</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$9.92</td>
<td>$0.00</td>
<td>$9.92</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
2001 Estimates apply to tax-year.

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

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $30.28
   c) Net return attributable to trees only (3a - 3b) $1.16

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0066
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1122
   f) "Other" Orchard Capitalization Rate 0.1288

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$8.28</td>
<td>$584.45</td>
<td>$7.20</td>
<td>$583.38</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$10.34</td>
<td>$528.90</td>
<td>$9.01</td>
<td>$527.56</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$10.34</td>
<td>$394.46</td>
<td>$9.01</td>
<td>$393.12</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$10.34</td>
<td>$317.64</td>
<td>$9.01</td>
<td>$316.30</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$7.76</td>
<td>$238.23</td>
<td>$6.75</td>
<td>$237.22</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$6.21</td>
<td>$198.26</td>
<td>$5.40</td>
<td>$197.46</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$4.14</td>
<td>$119.37</td>
<td>$3.60</td>
<td>$118.84</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$38.41</td>
<td>$0.00</td>
<td>$38.41</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in James City

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

Estimates apply to tax-year 2001

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees  (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees  (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
<th>/2/</th>
<th>/3/</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Type of Return</th>
<th>/4/</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Net return to trees and land (&quot;olympic&quot; average of 2a through 2g) /3/</td>
<td>$31.44</td>
</tr>
<tr>
<td>b) Net return attributable to land only (class III) /4/</td>
<td>$30.41</td>
</tr>
<tr>
<td>c) Net return attributable to trees only (3a - 3b)</td>
<td>$1.03</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type of Capitalization</th>
<th>/5/</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0074</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1130</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1297</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.32</td>
<td>$579.79</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$9.16</td>
<td>$524.37</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$9.16</td>
<td>$390.80</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$9.16</td>
<td>$314.47</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$6.87</td>
<td>$235.85</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.49</td>
<td>$196.31</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.66</td>
<td>$118.15</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$38.16</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in King George.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/  $37.54
   c) Net return attributable to trees only (3a - 3b) /6/  ($6.10)

5. Capitalization Rate

   a) Interest Rate 0.0723
   b) Property Tax 0.0067
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1123
   f) "Other" Orchard Capitalization Rate 0.1289

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($43.46)</td>
<td>($37.84)</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($54.33)</td>
<td>($47.30)</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($54.33)</td>
<td>($47.30)</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($54.33)</td>
<td>($47.30)</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($40.75)</td>
<td>($35.48)</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($32.60)</td>
<td>($28.38)</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($21.73)</td>
<td>($18.92)</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in King William.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $41.30
c) Net return attributable to trees only (3a - 3b) /5/ ($9.86)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0067
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1123
f) "Other" Orchard Capitalization Rate 0.1290

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($70.20)</td>
<td>$714.01</td>
<td>($61.13)</td>
<td>$723.08</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($87.75)</td>
<td>$618.04</td>
<td>($76.41)</td>
<td>$629.37</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($87.75)</td>
<td>$435.05</td>
<td>($76.41)</td>
<td>$446.39</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($87.75)</td>
<td>$330.49</td>
<td>($76.41)</td>
<td>$341.83</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($65.81)</td>
<td>$247.87</td>
<td>($57.31)</td>
<td>$256.37</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($52.65)</td>
<td>$208.75</td>
<td>($45.85)</td>
<td>$215.56</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($35.10)</td>
<td>$121.74</td>
<td>($30.56)</td>
<td>$126.28</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$52.28</td>
<td>$0.00</td>
<td>$52.28</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:45
Table 5: Worksheet for estimating the use value of orchard land in Lancaster.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 /2/ ($108.20)
- b) 1998 ($59.80)
- c) 1997 ($46.81)
- d) 1996 $88.77
- e) 1995 $88.77
- f) 1994 $86.25
- g) 1993 $89.28

3. Net Returns

- a) Net return to trees and land (“olympic” average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $38.98
- c) Net return attributable to trees only (3a - 3b) ($7.54)

5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0044
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of “Other” Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1100
- f) “Other” Orchard Capitalization Rate 0.1266

6. Use Value of Apple Orchard and “Other” Orchard

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>“OTHER” ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($54.88)</td>
<td>$708.29</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($68.60)</td>
<td>$618.26</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($68.60)</td>
<td>$440.18</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($68.60)</td>
<td>$338.43</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($51.45)</td>
<td>$253.82</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($41.16)</td>
<td>$213.23</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($27.44)</td>
<td>$125.19</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$50.88</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Loudoun

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/  
   b) 1998  
   c) 1997  
   d) 1996  
   e) 1995  
   f) 1994  
   g) 1993

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1993</td>
<td>$31.44</td>
</tr>
<tr>
<td>1994</td>
<td>$27.45</td>
</tr>
<tr>
<td>1995</td>
<td>$3.99</td>
</tr>
</tbody>
</table>

3. Net Returns

   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $27.45
   c) Net return attributable to trees only (3a - 3b) $3.99

5. Capitalization Rate

   a) Interest Rate 0.0723
   b) Property Tax 0.0092
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1148
   f) "Other" Orchard Capitalization Rate 0.1315

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$27.82</td>
<td>$24.29</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$34.77</td>
<td>$30.37</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$34.77</td>
<td>$30.37</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$34.77</td>
<td>$30.37</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$26.08</td>
<td>$22.78</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$20.86</td>
<td>$18.22</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$13.91</td>
<td>$12.15</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Louisa

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/

b) 1998

c) 1997

d) 1996

e) 1995

f) 1994

g) 1993

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1993</td>
<td>-$59.80</td>
</tr>
<tr>
<td>1994</td>
<td>-$46.81</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1996</td>
<td>$86.25</td>
</tr>
<tr>
<td>1997</td>
<td>$89.28</td>
</tr>
<tr>
<td>1998</td>
<td>$31.44</td>
</tr>
<tr>
<td>1999</td>
<td>$26.13</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44

b) Net return attributable to land only (class III) /4/ $26.13

c) Net return attributable to trees only (3a - 3b) $5.31

5. Capitalization Rate

a) Interest Rate 0.0723

b) Property Tax 0.0057

c) Depreciation of Apple Trees /5/ 0.0333

d) Depreciation of "Other" Trees /6/ 0.0500

e) Apple Orchard Capitalization Rate 0.1113

f) "Other" Orchard Capitalization Rate 0.1279

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$38.17</td>
<td>$541.22</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$47.71</td>
<td>$500.46</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$47.71</td>
<td>$383.08</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$47.71</td>
<td>$316.01</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$35.78</td>
<td>$237.00</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$28.63</td>
<td>$196.31</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$19.09</td>
<td>$119.70</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$33.54</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table 5:48
Table 5: Worksheet for estimating the use value of orchard land in Lynchburg 9/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 ($108.20)
- b) 1998 ($59.80)
- c) 1997 ($46.81)
- d) 1996 $88.77
- e) 1995 $88.77
- f) 1994 $86.25
- g) 1993 $89.28

3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $15.91
- c) Net return attributable to trees only (3a - 3b) $15.53

5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0106
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1161
- f) "Other" Orchard Capitalization Rate 0.1328

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
</tr>
<tr>
<td>I 0.80</td>
<td>$106.98</td>
<td>$395.15</td>
<td>$93.55</td>
</tr>
<tr>
<td>II 1.00</td>
<td>$133.73</td>
<td>$393.08</td>
<td>$116.94</td>
</tr>
<tr>
<td>III 1.00</td>
<td>$133.73</td>
<td>$325.84</td>
<td>$116.94</td>
</tr>
<tr>
<td>IV 1.00</td>
<td>$133.73</td>
<td>$287.41</td>
<td>$116.94</td>
</tr>
<tr>
<td>V 0.75</td>
<td>$100.29</td>
<td>$215.56</td>
<td>$87.71</td>
</tr>
<tr>
<td>VI 0.60</td>
<td>$80.24</td>
<td>$176.29</td>
<td>$70.17</td>
</tr>
<tr>
<td>VII 0.40</td>
<td>$53.49</td>
<td>$111.12</td>
<td>$46.78</td>
</tr>
<tr>
<td>VIII 0.00</td>
<td>$0.00</td>
<td>$19.21</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Madison.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land (*olympic* average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $43.53
c) Net return attributable to trees only (3a - 3b) /4/ ($12.09)

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate Type</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0732</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0053</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1109</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1276</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($87.18)</td>
<td>$754.49</td>
<td>($75.79)</td>
<td>$765.88</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($108.97)</td>
<td>$648.93</td>
<td>($94.93)</td>
<td>$662.76</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($108.97)</td>
<td>$452.14</td>
<td>($94.93)</td>
<td>$466.38</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($108.97)</td>
<td>$339.92</td>
<td>($94.93)</td>
<td>$354.15</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($81.73)</td>
<td>$254.94</td>
<td>($71.05)</td>
<td>$265.61</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($65.38)</td>
<td>$215.17</td>
<td>($56.84)</td>
<td>$223.71</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($43.59)</td>
<td>$124.74</td>
<td>($37.89)</td>
<td>$130.44</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$56.11</td>
<td>$0.00</td>
<td>$56.11</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

---

Table 5: Worksheet for estimating the use value of orchard land in Madison.
Table 5: Worksheet for estimating the use value of orchard land in Manassas 10/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $18.96
c) Net return attributable to trees only (3a - 3b) $12.48

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0117
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1173
f) "Other" Orchard Capitalization Rate 0.1340

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index</th>
<th>Trees Only</th>
<th>Trees and Land</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>Trees and Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$85.12</td>
<td>$423.85</td>
<td>$74.53</td>
<td>$413.26</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$106.40</td>
<td>$411.26</td>
<td>$93.17</td>
<td>$398.02</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$106.40</td>
<td>$332.22</td>
<td>$93.17</td>
<td>$318.98</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$106.40</td>
<td>$287.06</td>
<td>$93.17</td>
<td>$273.82</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$79.80</td>
<td>$215.29</td>
<td>$69.87</td>
<td>$205.36</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$63.84</td>
<td>$176.75</td>
<td>$55.90</td>
<td>$168.81</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$42.56</td>
<td>$110.31</td>
<td>$37.27</td>
<td>$105.01</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$22.58</td>
<td>$0.00</td>
<td>$22.58</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in **Middlesex**

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

Estimates apply to tax-year 2001

### 1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>($1,432.37)</td>
<td>7.0%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>($1042.69)</td>
<td>17.5%</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>($44.49)</td>
<td>35.0%</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>($136.26)</td>
<td>10.5%</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- **a)** 1999 /2/
  - Net Return ($108.20)
- **b)** 1998
  - Weighted Average Net Return ($59.80)
- **c)** 1997
  - Weighted Average Net Return ($46.81)
- **d)** 1996
  - Weighted Average Net Return $88.77
- **e)** 1995
  - Weighted Average Net Return $88.77
- **f)** 1994
  - Weighted Average Net Return $86.25
- **g)** 1993
  - Weighted Average Net Return $89.28

### 3. Net Returns

- **a)** Net return to trees and land ("olympic" average of 2a through 2g) /3/
  - $31.44
- **b)** Net return attributable to land only (class III) /4/
  - $40.10
- **c)** Net return attributable to trees only (3a - 3b)
  - $8.66

### 5. Capitalization Rate

- **a)** Interest Rate
  - 0.0723
- **b)** Property Tax
  - 0.0045
- **c)** Depreciation of Apple Trees /5/
  - 0.0333
- **d)** Depreciation of "Other" Trees /6/
  - 0.0500
- **e)** Apple Orchard Capitalization Rate
  - 0.1101
- **f)** "Other" Orchard Capitalization Rate
  - 0.1268

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES</th>
<th>Others</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($62.91)</td>
<td>$720.47</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($78.63)</td>
<td>$626.41</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($78.63)</td>
<td>$443.62</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($78.63)</td>
<td>$339.17</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($58.98)</td>
<td>$254.38</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($47.19)</td>
<td>$213.95</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($31.45)</td>
<td>$125.22</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$52.23</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Montgomery.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- 1999 $108.20
- 1998 $(59.80)
- 1997 $(46.81)
- 1996 $88.77
- 1995 $88.77
- 1994 $86.25
- 1993 $89.28

3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $50.43
- c) Net return attributable to trees only (3a - 3b) /18.99/

5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0061
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1117
- f) "Other" Orchard Capitalization Rate 0.1284

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($136.03)</td>
<td>$829.28</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($170.04)</td>
<td>$698.74</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($170.04)</td>
<td>$473.50</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($170.04)</td>
<td>$344.79</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($127.53)</td>
<td>$258.59</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($102.03)</td>
<td>$219.75</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($68.02)</td>
<td>$125.05</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$64.35</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Nelson

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $7.42
   c) Net return attributable to trees only (3a - 3b) $24.02

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0064
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1120
   f) "Other" Orchard Capitalization Rate 0.1286

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$171.66</td>
<td>$313.18</td>
<td>$149.42</td>
<td>$290.93</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$214.58</td>
<td>$341.94</td>
<td>$186.77</td>
<td>$314.14</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$214.58</td>
<td>$308.92</td>
<td>$186.77</td>
<td>$281.12</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$214.58</td>
<td>$290.05</td>
<td>$186.77</td>
<td>$262.25</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$160.93</td>
<td>$217.54</td>
<td>$140.08</td>
<td>$196.69</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$128.75</td>
<td>$175.92</td>
<td>$112.06</td>
<td>$159.24</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$85.83</td>
<td>$114.13</td>
<td>$74.71</td>
<td>$103.01</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$9.43</td>
<td>$0.00</td>
<td>$9.43</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table5:54
Table 5: Worksheet for estimating the use value of orchard land in New Kent* 7/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($442.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $86.77
   e) 1995 $86.77
   f) 1994 $86.77
   g) 1993 $86.77

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $30.41
   c) Net return attributable to trees only (3a - 3b) $1.03

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0070
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1126
   f) "Other" Orchard Capitalization Rate 0.1292

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.35</td>
<td>$582.92</td>
<td>$6.40</td>
<td>$581.97</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$9.19</td>
<td>$627.20</td>
<td>$8.01</td>
<td>$526.02</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$9.19</td>
<td>$392.90</td>
<td>$8.01</td>
<td>$391.72</td>
</tr>
<tr>
<td>IV</td>
<td>0.80</td>
<td>$9.19</td>
<td>$316.16</td>
<td>$8.01</td>
<td>$314.98</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$6.89</td>
<td>$237.12</td>
<td>$6.00</td>
<td>$236.23</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.51</td>
<td>$197.37</td>
<td>$4.80</td>
<td>$186.66</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.68</td>
<td>$118.79</td>
<td>$3.20</td>
<td>$118.32</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$38.37</td>
<td>$0.00</td>
<td>$38.37</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table 5:55
Table 5: Worksheet for estimating the use value of orchard land in Newport News 7.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $30.41
   c) Net return attributable to trees only (3a - 3b) $1.03

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0113
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1169
   f) "Other" Orchard Capitalization Rate 0.1336

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.08</td>
<td>$552.83</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$8.85</td>
<td>$500.02</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$8.85</td>
<td>$372.68</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$8.85</td>
<td>$299.92</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$6.64</td>
<td>$224.94</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.31</td>
<td>$187.23</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.54</td>
<td>$112.69</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$36.38</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Newport News 7.
Table 5: Worksheet for estimating the use value of orchard land in Northampton.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108,20)
b) 1998 ($59,80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $35.93
c) Net return attributable to trees only (3a - 3b) /4/ ($4.49)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0057
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1113
f) "Other" Orchard Capitalization Rate 0.1280

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($32.25)</td>
<td>$658.84</td>
<td>($28.05)</td>
<td>$663.04</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($40.32)</td>
<td>$581.67</td>
<td>($35.07)</td>
<td>$586.92</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($40.32)</td>
<td>$420.41</td>
<td>($35.07)</td>
<td>$425.66</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($40.32)</td>
<td>$328.27</td>
<td>($35.07)</td>
<td>$333.52</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($30.24)</td>
<td>$246.20</td>
<td>($26.30)</td>
<td>$250.14</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($24.19)</td>
<td>$206.18</td>
<td>($21.04)</td>
<td>$209.33</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($16.13)</td>
<td>$122.09</td>
<td>($14.03)</td>
<td>$124.19</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$46.07</td>
<td>$0.00</td>
<td>$46.07</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Northumberland.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $43.64
c) Net return attributable to trees only (3a - 3b) /4/ ($12.20)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0043
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1099
f) "Other" Orchard Capitalization Rate 0.1266

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($88.82)</td>
<td>$766.12</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($111.02)</td>
<td>$658.42</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($111.02)</td>
<td>$458.94</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($111.02)</td>
<td>$344.94</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($83.27)</td>
<td>$258.71</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($66.61)</td>
<td>$218.37</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($44.41)</td>
<td>$126.58</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$57.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Nottoway

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $17.80
c) Net return attributable to trees only (3a - 3b) $13.64

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0050
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1106
f) "Other" Orchard Capitalization Rate 0.1272

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$98.70</td>
<td>$444.34</td>
<td>$85.77</td>
<td>$491.41</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$123.37</td>
<td>$434.45</td>
<td>$107.21</td>
<td>$418.29</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$123.37</td>
<td>$353.80</td>
<td>$107.21</td>
<td>$337.64</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$123.37</td>
<td>$307.72</td>
<td>$107.21</td>
<td>$291.56</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$92.53</td>
<td>$230.79</td>
<td>$80.41</td>
<td>$218.67</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$74.02</td>
<td>$189.24</td>
<td>$64.33</td>
<td>$179.54</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$49.35</td>
<td>$118.48</td>
<td>$42.88</td>
<td>$112.01</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$23.04</td>
<td>$0.00</td>
<td>$23.04</td>
</tr>
</tbody>
</table>

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Orange

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>($108.20)</td>
<td></td>
<td>($59.80)</td>
<td></td>
<td>($46.81)</td>
<td></td>
<td>$88.77</td>
<td></td>
<td>$88.77</td>
<td></td>
<td>$86.25</td>
<td></td>
<td>$89.28</td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td></td>
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<td>e)</td>
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<td>f)</td>
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<td></td>
</tr>
</tbody>
</table>

3. Net Returns

|      | $31.44   |       | $25.52    |       | $5.92      |       |            |       |            |       |            |       |            |       |

5. Capitalization Rate

| a)   | 0.0723   |       |            |       |            |       |            |       |            |       |            |       |            |       |
| b)   | 0.0055   |       |            |       |            |       |            |       |            |       |            |       |            |       |
| c)   | 0.0333   |       |            |       |            |       |            |       |            |       |            |       |            |       |
| d)   | 0.0500   |       |            |       |            |       |            |       |            |       |            |       |            |       |
| e)   | 0.1111   |       |            |       |            |       |            |       |            |       |            |       |            |       |
| f)   | 0.1278   |       |            |       |            |       |            |       |            |       |            |       |            |       |

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$42.59</td>
<td>$534.68</td>
<td>$37.04</td>
<td>$529.13</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$53.24</td>
<td>$496.12</td>
<td>$46.30</td>
<td>$489.18</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$53.24</td>
<td>$381.30</td>
<td>$46.30</td>
<td>$374.36</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$53.24</td>
<td>$315.69</td>
<td>$46.30</td>
<td>$308.75</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$39.93</td>
<td>$236.77</td>
<td>$34.72</td>
<td>$231.56</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$31.95</td>
<td>$195.98</td>
<td>$27.78</td>
<td>$191.81</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$21.30</td>
<td>$119.71</td>
<td>$18.52</td>
<td>$116.94</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$32.81</td>
<td>$0.00</td>
<td>$32.81</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in 2001

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total 1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total 1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th></th>
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</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th></th>
<th>89.28</th>
</tr>
</thead>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th></th>
<th>0.0723</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index 7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$4.42</td>
<td>$606.91</td>
<td>$3.84</td>
<td>$606.33</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$5.93</td>
<td>$547.77</td>
<td>$4.80</td>
<td>$547.04</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$5.93</td>
<td>$407.19</td>
<td>$4.80</td>
<td>$406.46</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$5.53</td>
<td>$326.86</td>
<td>$4.80</td>
<td>$326.13</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$4.15</td>
<td>$245.14</td>
<td>$3.60</td>
<td>$244.60</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$3.32</td>
<td>$204.15</td>
<td>$2.88</td>
<td>$203.71</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$2.21</td>
<td>$122.71</td>
<td>$1.92</td>
<td>$122.42</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$40.17</td>
<td>$0.00</td>
<td>$40.17</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
2001 Estimates apply to tax-year

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

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

Estimates apply to tax-year 2001

---

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total 1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total 1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) 3/ $31.44
b) Net return attributable to land only (class III) 4/ $34.31
c) Net return attributable to trees only (3a - 3b) ($2.87)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0136
c) Depreciation of Apple Trees 5/ 0.0333
d) Depreciation of "Other" Trees 6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1192
f) "Other" Orchard Capitalization Rate 0.1358

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index 7/</th>
<th>APPLEG ARCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($19.25)</td>
<td>($16.89)</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($24.07)</td>
<td>($21.11)</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($24.07)</td>
<td>($21.11)</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($24.07)</td>
<td>($21.11)</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($18.05)</td>
<td>($15.84)</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($14.44)</td>
<td>($12.67)</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($9.63)</td>
<td>($8.45)</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

---

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

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

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

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

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

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

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

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

---

Table5:62
Table 5: Worksheet for estimating the use value of orchard land in Pittsylvania.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>a) 1999 /2/</th>
<th>b) 1998</th>
<th>c) 1997</th>
<th>d) 1996</th>
<th>e) 1995</th>
<th>f) 1994</th>
<th>g) 1993</th>
</tr>
</thead>
<tbody>
<tr>
<td>($108.20)</td>
<td>($59.80)</td>
<td>($46.81)</td>
<td>$88.77</td>
<td>$88.77</td>
<td>$86.25</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

| a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ | $31.44 |
| b) Net return attributable to land only (class III) /4/ | $20.87 |
| c) Net return attributable to trees only (3a - 3b) | $10.57 |

5. Capitalization Rate

| a) Interest Rate | 0.0723 |
| b) Property Tax  | 0.0041 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees /6/ | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1097 |
| f) "Other" Orchard Capitalization Rate | 0.1264 |

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Apple Orchard</th>
<th>Other Orchard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$77.08</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$96.36</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$96.36</td>
</tr>
<tr>
<td>N</td>
<td>1.00</td>
<td>$96.36</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$72.27</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$57.81</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$38.54</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

Table 5:63
Table 5: Worksheet for estimating the use value of orchard land in Powhatan

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees  (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/  ($108.20)
   b) 1998  ($59.80)
   c) 1997  ($46.81)
   d) 1996  $88.77
   e) 1995  $88.77
   f) 1994  $86.25
   g) 1993  $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/  $31.44
   b) Net return attributable to land only (class III) /4/  $20.50
   c) Net return attributable to trees only (3a - 3b) /5/  $10.94

5. Capitalization Rate
   a) Interest Rate  0.0723
   b) Property Tax  0.0065
   c) Depreciation of Apple Trees /6/  0.0333
   d) Depreciation of "Other" Trees /6/  0.0500
   e) Apple Orchard Capitalization Rate  0.1121
   f) "Other" Orchard Capitalization Rate  0.1288

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$78.10</td>
<td>$468.47</td>
<td>$67.99</td>
<td>$458.36</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$97.62</td>
<td>$448.96</td>
<td>$84.99</td>
<td>$438.32</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$97.62</td>
<td>$357.87</td>
<td>$84.99</td>
<td>$345.23</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$97.62</td>
<td>$305.82</td>
<td>$84.99</td>
<td>$293.18</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$73.22</td>
<td>$229.37</td>
<td>$63.74</td>
<td>$219.89</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$58.57</td>
<td>$188.70</td>
<td>$50.99</td>
<td>$181.12</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$39.05</td>
<td>$117.12</td>
<td>$33.99</td>
<td>$112.07</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$26.02</td>
<td>$0.00</td>
<td>$26.02</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table 5:64
Table 5: Worksheet for estimating the use value of orchard land in Prince Edward

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($719.41)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>a) 1999 /2/</th>
<th>b) 1998</th>
<th>c) 1997</th>
<th>d) 1996</th>
<th>e) 1995</th>
<th>f) 1994</th>
<th>g) 1993</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>($108.20)</td>
<td>($59.80)</td>
<td>($46.81)</td>
<td>$88.77</td>
<td>$88.77</td>
<td>$86.25</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Net return to trees and land (&quot;olympic&quot; average of 2a through 2g) /3/</td>
<td>$31.44</td>
</tr>
<tr>
<td>b)</td>
<td>Net return attributable to land only (class III) /4/</td>
<td>$23.40</td>
</tr>
<tr>
<td>c)</td>
<td>Net return attributable to trees only (3a - 3b)</td>
<td>$8.04</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b)</td>
<td>Property Tax</td>
<td>0.0038</td>
</tr>
<tr>
<td>c)</td>
<td>Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d)</td>
<td>Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e)</td>
<td>Apple Orchard Capitalization Rate</td>
<td>0.1094</td>
</tr>
<tr>
<td>f)</td>
<td>&quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1260</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES</th>
<th>&quot;OTHERS&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$58.84</td>
<td>$520.35</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$73.55</td>
<td>$488.91</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$73.55</td>
<td>$381.22</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$73.55</td>
<td>$319.69</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$55.17</td>
<td>$239.77</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$44.13</td>
<td>$197.97</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$29.42</td>
<td>$121.72</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$30.77</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. Additionally, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Prince George.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Value</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 1999 /2/</td>
<td>($108.20)</td>
<td>3.0%</td>
</tr>
<tr>
<td>b) 1998</td>
<td>($59.80)</td>
<td>3.0%</td>
</tr>
<tr>
<td>c) 1997</td>
<td>($46.81)</td>
<td>3.0%</td>
</tr>
<tr>
<td>d) 1996</td>
<td>$88.77</td>
<td>3.0%</td>
</tr>
<tr>
<td>e) 1995</td>
<td>$88.77</td>
<td>3.0%</td>
</tr>
<tr>
<td>f) 1994</td>
<td>$86.25</td>
<td>3.0%</td>
</tr>
<tr>
<td>g) 1993</td>
<td>$89.28</td>
<td>3.0%</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ | $31.44 |
b) Net return attributable to land only (class III) /4/ | $34.31 |
c) Net return attributable to trees only (3a - 3b) /5/ | ($2.87) |

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0074</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1130</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1296</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($20.31)</td>
<td>$625.87</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($25.39)</td>
<td>$556.18</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($25.39)</td>
<td>$405.40</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($25.39)</td>
<td>$319.24</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($19.04)</td>
<td>$239.43</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($15.23)</td>
<td>$200.16</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($10.15)</td>
<td>$119.08</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$43.08</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table5:66
### Table 5: Worksheet for estimating the use value of orchard land in Prince William

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 /2/  ($108.20)
- b) 1998  ($59.80)
- c) 1997  ($46.81)
- d) 1996  $88.77
- e) 1995  $88.77
- f) 1994  $86.25
- g) 1993  $89.28

3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only  (class III) /4/ $18.96
- c) Net return attributable to trees only (3a - 3b) $12.48

4. Capitalization Rate

- a) Interest Rate  0.0723
- b) Property Tax  0.0131
- c) Depreciation of Apple Trees /5/  0.0333
- d) Depreciation of "Other" Trees /6/  0.0500
- e) Apple Orchard Capitalization Rate  0.1187
- f) "Other" Orchard Capitalization Rate  0.1353

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$84.13</td>
<td>$417.38</td>
<td>0.80</td>
<td>$73.77</td>
<td>$407.02</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$105.17</td>
<td>$405.09</td>
<td>1.00</td>
<td>$92.22</td>
<td>$392.14</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$105.17</td>
<td>$327.33</td>
<td>1.00</td>
<td>$92.22</td>
<td>$314.38</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$105.17</td>
<td>$282.90</td>
<td>1.00</td>
<td>$92.22</td>
<td>$269.95</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$78.88</td>
<td>$212.17</td>
<td>0.75</td>
<td>$69.16</td>
<td>$202.46</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$63.10</td>
<td>$174.18</td>
<td>0.60</td>
<td>$55.33</td>
<td>$166.41</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$42.07</td>
<td>$108.72</td>
<td>0.40</td>
<td>$36.89</td>
<td>$103.54</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$22.22</td>
<td>0.00</td>
<td>$0.00</td>
<td>$22.22</td>
</tr>
</tbody>
</table>

---

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Pulaski

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
<th>Weighted Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
<td></td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
<td></td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $30.08
c) Net return attributable to trees only (3a - 3b) /4/ $1.36

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0059
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1115
f) "Other" Orchard Capitalization Rate 0.1282

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$9.73</td>
<td>$586.78</td>
<td>$8.47</td>
<td>$585.51</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$12.16</td>
<td>$531.51</td>
<td>$10.58</td>
<td>$529.92</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$12.16</td>
<td>$396.86</td>
<td>$10.58</td>
<td>$395.28</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$12.16</td>
<td>$319.92</td>
<td>$10.58</td>
<td>$318.34</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$9.12</td>
<td>$239.94</td>
<td>$7.94</td>
<td>$238.76</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$7.30</td>
<td>$199.65</td>
<td>$6.35</td>
<td>$198.70</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$4.87</td>
<td>$120.27</td>
<td>$4.23</td>
<td>$119.64</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$38.47</td>
<td>$0.00</td>
<td>$38.47</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Radford 11/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees   (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees  (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees  (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Category</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>$31.44</td>
</tr>
<tr>
<td>b)</td>
<td>$50.43</td>
</tr>
<tr>
<td>c)</td>
<td>($18.99)</td>
</tr>
</tbody>
</table>

4. Capitalization Rate

<table>
<thead>
<tr>
<th>Category</th>
<th>Capitalization Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.060</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1115</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1282</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($136.23)</td>
<td>$831.06</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($170.29)</td>
<td>$700.27</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($170.29)</td>
<td>$474.57</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($170.29)</td>
<td>$345.60</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($127.72)</td>
<td>$259.20</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($102.17)</td>
<td>$220.26</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($68.11)</td>
<td>$125.34</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$64.49</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:69
Table 5: Worksheet for estimating the use value of orchard land in Rappahannock.

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

Estimates apply to tax-year 2001

---

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $31.49
c) Net return attributable to trees only (3a - 3b) ($0.05)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0059
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1115
f) "Other" Orchard Capitalization Rate 0.1282

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($0.35)</td>
<td>$603.66</td>
<td>($0.31)</td>
<td>$603.70</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($0.44)</td>
<td>$543.17</td>
<td>($0.38)</td>
<td>$543.23</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($0.44)</td>
<td>$402.23</td>
<td>($0.38)</td>
<td>$402.29</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($0.44)</td>
<td>$321.70</td>
<td>($0.38)</td>
<td>$321.76</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($0.33)</td>
<td>$241.27</td>
<td>($0.29)</td>
<td>$241.32</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($0.26)</td>
<td>$201.07</td>
<td>($0.23)</td>
<td>$201.11</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($0.18)</td>
<td>$120.63</td>
<td>($0.15)</td>
<td>$120.65</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$40.27</td>
<td>$0.00</td>
<td>$40.27</td>
</tr>
</tbody>
</table>

---

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1-4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5-10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11-25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26-30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 (2/)

b) 1998

c) 1997

d) 1996

e) 1995

f) 1994

g) 1993

<table>
<thead>
<tr>
<th>Year</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>1993</td>
<td>$730.50</td>
<td>8.0%</td>
</tr>
<tr>
<td>1994</td>
<td>$632.25</td>
<td>9.6%</td>
</tr>
<tr>
<td>1995</td>
<td>$253.51</td>
<td>3.8%</td>
</tr>
<tr>
<td>1996</td>
<td>$338.01</td>
<td>5.4%</td>
</tr>
<tr>
<td>1997</td>
<td>$338.01</td>
<td>5.4%</td>
</tr>
<tr>
<td>1998</td>
<td>$338.01</td>
<td>5.4%</td>
</tr>
<tr>
<td>1999</td>
<td>$338.01</td>
<td>5.4%</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44

b) Net return attributable to land only (class III) /4/ $41.40

c) Net return attributable to trees only (3a - 3b) /($9.96)

5. Capitalization Rate

a) Interest Rate 0.0723

b) Property Tax 0.0051

c) Depreciation of Apple Trees /5/ 0.0333

d) Depreciation of "Other" Trees /6/ 0.0500

e) Apple Orchard Capitalization Rate 0.1107

f) "Other" Orchard Capitalization Rate 0.1274

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($71.98)</td>
<td>$73.50</td>
<td>($62.56)</td>
<td>$739.91</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($89.98)</td>
<td>$63.25</td>
<td>($78.21)</td>
<td>$644.03</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($89.98)</td>
<td>$445.01</td>
<td>($78.21)</td>
<td>$456.78</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($89.98)</td>
<td>$338.01</td>
<td>($78.21)</td>
<td>$349.78</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($67.48)</td>
<td>$253.51</td>
<td>($58.65)</td>
<td>$262.34</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($53.99)</td>
<td>$213.51</td>
<td>($46.92)</td>
<td>$220.57</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($35.99)</td>
<td>$124.50</td>
<td>($31.28)</td>
<td>$129.21</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$53.50</td>
<td>$0.00</td>
<td>$53.50</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Roanoke.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns
   a) Net return to trees and land (*olympic* average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $20.52
   c) Net return attributable to trees only (3a - 3b) $10.92

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0104
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1160
   f) "Other" Orchard Capitalization Rate 0.1327

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$75.31</td>
<td>$65.85</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$94.14</td>
<td>$82.31</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$94.14</td>
<td>$82.31</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$94.14</td>
<td>$82.31</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$70.60</td>
<td>$61.73</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$56.48</td>
<td>$49.39</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$37.66</td>
<td>$32.92</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.

Table5:72
Table 5: Worksheet for estimating the use value of orchard land in Roanoke City. 12/99

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/  ($108.20)
b) 1998  ($59.80)
c) 1997  ($46.81)
d) 1996  $88.77
e) 1995  $88.77
f) 1994  $86.25
g) 1993  $89.28

3. Net Returns

a) Net return to trees and land ("olymic" average of 2a through 2g) /3/  $31.44
b) Net return attributable to land only (class III) /4/  $20.52
c) Net return attributable to trees only (3a - 3b)  $10.92

5. Capitalization Rate

a) Interest Rate  0.0723
b) Property Tax  0.0114
c) Depreciation of Apple Trees /5/  0.0333
d) Depreciation of "Other" Trees /6/  0.0500
e) Apple Orchard Capitalization Rate  0.1169
f) "Other" Orchard Capitalization Rate  0.1336

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$74.69</td>
<td>$442.86</td>
<td>$65.37</td>
<td>$433.54</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$93.37</td>
<td>$424.71</td>
<td>$81.72</td>
<td>$413.07</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$93.37</td>
<td>$338.81</td>
<td>$81.72</td>
<td>$327.16</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$93.37</td>
<td>$289.72</td>
<td>$81.72</td>
<td>$278.07</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$70.02</td>
<td>$217.29</td>
<td>$61.29</td>
<td>$208.56</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$56.02</td>
<td>$178.74</td>
<td>$49.03</td>
<td>$171.75</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$37.35</td>
<td>$110.98</td>
<td>$32.69</td>
<td>$106.32</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$24.54</td>
<td>$0.00</td>
<td>$24.54</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table5.73
Table 5: Worksheet for estimating the use value of orchard land in Rockbridge.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Fresh Fruit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $19.55
c) Net return attributable to trees only (3a - 3b) $11.89

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0049</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1105</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1272</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$86.05</td>
<td>$466.06</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$107.56</td>
<td>$449.57</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$107.56</td>
<td>$360.90</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$107.56</td>
<td>$310.24</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$80.67</td>
<td>$232.68</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$64.54</td>
<td>$191.21</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$43.03</td>
<td>$119.03</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$25.33</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Rockingham.

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

Estimates apply to tax-year 2001

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


   a) 1999 /2/   ($108.20)
   b) 1998      ($59.80)
   c) 1997      ($46.81)
   d) 1996      $88.77
   e) 1995      $88.77
   f) 1994      $86.25
   g) 1993      $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/  $31.44
   b) Net return attributable to land only (class III) /4/  $49.30
   c) Net return attributable to trees only (3a - 3b) (17.86)

5. Capitalization Rate
   a) Interest Rate  0.0723
   b) Property Tax  0.0058
   c) Depreciation of Apple Trees /5/  0.0333
   d) Depreciation of "Other" Trees /6/  0.0500
   e) Apple Orchard Capitalization Rate  0.1114
   f) "Other" Orchard Capitalization Rate  0.1280

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLES ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($128.27)</td>
<td>($819.35)</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($160.33)</td>
<td>($692.53)</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($160.33)</td>
<td>($471.41)</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($160.33)</td>
<td>($345.06)</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($120.25)</td>
<td>($258.80)</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($96.20)</td>
<td>($219.67)</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($64.13)</td>
<td>($125.39)</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$63.17</td>
</tr>
</tbody>
</table>

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.


### 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. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.

#### 1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- **a)** 1999 /2/  $(108.20)$
- **b)** 1998  $(59.80)$
- **c)** 1997  $(46.81)$
- **d)** 1996  $88.77$
- **e)** 1995  $88.77$
- **f)** 1994  $86.25$
- **g)** 1993  $89.28$

#### 3. Net Returns

- **a)** Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44$
- **b)** Net return attributable to land only (class III) /4/ $30.08$
- **c)** Net return attributable to trees only (3a - 3b) $1.36$

#### 5. Capitalization Rate

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

---

Table 5:76
Table 5: Worksheet for estimating the use value of orchard land in Shenandoah.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $31.80
c) Net return attributable to trees only (3a - 3b) /0.36/ ($0.36)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0053
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1109
f) "Other" Orchard Capitalization Rate 0.1275

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($2.62)</td>
<td>$612.77</td>
<td>($2.28)</td>
<td>$613.11</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($3.28)</td>
<td>$550.58</td>
<td>($2.85)</td>
<td>$551.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($3.28)</td>
<td>$406.98</td>
<td>($2.85)</td>
<td>$407.41</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($3.28)</td>
<td>$324.93</td>
<td>($2.85)</td>
<td>$325.36</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($2.46)</td>
<td>$243.70</td>
<td>($2.14)</td>
<td>$244.02</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($1.97)</td>
<td>$203.16</td>
<td>($1.71)</td>
<td>$203.42</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($1.31)</td>
<td>$121.77</td>
<td>($1.14)</td>
<td>$121.94</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$41.03</td>
<td>$0.00</td>
<td>$41.03</td>
</tr>
</tbody>
</table>

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

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

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

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

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

6/ "Other" trees 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.

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

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

Table 5: Worksheet for estimating the use value of orchard land in Shenandoah.
Table 5: Worksheet for estimating the use value of orchard land in Smyth County.

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

Estimates apply to tax-year 2001

---

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $43.52
   c) Net return attributable to trees only (3a - 3b) /4/ ($12.08)

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0055
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1111
   f) "Other" Orchard Capitalization Rate 0.1278

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($86.99)</td>
<td>$752.42</td>
<td>($75.64)</td>
<td>$783.77</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($108.73)</td>
<td>$646.73</td>
<td>($94.55)</td>
<td>$660.92</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($108.73)</td>
<td>$450.87</td>
<td>($94.55)</td>
<td>$465.06</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($108.73)</td>
<td>$338.95</td>
<td>($94.55)</td>
<td>$353.14</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($81.55)</td>
<td>$254.21</td>
<td>($70.91)</td>
<td>$264.85</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($65.24)</td>
<td>$214.56</td>
<td>($56.73)</td>
<td>$223.07</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($43.49)</td>
<td>$124.39</td>
<td>($37.82)</td>
<td>$130.06</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$55.96</td>
<td>$0.00</td>
<td>$55.96</td>
</tr>
</tbody>
</table>

---

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Spotsylvania

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $27.18
c) Net return attributable to trees only (3a - 3b) $4.26

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0077
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1132
f) "Other" Orchard Capitalization Rate 0.1299

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$30.07</td>
<td>$540.34</td>
<td>$26.21</td>
<td>$536.48</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$37.59</td>
<td>$496.83</td>
<td>$32.76</td>
<td>$492.00</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$37.59</td>
<td>$377.76</td>
<td>$32.76</td>
<td>$372.94</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$37.59</td>
<td>$309.73</td>
<td>$32.76</td>
<td>$304.91</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$28.19</td>
<td>$232.30</td>
<td>$24.57</td>
<td>$228.68</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$22.55</td>
<td>$192.64</td>
<td>$19.66</td>
<td>$189.75</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$15.03</td>
<td>$117.09</td>
<td>$13.11</td>
<td>$115.16</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$34.02</td>
<td>$0.00</td>
<td>$34.02</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Stafford

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


<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

   a) 1999 /2/  ($108.20)
   b) 1998     ($59.80)
   c) 1997     ($46.81)
   d) 1996     $88.77
   e) 1995     $88.77
   f) 1994     $86.25
   g) 1993     $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $25.77
   c) Net return attributable to trees only (3a - 3b) $5.67

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0097
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1153
   f) "Other" Orchard Capitalization Rate 0.1320

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>$39.37</td>
<td>$510.93</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$49.21</td>
<td>$473.62</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$49.21</td>
<td>$363.59</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$49.21</td>
<td>$300.71</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$36.91</td>
<td>$225.53</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$29.53</td>
<td>$186.71</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$19.68</td>
<td>$114.00</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$31.44</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:80
### Table 5: Worksheet for estimating the use value of orchard land in Staunton

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

Estimates apply to tax-year 2001

#### 1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>/1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
<th>/1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($444.49)</td>
<td>15.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)

b) 1998 ($59.80)

c) 1997 ($46.81)

d) 1996 $88.77

e) 1995 $88.77

f) 1994 $86.25

g) 1993 $89.32

#### 3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44

b) Net return attributable to land only (class III) /4/ $34.62

c) Net return attributable to trees only (3a - 3b) /3/ ($3.18)

#### 5. Capitalization Rate

a) Interest Rate 0.0723

b) Property Tax 0.0091

c) Depreciation of Apple Trees /5/ 0.0333

d) Depreciation of "Other" Trees /6/ 0.0500

e) Apple Orchard Capitalization Rate 0.1147

f) "Other" Orchard Capitalization Rate 0.1314

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Apple Orchard</th>
<th>Other Orchard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees Only</td>
<td>$22.21</td>
<td>($19.39)</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$615.92</td>
<td>$618.73</td>
</tr>
<tr>
<td>Trees Only</td>
<td>($27.76)</td>
<td>($24.24)</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$546.55</td>
<td>$550.07</td>
</tr>
<tr>
<td>Trees Only</td>
<td>($27.76)</td>
<td>($24.24)</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$397.66</td>
<td>$316.10</td>
</tr>
<tr>
<td>Trees Only</td>
<td>($20.82)</td>
<td>($18.18)</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$234.43</td>
<td>$187.07</td>
</tr>
<tr>
<td>Trees Only</td>
<td>($16.66)</td>
<td>($14.54)</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$196.05</td>
<td>$188.17</td>
</tr>
<tr>
<td>Trees Only</td>
<td>($11.10)</td>
<td>($9.70)</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$116.52</td>
<td>$117.93</td>
</tr>
<tr>
<td>Trees Only</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Trees and Land /8/</td>
<td>$42.54</td>
<td>$42.54</td>
</tr>
</tbody>
</table>

---

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Suffolk City

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>(Net Return)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $29.29
c) Net return attributable to trees only (3a - 3b) $2.15

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0097
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1153
f) "Other" Orchard Capitalization Rate 0.1320

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$14.91</td>
<td>$550.91</td>
<td>$13.03</td>
<td>$549.03</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$18.64</td>
<td>$501.04</td>
<td>$16.29</td>
<td>$498.69</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$18.64</td>
<td>$375.97</td>
<td>$16.29</td>
<td>$373.62</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$18.64</td>
<td>$304.51</td>
<td>$16.29</td>
<td>$302.15</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$13.98</td>
<td>$228.38</td>
<td>$12.22</td>
<td>$226.61</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$11.19</td>
<td>$189.85</td>
<td>$9.77</td>
<td>$188.44</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$7.46</td>
<td>$114.66</td>
<td>$6.52</td>
<td>$113.71</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$35.73</td>
<td>$0.00</td>
<td>$35.73</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/  The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Tazewell

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>trees (1 - 4 years)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Early-production</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>aged trees (5 -10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>years)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full-production</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>aged trees (11 - 25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>years)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Late-production</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
<tr>
<td>aged trees (26 - 30</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>years)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>1999</td>
</tr>
<tr>
<td>b)</td>
<td>1998</td>
</tr>
<tr>
<td>c)</td>
<td>1997</td>
</tr>
<tr>
<td>d)</td>
<td>1996</td>
</tr>
<tr>
<td>e)</td>
<td>1995</td>
</tr>
<tr>
<td>f)</td>
<td>1994</td>
</tr>
<tr>
<td>g)</td>
<td>1993</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Category</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>$31.44</td>
</tr>
<tr>
<td>b)</td>
<td>$38.64</td>
</tr>
<tr>
<td>c)</td>
<td>($7.20)</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Rate Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0051</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1106</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1273</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Apple Orchard Trees Only</th>
<th>Apple Orchard Trees and Land /8/</th>
<th>Other Orchard Trees Only</th>
<th>Other Orchard Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($52.04)</td>
<td>$697.62</td>
<td>($45.23)</td>
<td>$704.43</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($65.05)</td>
<td>$609.64</td>
<td>($56.53)</td>
<td>$618.16</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($65.05)</td>
<td>$434.72</td>
<td>($56.53)</td>
<td>$443.28</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($65.05)</td>
<td>$334.77</td>
<td>($56.53)</td>
<td>$343.28</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($48.79)</td>
<td>$251.08</td>
<td>($42.40)</td>
<td>$257.46</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($39.03)</td>
<td>$210.86</td>
<td>($33.92)</td>
<td>$215.97</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($26.02)</td>
<td>$123.91</td>
<td>($22.61)</td>
<td>$127.32</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$49.98</td>
<td>$0.00</td>
<td>$49.98</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk-land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Virginia Beach.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $56.79
c) Net return attributable to trees only (3a - 3b) /3/ ($25.35)

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0103</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1159</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1326</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($174.97)</td>
<td>$856.86</td>
<td>($152.97)</td>
<td>$878.87</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($218.71)</td>
<td>$709.94</td>
<td>($191.21)</td>
<td>$737.44</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($218.71)</td>
<td>$469.18</td>
<td>($191.21)</td>
<td>$496.68</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($218.71)</td>
<td>$331.60</td>
<td>($191.21)</td>
<td>$359.10</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($164.04)</td>
<td>$248.70</td>
<td>($143.41)</td>
<td>$269.32</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($131.23)</td>
<td>$212.72</td>
<td>($114.73)</td>
<td>$229.22</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($87.49)</td>
<td>$118.88</td>
<td>($76.49)</td>
<td>$129.88</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$68.79</td>
<td>$0.00</td>
<td>$68.79</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Warren

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>

   a) 1999 /2/ ($108.20)
   b) 1998 ($59.80)
   c) 1997 ($46.81)
   d) 1996 $88.77
   e) 1995 $88.77
   f) 1994 $86.25
   g) 1993 $89.28

3. Net Returns
   a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
   b) Net return attributable to land only (class III) /4/ $7.61
   c) Net return attributable to trees only (3a - 3b) $23.83

5. Capitalization Rate
   a) Interest Rate 0.0723
   b) Property Tax 0.0052
   c) Depreciation of Apple Trees /5/ 0.0333
   d) Depreciation of "Other" Trees /6/ 0.0500
   e) Apple Orchard Capitalization Rate 0.1108
   f) "Other" Orchard Capitalization Rate 0.1275

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>TREE INDEX /8/</th>
<th>TREES ONLY</th>
<th>TREES AND LAND /8/</th>
<th>TREES ONLY</th>
<th>TREES AND LAND /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td></td>
<td>$171.98</td>
<td>$319.34</td>
<td>$149.50</td>
<td>$296.86</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td></td>
<td>$214.98</td>
<td>$347.60</td>
<td>$186.88</td>
<td>$319.50</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td></td>
<td>$214.98</td>
<td>$313.21</td>
<td>$186.88</td>
<td>$285.11</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td></td>
<td>$214.98</td>
<td>$293.57</td>
<td>$186.88</td>
<td>$265.47</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td></td>
<td>$161.23</td>
<td>$220.18</td>
<td>$140.16</td>
<td>$199.10</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td></td>
<td>$128.99</td>
<td>$178.10</td>
<td>$112.13</td>
<td>$161.24</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td></td>
<td>$85.99</td>
<td>$115.46</td>
<td>$74.75</td>
<td>$104.22</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td></td>
<td>$0.00</td>
<td>$9.82</td>
<td>$0.00</td>
<td>$9.82</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section 5) to the use value of the trees.
### Table 5: Worksheet for estimating the use value of orchard land in Washington

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

Estimates apply to tax-year 2001

#### 1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Processed Fruit</th>
<th>Percent of Total</th>
<th>Fresh Fruit</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
<tr>
<td>1993</td>
<td>$89.78</td>
<td>1.00</td>
<td>($89.78)</td>
<td>0.80</td>
</tr>
</tbody>
</table>

#### 3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $39.51
- c) Net return attributable to trees only (3a - 3b) /8/ ($8.07)

#### 5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0060
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1115
- f) "Other" Orchard Capitalization Rate 0.1282

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($57.87)</td>
<td>$699.87</td>
<td>($50.34)</td>
<td>$707.39</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($72.33)</td>
<td>$609.63</td>
<td>($62.93)</td>
<td>$619.03</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($72.33)</td>
<td>$432.82</td>
<td>($62.93)</td>
<td>$442.23</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($72.33)</td>
<td>$331.79</td>
<td>($62.93)</td>
<td>$341.19</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($54.25)</td>
<td>$248.84</td>
<td>($47.20)</td>
<td>$255.90</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($43.40)</td>
<td>$209.18</td>
<td>($37.76)</td>
<td>$214.82</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($28.93)</td>
<td>$122.61</td>
<td>($25.17)</td>
<td>$126.37</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$50.52</td>
<td>$0.00</td>
<td>$50.52</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Waynesboro 14/ .

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

Estimates apply to tax-year 2001

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($840.49)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $34.62
b) Net return attributable to land only (class III) /4/ ($3.18)
c) Net return attributable to trees only (3a - 3b) ($3.18)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0083
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1139
f) "Other" Orchard Capitalization Rate 0.1306

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>Apple Orchard</th>
<th>Trees Only /8/</th>
<th>Trees and Land /8/</th>
<th>Other Orchard</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($22.36)</td>
<td>$622.02</td>
<td>($19.51)</td>
<td>$624.87</td>
<td></td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($27.95)</td>
<td>$551.99</td>
<td>($24.38)</td>
<td>$555.56</td>
<td></td>
<td></td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($27.95)</td>
<td>$401.63</td>
<td>($24.38)</td>
<td>$405.20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($27.95)</td>
<td>$315.72</td>
<td>($24.38)</td>
<td>$319.28</td>
<td></td>
<td></td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($20.04)</td>
<td>$236.79</td>
<td>($18.29)</td>
<td>$239.46</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($16.77)</td>
<td>$198.02</td>
<td>($14.63)</td>
<td>$200.16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($11.18)</td>
<td>$117.70</td>
<td>($9.75)</td>
<td>$119.12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$42.96</td>
<td>$0.00</td>
<td>$42.96</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

Table 5:87
Table 5: Worksheet for estimating the use value of orchard land in Westmoreland

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


- a) 1999 /2/ ($108.20)
- b) 1998 ($59.80)
- c) 1997 ($46.81)
- d) 1996 $88.77
- e) 1995 $88.77
- f) 1994 $86.25
- g) 1993 $89.28

3. Net Returns

- a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
- b) Net return attributable to land only (class III) /4/ $44.69
- c) Net return attributable to trees only (3a - 3b) /4/ ($13.25)

5. Capitalization Rate

- a) Interest Rate 0.0723
- b) Property Tax 0.0058
- c) Depreciation of Apple Trees /5/ 0.0333
- d) Depreciation of "Other" Trees /6/ 0.0500
- e) Apple Orchard Capitalization Rate 0.1113
- f) "Other" Orchard Capitalization Rate 0.1280

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>($95.20)</td>
<td>($82.81)</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($119.01)</td>
<td>($103.51)</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($119.01)</td>
<td>($103.51)</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($119.01)</td>
<td>($103.51)</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($89.25)</td>
<td>($77.63)</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($71.40)</td>
<td>($62.11)</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($47.60)</td>
<td>($41.40)</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in Winchester 19/.

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $16.49
c) Net return attributable to trees only (3a - 3b) $14.95

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0056
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1112
f) "Other" Orchard Capitalization Rate 0.1278

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPLE ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
<th>&quot;OTHER&quot; ORCHARD Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$107.58</td>
<td>$425.48</td>
<td>$93.55</td>
<td>$411.45</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$134.48</td>
<td>$420.58</td>
<td>$116.94</td>
<td>$403.05</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$134.48</td>
<td>$346.41</td>
<td>$116.94</td>
<td>$328.87</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$134.48</td>
<td>$304.02</td>
<td>$116.94</td>
<td>$286.49</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$100.86</td>
<td>$228.02</td>
<td>$87.71</td>
<td>$214.87</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$80.69</td>
<td>$186.65</td>
<td>$70.17</td>
<td>$176.13</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$53.79</td>
<td>$117.37</td>
<td>$46.78</td>
<td>$110.36</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$21.19</td>
<td>$0.00</td>
<td>$21.19</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5:89
Table 5: Worksheet for estimating the use value of orchard land in Wythe.

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


1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total /1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total /1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


a) 1999 /2/ ($108.20)
b) 1998 ($59.80)
c) 1997 ($46.81)
d) 1996 $88.77
e) 1995 $88.77
f) 1994 $86.25
g) 1993 $89.28

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a through 2g) /3/ $31.44
b) Net return attributable to land only (class III) /4/ $32.59
c) Net return attributable to trees only (3a - 3b) /4/ ($1.15)

5. Capitalization Rate

a) Interest Rate 0.0723
b) Property Tax 0.0049
c) Depreciation of Apple Trees /5/ 0.0333
d) Depreciation of "Other" Trees /6/ 0.0500
e) Apple Orchard Capitalization Rate 0.1105
f) "Other" Orchard Capitalization Rate 0.1272

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index /7/</th>
<th>APPL?E ORCHARD</th>
<th>&quot;OTHER&quot; ORCHARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Trees Only</td>
<td>Trees and Land /8/</td>
<td>Trees Only</td>
</tr>
<tr>
<td>I</td>
<td>0.80</td>
<td>($8.32)</td>
<td>$625.14</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>($10.40)</td>
<td>$559.72</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>($10.40)</td>
<td>$411.91</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>($10.40)</td>
<td>$327.44</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>($7.80)</td>
<td>$245.58</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>($6.24)</td>
<td>$204.91</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>($4.16)</td>
<td>$122.53</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$42.23</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.
4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).
5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.
6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.
7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to the land.
8/ The use value of trees and land is determined by adding the appropriate without-risk-use-value (see Table 3 - Section 5) to the use value of the trees.
Table 5: Worksheet for estimating the use value of orchard land in York

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

Estimates apply to tax-year 2001

1. Estimated net returns (loss) per acre applicable to tax-year 2001 (see Table 4 for more detail).

<table>
<thead>
<tr>
<th>Age of Trees</th>
<th>Processed Fruit</th>
<th>Percent of Total 1/</th>
<th>Fresh Fruit</th>
<th>Percent of Total 1/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-production aged trees (1 - 4 years)</td>
<td>($1,345.97)</td>
<td>7.0%</td>
<td>($1,432.37)</td>
<td>3.0%</td>
</tr>
<tr>
<td>Early-production aged trees (5 - 10 years)</td>
<td>($719.41)</td>
<td>17.5%</td>
<td>($1,042.69)</td>
<td>7.5%</td>
</tr>
<tr>
<td>Full-production aged trees (11 - 25 years)</td>
<td>$579.08</td>
<td>35.0%</td>
<td>($44.49)</td>
<td>15.0%</td>
</tr>
<tr>
<td>Late-production aged trees (26 - 30 years)</td>
<td>$156.58</td>
<td>10.5%</td>
<td>($136.26)</td>
<td>4.5%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Year</th>
<th>Net Return</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>($108.20)</td>
</tr>
<tr>
<td>1998</td>
<td>($59.80)</td>
</tr>
<tr>
<td>1997</td>
<td>($46.81)</td>
</tr>
<tr>
<td>1996</td>
<td>$88.77</td>
</tr>
<tr>
<td>1995</td>
<td>$88.77</td>
</tr>
<tr>
<td>1994</td>
<td>$86.25</td>
</tr>
<tr>
<td>1993</td>
<td>$89.28</td>
</tr>
</tbody>
</table>

3. Net Returns

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Net return to trees and land (&quot;olympic&quot; average of 2a through 2g) /3/</td>
<td>$31.44</td>
</tr>
<tr>
<td>b) Net return attributable to land only (class III) /4/</td>
<td>$30.41</td>
</tr>
<tr>
<td>c) Net return attributable to trees only (3a - 3b)</td>
<td>$1.03</td>
</tr>
</tbody>
</table>

5. Capitalization Rate

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Interest Rate</td>
<td>0.0723</td>
</tr>
<tr>
<td>b) Property Tax</td>
<td>0.0074</td>
</tr>
<tr>
<td>c) Depreciation of Apple Trees /5/</td>
<td>0.0333</td>
</tr>
<tr>
<td>d) Depreciation of &quot;Other&quot; Trees /6/</td>
<td>0.0500</td>
</tr>
<tr>
<td>e) Apple Orchard Capitalization Rate</td>
<td>0.1130</td>
</tr>
<tr>
<td>f) &quot;Other&quot; Orchard Capitalization Rate</td>
<td>0.1296</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Orchard Index 7/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
<th>Trees Only</th>
<th>Trees and Land /8/</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>0.80</td>
<td>$7.33</td>
<td>$580.08</td>
<td>$6.38</td>
<td>$579.14</td>
</tr>
<tr>
<td>II</td>
<td>1.00</td>
<td>$9.16</td>
<td>$524.63</td>
<td>$7.98</td>
<td>$523.46</td>
</tr>
<tr>
<td>III</td>
<td>1.00</td>
<td>$9.16</td>
<td>$390.99</td>
<td>$7.98</td>
<td>$389.81</td>
</tr>
<tr>
<td>IV</td>
<td>1.00</td>
<td>$9.16</td>
<td>$314.63</td>
<td>$7.98</td>
<td>$313.45</td>
</tr>
<tr>
<td>V</td>
<td>0.75</td>
<td>$6.87</td>
<td>$235.97</td>
<td>$5.99</td>
<td>$235.09</td>
</tr>
<tr>
<td>VI</td>
<td>0.60</td>
<td>$5.50</td>
<td>$196.41</td>
<td>$4.79</td>
<td>$195.71</td>
</tr>
<tr>
<td>VII</td>
<td>0.40</td>
<td>$3.66</td>
<td>$118.21</td>
<td>$3.19</td>
<td>$117.74</td>
</tr>
<tr>
<td>VIII</td>
<td>0.00</td>
<td>$0.00</td>
<td>$38.18</td>
<td>$0.00</td>
<td>$38.18</td>
</tr>
</tbody>
</table>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late production.
2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.
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