

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

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$16.17</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$16.17)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0041</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1099</u>
f) "Other" Orchard Capitalization Rate	<u>0.1266</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$117.69)</u>	<u>\$199.06</u>	<u>(\$102.20)</u>	<u>\$214.56</u>
II	1.00	<u>(\$147.12)</u>	<u>\$137.96</u>	<u>(\$127.74)</u>	<u>\$157.33</u>
III	1.00	<u>(\$147.12)</u>	<u>\$64.05</u>	<u>(\$127.74)</u>	<u>\$83.43</u>
IV	1.00	<u>(\$147.12)</u>	<u>\$21.82</u>	<u>(\$127.74)</u>	<u>\$41.19</u>
V	0.75	<u>(\$110.34)</u>	<u>\$16.36</u>	<u>(\$95.81)</u>	<u>\$30.89</u>
VI	0.60	<u>(\$88.27)</u>	<u>\$17.31</u>	<u>(\$76.65)</u>	<u>\$28.94</u>
VII	0.40	<u>(\$58.85)</u>	<u>\$4.50</u>	<u>(\$51.10)</u>	<u>\$12.25</u>
VIII	0.00	<u>\$0.00</u>	<u>\$21.12</u>	<u>\$0.00</u>	<u>\$21.12</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$30.85</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$30.85)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1118</u>
f) "Other" Orchard Capitalization Rate	<u>0.1284</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$220.81)</u>	<u>\$369.14</u>	<u>(\$192.16)</u>	<u>\$397.79</u>
II	1.00	<u>(\$276.01)</u>	<u>\$254.94</u>	<u>(\$240.19)</u>	<u>\$290.76</u>
III	1.00	<u>(\$276.01)</u>	<u>\$117.29</u>	<u>(\$240.19)</u>	<u>\$153.10</u>
IV	1.00	<u>(\$276.01)</u>	<u>\$38.63</u>	<u>(\$240.19)</u>	<u>\$74.44</u>
V	0.75	<u>(\$207.01)</u>	<u>\$28.97</u>	<u>(\$180.15)</u>	<u>\$55.83</u>
VI	0.60	<u>(\$165.61)</u>	<u>\$31.04</u>	<u>(\$144.12)</u>	<u>\$52.53</u>
VII	0.40	<u>(\$110.40)</u>	<u>\$7.59</u>	<u>(\$96.08)</u>	<u>\$21.91</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.33</u>	<u>\$0.00</u>	<u>\$39.33</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.39</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.39)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0069</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1127</u>
f) "Other" Orchard Capitalization Rate	<u>0.1293</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$38.28)</u>	<u>\$63.65</u>	<u>(\$33.35)</u>	<u>\$68.58</u>
II	1.00	<u>(\$47.85)</u>	<u>\$43.89</u>	<u>(\$41.68)</u>	<u>\$50.05</u>
III	1.00	<u>(\$47.85)</u>	<u>\$20.10</u>	<u>(\$41.68)</u>	<u>\$26.27</u>
IV	1.00	<u>(\$47.85)</u>	<u>\$6.51</u>	<u>(\$41.68)</u>	<u>\$12.68</u>
V	0.75	<u>(\$35.89)</u>	<u>\$4.89</u>	<u>(\$31.26)</u>	<u>\$9.51</u>
VI	0.60	<u>(\$28.71)</u>	<u>\$5.27</u>	<u>(\$25.01)</u>	<u>\$8.97</u>
VII	0.40	<u>(\$19.14)</u>	<u>\$1.25</u>	<u>(\$16.67)</u>	<u>\$3.71</u>
VIII	0.00	<u>\$0.00</u>	<u>\$6.80</u>	<u>\$0.00</u>	<u>\$6.80</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$16.18</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$16.18)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0058</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1116</u>
f) "Other" Orchard Capitalization Rate	<u>0.1283</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$116.03)</u>	<u>\$194.19</u>	<u>(\$100.95)</u>	<u>\$209.27</u>
II	1.00	<u>(\$145.03)</u>	<u>\$134.16</u>	<u>(\$126.18)</u>	<u>\$153.01</u>
III	1.00	<u>(\$145.03)</u>	<u>\$61.78</u>	<u>(\$126.18)</u>	<u>\$80.63</u>
IV	1.00	<u>(\$145.03)</u>	<u>\$20.42</u>	<u>(\$126.18)</u>	<u>\$39.26</u>
V	0.75	<u>(\$108.77)</u>	<u>\$15.31</u>	<u>(\$94.64)</u>	<u>\$29.45</u>
VI	0.60	<u>(\$87.02)</u>	<u>\$16.39</u>	<u>(\$75.71)</u>	<u>\$27.70</u>
VII	0.40	<u>(\$58.01)</u>	<u>\$4.03</u>	<u>(\$50.47)</u>	<u>\$11.57</u>
VIII	0.00	<u>\$0.00</u>	<u>\$20.68</u>	<u>\$0.00</u>	<u>\$20.68</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$30.07</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$30.07)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0047</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1105</u>
f) "Other" Orchard Capitalization Rate	<u>0.1272</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$217.68)</u>	<u>\$366.75</u>	<u>(\$189.16)</u>	<u>\$395.27</u>
II	1.00	<u>(\$272.10)</u>	<u>\$253.88</u>	<u>(\$236.44)</u>	<u>\$289.54</u>
III	1.00	<u>(\$272.10)</u>	<u>\$117.52</u>	<u>(\$236.44)</u>	<u>\$153.17</u>
IV	1.00	<u>(\$272.10)</u>	<u>\$39.59</u>	<u>(\$236.44)</u>	<u>\$75.25</u>
V	0.75	<u>(\$204.08)</u>	<u>\$29.69</u>	<u>(\$177.33)</u>	<u>\$56.44</u>
VI	0.60	<u>(\$163.26)</u>	<u>\$31.55</u>	<u>(\$141.87)</u>	<u>\$52.94</u>
VII	0.40	<u>(\$108.84)</u>	<u>\$8.04</u>	<u>(\$94.58)</u>	<u>\$22.31</u>
VIII	0.00	<u>\$0.00</u>	<u>\$38.96</u>	<u>\$0.00</u>	<u>\$38.96</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$6.47</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$6.47)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0046</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1104</u>
f) "Other" Orchard Capitalization Rate	<u>0.1270</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$46.89)</u>	<u>\$79.07</u>	<u>(\$40.73)</u>	<u>\$85.22</u>
II	1.00	<u>(\$58.61)</u>	<u>\$54.75</u>	<u>(\$50.92)</u>	<u>\$62.44</u>
III	1.00	<u>(\$58.61)</u>	<u>\$25.36</u>	<u>(\$50.92)</u>	<u>\$33.05</u>
IV	1.00	<u>(\$58.61)</u>	<u>\$8.57</u>	<u>(\$50.92)</u>	<u>\$16.26</u>
V	0.75	<u>(\$43.96)</u>	<u>\$6.43</u>	<u>(\$38.19)</u>	<u>\$12.19</u>
VI	0.60	<u>(\$35.16)</u>	<u>\$6.82</u>	<u>(\$30.55)</u>	<u>\$11.44</u>
VII	0.40	<u>(\$23.44)</u>	<u>\$1.75</u>	<u>(\$20.37)</u>	<u>\$4.82</u>
VIII	0.00	<u>\$0.00</u>	<u>\$8.40</u>	<u>\$0.00</u>	<u>\$8.40</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Augusta

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$23.49</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$23.49)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1108</u>
f) "Other" Orchard Capitalization Rate	<u>0.1275</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$169.52)</u>	<u>\$285.01</u>	<u>(\$147.36)</u>	<u>\$307.17</u>
II	1.00	<u>(\$211.90)</u>	<u>\$197.18</u>	<u>(\$184.20)</u>	<u>\$224.88</u>
III	1.00	<u>(\$211.90)</u>	<u>\$91.12</u>	<u>(\$184.20)</u>	<u>\$118.82</u>
IV	1.00	<u>(\$211.90)</u>	<u>\$30.52</u>	<u>(\$184.20)</u>	<u>\$58.22</u>
V	0.75	<u>(\$158.92)</u>	<u>\$22.89</u>	<u>(\$138.15)</u>	<u>\$43.66</u>
VI	0.60	<u>(\$127.14)</u>	<u>\$24.37</u>	<u>(\$110.52)</u>	<u>\$40.99</u>
VII	0.40	<u>(\$84.76)</u>	<u>\$6.15</u>	<u>(\$73.68)</u>	<u>\$17.23</u>
VIII	0.00	<u>\$0.00</u>	<u>\$30.30</u>	<u>\$0.00</u>	<u>\$30.30</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.10</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$10.10)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1108</u>
f) "Other" Orchard Capitalization Rate	<u>0.1275</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$72.88)</u>	<u>\$122.56</u>	<u>(\$63.35)</u>	<u>\$132.08</u>
II	1.00	<u>(\$91.10)</u>	<u>\$84.79</u>	<u>(\$79.19)</u>	<u>\$96.70</u>
III	1.00	<u>(\$91.10)</u>	<u>\$39.19</u>	<u>(\$79.19)</u>	<u>\$51.10</u>
IV	1.00	<u>(\$91.10)</u>	<u>\$13.13</u>	<u>(\$79.19)</u>	<u>\$25.04</u>
V	0.75	<u>(\$68.32)</u>	<u>\$9.85</u>	<u>(\$59.39)</u>	<u>\$18.78</u>
VI	0.60	<u>(\$54.66)</u>	<u>\$10.49</u>	<u>(\$47.51)</u>	<u>\$17.63</u>
VII	0.40	<u>(\$36.44)</u>	<u>\$2.65</u>	<u>(\$31.68)</u>	<u>\$7.41</u>
VIII	0.00	<u>\$0.00</u>	<u>\$13.03</u>	<u>\$0.00</u>	<u>\$13.03</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$31.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$31.37)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0058</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1116</u>
f) "Other" Orchard Capitalization Rate	<u>0.1283</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$224.88)</u>	<u>\$376.36</u>	<u>(\$195.66)</u>	<u>\$405.58</u>
II	1.00	<u>(\$281.10)</u>	<u>\$260.02</u>	<u>(\$244.57)</u>	<u>\$296.54</u>
III	1.00	<u>(\$281.10)</u>	<u>\$119.73</u>	<u>(\$244.57)</u>	<u>\$156.25</u>
IV	1.00	<u>(\$281.10)</u>	<u>\$39.56</u>	<u>(\$244.57)</u>	<u>\$76.09</u>
V	0.75	<u>(\$210.83)</u>	<u>\$29.67</u>	<u>(\$183.43)</u>	<u>\$57.07</u>
VI	0.60	<u>(\$168.66)</u>	<u>\$31.75</u>	<u>(\$146.74)</u>	<u>\$53.67</u>
VII	0.40	<u>(\$112.44)</u>	<u>\$7.81</u>	<u>(\$97.83)</u>	<u>\$22.42</u>
VIII	0.00	<u>\$0.00</u>	<u>\$40.08</u>	<u>\$0.00</u>	<u>\$40.08</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$20.51</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.51)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1121</u>
f) "Other" Orchard Capitalization Rate	<u>0.1288</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$146.31)</u>	<u>\$244.08</u>	<u>(\$127.38)</u>	<u>\$263.01</u>
II	1.00	<u>(\$182.89)</u>	<u>\$168.46</u>	<u>(\$159.22)</u>	<u>\$192.13</u>
III	1.00	<u>(\$182.89)</u>	<u>\$77.37</u>	<u>(\$159.22)</u>	<u>\$101.04</u>
IV	1.00	<u>(\$182.89)</u>	<u>\$25.32</u>	<u>(\$159.22)</u>	<u>\$48.99</u>
V	0.75	<u>(\$137.17)</u>	<u>\$18.99</u>	<u>(\$119.42)</u>	<u>\$36.74</u>
VI	0.60	<u>(\$109.73)</u>	<u>\$20.40</u>	<u>(\$95.53)</u>	<u>\$34.60</u>
VII	0.40	<u>(\$73.16)</u>	<u>\$4.92</u>	<u>(\$63.69)</u>	<u>\$14.39</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.03</u>	<u>\$0.00</u>	<u>\$26.03</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Buena Vista 21/

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.20</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.20)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0080</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1138</u>
f) "Other" Orchard Capitalization Rate	<u>0.1304</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$106.86)</u>	<u>\$176.53</u>	<u>(\$93.21)</u>	<u>\$190.19</u>
II	1.00	<u>(\$133.58)</u>	<u>\$121.48</u>	<u>(\$116.51)</u>	<u>\$138.55</u>
III	1.00	<u>(\$133.58)</u>	<u>\$55.35</u>	<u>(\$116.51)</u>	<u>\$72.42</u>
IV	1.00	<u>(\$133.58)</u>	<u>\$17.57</u>	<u>(\$116.51)</u>	<u>\$34.63</u>
V	0.75	<u>(\$100.18)</u>	<u>\$13.17</u>	<u>(\$87.38)</u>	<u>\$25.98</u>
VI	0.60	<u>(\$80.15)</u>	<u>\$14.32</u>	<u>(\$69.91)</u>	<u>\$24.56</u>
VII	0.40	<u>(\$53.43)</u>	<u>\$3.25</u>	<u>(\$46.60)</u>	<u>\$10.07</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.89</u>	<u>\$0.00</u>	<u>\$18.89</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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.

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.12</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.12)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0046</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1104</u>
f) "Other" Orchard Capitalization Rate	<u>0.1271</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$87.82)</u>	<u>\$148.08</u>	<u>(\$76.30)</u>	<u>\$159.60</u>
II	1.00	<u>(\$109.78)</u>	<u>\$102.53</u>	<u>(\$95.38)</u>	<u>\$116.93</u>
III	1.00	<u>(\$109.78)</u>	<u>\$47.49</u>	<u>(\$95.38)</u>	<u>\$61.89</u>
IV	1.00	<u>(\$109.78)</u>	<u>\$16.04</u>	<u>(\$95.38)</u>	<u>\$30.44</u>
V	0.75	<u>(\$82.33)</u>	<u>\$12.03</u>	<u>(\$71.53)</u>	<u>\$22.83</u>
VI	0.60	<u>(\$65.87)</u>	<u>\$12.77</u>	<u>(\$57.23)</u>	<u>\$21.41</u>
VII	0.40	<u>(\$43.91)</u>	<u>\$3.27</u>	<u>(\$38.15)</u>	<u>\$9.03</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.73</u>	<u>\$0.00</u>	<u>\$15.73</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$28.75</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$28.75)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1118</u>
f) "Other" Orchard Capitalization Rate	<u>0.1284</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$205.82)</u>	<u>\$344.10</u>	<u>(\$179.11)</u>	<u>\$370.81</u>
II	1.00	<u>(\$257.27)</u>	<u>\$237.65</u>	<u>(\$223.88)</u>	<u>\$271.04</u>
III	1.00	<u>(\$257.27)</u>	<u>\$109.34</u>	<u>(\$223.88)</u>	<u>\$142.73</u>
IV	1.00	<u>(\$257.27)</u>	<u>\$36.02</u>	<u>(\$223.88)</u>	<u>\$69.40</u>
V	0.75	<u>(\$192.95)</u>	<u>\$27.01</u>	<u>(\$167.91)</u>	<u>\$52.05</u>
VI	0.60	<u>(\$154.36)</u>	<u>\$28.94</u>	<u>(\$134.33)</u>	<u>\$48.97</u>
VII	0.40	<u>(\$102.91)</u>	<u>\$7.07</u>	<u>(\$89.55)</u>	<u>\$20.43</u>
VIII	0.00	<u>\$0.00</u>	<u>\$36.66</u>	<u>\$0.00</u>	<u>\$36.66</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$37.19</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$37.19)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0121</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1179</u>
f) "Other" Orchard Capitalization Rate	<u>0.1346</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$252.26)</u>	<u>\$407.08</u>	<u>(\$221.02)</u>	<u>\$438.32</u>
II	1.00	<u>(\$315.32)</u>	<u>\$278.08</u>	<u>(\$276.28)</u>	<u>\$317.13</u>
III	1.00	<u>(\$315.32)</u>	<u>\$124.24</u>	<u>(\$276.28)</u>	<u>\$163.28</u>
IV	1.00	<u>(\$315.32)</u>	<u>\$36.33</u>	<u>(\$276.28)</u>	<u>\$75.37</u>
V	0.75	<u>(\$236.49)</u>	<u>\$27.24</u>	<u>(\$207.21)</u>	<u>\$56.53</u>
VI	0.60	<u>(\$189.19)</u>	<u>\$30.59</u>	<u>(\$165.77)</u>	<u>\$54.01</u>
VII	0.40	<u>(\$126.13)</u>	<u>\$5.74</u>	<u>(\$110.51)</u>	<u>\$21.36</u>
VIII	0.00	<u>\$0.00</u>	<u>\$43.96</u>	<u>\$0.00</u>	<u>\$43.96</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Chesterfield 17/

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$30.07</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$30.07)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0102</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1160</u>
f) "Other" Orchard Capitalization Rate	<u>0.1327</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$207.42)</u>	<u>\$338.33</u>	<u>(\$181.36)</u>	<u>\$364.39</u>
II	1.00	<u>(\$259.27)</u>	<u>\$231.90</u>	<u>(\$226.69)</u>	<u>\$264.48</u>
III	1.00	<u>(\$259.27)</u>	<u>\$104.56</u>	<u>(\$226.69)</u>	<u>\$137.14</u>
IV	1.00	<u>(\$259.27)</u>	<u>\$31.80</u>	<u>(\$226.69)</u>	<u>\$64.37</u>
V	0.75	<u>(\$194.45)</u>	<u>\$23.85</u>	<u>(\$170.02)</u>	<u>\$48.28</u>
VI	0.60	<u>(\$155.56)</u>	<u>\$26.35</u>	<u>(\$136.02)</u>	<u>\$45.90</u>
VII	0.40	<u>(\$103.71)</u>	<u>\$5.44</u>	<u>(\$90.68)</u>	<u>\$18.47</u>
VIII	0.00	<u>\$0.00</u>	<u>\$36.38</u>	<u>\$0.00</u>	<u>\$36.38</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Clarke

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.18</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.18)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0075</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1133</u>
f) "Other" Orchard Capitalization Rate	<u>0.1300</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$107.17)</u>	<u>\$177.50</u>	<u>(\$93.43)</u>	<u>\$191.24</u>
II	1.00	<u>(\$133.97)</u>	<u>\$122.24</u>	<u>(\$116.79)</u>	<u>\$139.42</u>
III	1.00	<u>(\$133.97)</u>	<u>\$55.82</u>	<u>(\$116.79)</u>	<u>\$72.99</u>
IV	1.00	<u>(\$133.97)</u>	<u>\$17.86</u>	<u>(\$116.79)</u>	<u>\$35.04</u>
V	0.75	<u>(\$100.48)</u>	<u>\$13.40</u>	<u>(\$87.59)</u>	<u>\$26.28</u>
VI	0.60	<u>(\$80.38)</u>	<u>\$14.51</u>	<u>(\$70.08)</u>	<u>\$24.82</u>
VII	0.40	<u>(\$53.59)</u>	<u>\$3.35</u>	<u>(\$46.72)</u>	<u>\$10.22</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.98</u>	<u>\$0.00</u>	<u>\$18.98</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$25.63</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$25.63)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0070</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1128</u>
f) "Other" Orchard Capitalization Rate	<u>0.1295</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$181.73)</u>	<u>\$301.88</u>	<u>(\$158.34)</u>	<u>\$325.27</u>
II	1.00	<u>(\$227.16)</u>	<u>\$208.09</u>	<u>(\$197.93)</u>	<u>\$237.32</u>
III	1.00	<u>(\$227.16)</u>	<u>\$95.24</u>	<u>(\$197.93)</u>	<u>\$124.48</u>
IV	1.00	<u>(\$227.16)</u>	<u>\$30.76</u>	<u>(\$197.93)</u>	<u>\$60.00</u>
V	0.75	<u>(\$170.37)</u>	<u>\$23.07</u>	<u>(\$148.45)</u>	<u>\$45.00</u>
VI	0.60	<u>(\$136.30)</u>	<u>\$24.91</u>	<u>(\$118.76)</u>	<u>\$42.45</u>
VII	0.40	<u>(\$90.87)</u>	<u>\$5.86</u>	<u>(\$79.17)</u>	<u>\$17.55</u>
VIII	0.00	<u>\$0.00</u>	<u>\$32.24</u>	<u>\$0.00</u>	<u>\$32.24</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.07</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.07)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0040</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1098</u>
f) "Other" Orchard Capitalization Rate	<u>0.1264</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$87.97)</u>	<u>\$148.92</u>	<u>(\$76.37)</u>	<u>\$160.52</u>
II	1.00	<u>(\$109.96)</u>	<u>\$103.24</u>	<u>(\$95.47)</u>	<u>\$117.74</u>
III	1.00	<u>(\$109.96)</u>	<u>\$47.96</u>	<u>(\$95.47)</u>	<u>\$62.46</u>
IV	1.00	<u>(\$109.96)</u>	<u>\$16.38</u>	<u>(\$95.47)</u>	<u>\$30.88</u>
V	0.75	<u>(\$82.47)</u>	<u>\$12.28</u>	<u>(\$71.60)</u>	<u>\$23.16</u>
VI	0.60	<u>(\$65.98)</u>	<u>\$12.99</u>	<u>(\$57.28)</u>	<u>\$21.68</u>
VII	0.40	<u>(\$43.99)</u>	<u>\$3.39</u>	<u>(\$38.19)</u>	<u>\$9.19</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.79</u>	<u>\$0.00</u>	<u>\$15.79</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.53</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$14.53)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0065</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1123</u>
f) "Other" Orchard Capitalization Rate	<u>0.1290</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$103.47)</u>	<u>\$172.41</u>	<u>(\$90.10)</u>	<u>\$185.79</u>
II	1.00	<u>(\$129.34)</u>	<u>\$118.96</u>	<u>(\$112.63)</u>	<u>\$135.67</u>
III	1.00	<u>(\$129.34)</u>	<u>\$54.59</u>	<u>(\$112.63)</u>	<u>\$71.30</u>
IV	1.00	<u>(\$129.34)</u>	<u>\$17.80</u>	<u>(\$112.63)</u>	<u>\$34.51</u>
V	0.75	<u>(\$97.00)</u>	<u>\$13.35</u>	<u>(\$84.47)</u>	<u>\$25.89</u>
VI	0.60	<u>(\$77.60)</u>	<u>\$14.36</u>	<u>(\$67.58)</u>	<u>\$24.39</u>
VII	0.40	<u>(\$51.74)</u>	<u>\$3.44</u>	<u>(\$45.05)</u>	<u>\$10.13</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.39</u>	<u>\$0.00</u>	<u>\$18.39</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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, Coastal PI

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$25.78</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$25.78)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0064</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1122</u>
f) "Other" Orchard Capitalization Rate	<u>0.1289</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$183.72)</u>	<u>\$306.29</u>	<u>(\$159.97)</u>	<u>\$330.05</u>
II	1.00	<u>(\$229.66)</u>	<u>\$211.36</u>	<u>(\$199.96)</u>	<u>\$241.05</u>
III	1.00	<u>(\$229.66)</u>	<u>\$97.02</u>	<u>(\$199.96)</u>	<u>\$126.72</u>
IV	1.00	<u>(\$229.66)</u>	<u>\$31.69</u>	<u>(\$199.96)</u>	<u>\$61.38</u>
V	0.75	<u>(\$172.24)</u>	<u>\$23.76</u>	<u>(\$149.97)</u>	<u>\$46.03</u>
VI	0.60	<u>(\$137.79)</u>	<u>\$25.55</u>	<u>(\$119.98)</u>	<u>\$43.36</u>
VII	0.40	<u>(\$91.86)</u>	<u>\$6.14</u>	<u>(\$79.98)</u>	<u>\$18.02</u>
VIII	0.00	<u>\$0.00</u>	<u>\$32.67</u>	<u>\$0.00</u>	<u>\$32.67</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.72</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.72)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0064</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1122</u>
f) "Other" Orchard Capitalization Rate	<u>0.1289</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$112.06)</u>	<u>\$186.81</u>	<u>(\$97.57)</u>	<u>\$201.30</u>
II	1.00	<u>(\$140.07)</u>	<u>\$128.91</u>	<u>(\$121.96)</u>	<u>\$147.02</u>
III	1.00	<u>(\$140.07)</u>	<u>\$59.17</u>	<u>(\$121.96)</u>	<u>\$77.29</u>
IV	1.00	<u>(\$140.07)</u>	<u>\$19.33</u>	<u>(\$121.96)</u>	<u>\$37.44</u>
V	0.75	<u>(\$105.05)</u>	<u>\$14.49</u>	<u>(\$91.47)</u>	<u>\$28.08</u>
VI	0.60	<u>(\$84.04)</u>	<u>\$15.58</u>	<u>(\$73.18)</u>	<u>\$26.45</u>
VII	0.40	<u>(\$56.03)</u>	<u>\$3.75</u>	<u>(\$48.78)</u>	<u>\$10.99</u>
VIII	0.00	<u>\$0.00</u>	<u>\$19.92</u>	<u>\$0.00</u>	<u>\$19.92</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.73</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.73)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0108</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1166</u>
f) "Other" Orchard Capitalization Rate	<u>0.1332</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$128.52)</u>	<u>\$208.95</u>	<u>(\$112.45)</u>	<u>\$225.03</u>
II	1.00	<u>(\$160.65)</u>	<u>\$143.08</u>	<u>(\$140.56)</u>	<u>\$163.17</u>
III	1.00	<u>(\$160.65)</u>	<u>\$64.33</u>	<u>(\$140.56)</u>	<u>\$84.43</u>
IV	1.00	<u>(\$160.65)</u>	<u>\$19.33</u>	<u>(\$140.56)</u>	<u>\$39.43</u>
V	0.75	<u>(\$120.49)</u>	<u>\$14.50</u>	<u>(\$105.42)</u>	<u>\$29.57</u>
VI	0.60	<u>(\$96.39)</u>	<u>\$16.10</u>	<u>(\$84.33)</u>	<u>\$28.16</u>
VII	0.40	<u>(\$64.26)</u>	<u>\$3.23</u>	<u>(\$56.22)</u>	<u>\$11.27</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.50</u>	<u>\$0.00</u>	<u>\$22.50</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.39</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.39)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0091</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1149</u>
f) "Other" Orchard Capitalization Rate	<u>0.1315</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$86.32)</u>	<u>\$141.70</u>	<u>(\$75.38)</u>	<u>\$152.64</u>
II	1.00	<u>(\$107.90)</u>	<u>\$97.32</u>	<u>(\$94.23)</u>	<u>\$110.99</u>
III	1.00	<u>(\$107.90)</u>	<u>\$44.11</u>	<u>(\$94.23)</u>	<u>\$57.78</u>
IV	1.00	<u>(\$107.90)</u>	<u>\$13.71</u>	<u>(\$94.23)</u>	<u>\$27.38</u>
V	0.75	<u>(\$80.92)</u>	<u>\$10.28</u>	<u>(\$70.67)</u>	<u>\$20.54</u>
VI	0.60	<u>(\$64.74)</u>	<u>\$11.27</u>	<u>(\$56.54)</u>	<u>\$19.47</u>
VII	0.40	<u>(\$43.16)</u>	<u>\$2.44</u>	<u>(\$37.69)</u>	<u>\$7.91</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.20</u>	<u>\$0.00</u>	<u>\$15.20</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

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

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0055</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1113</u>
f) "Other" Orchard Capitalization Rate	<u>0.1279</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$160.77)</u>	<u>\$269.59</u>	<u>(\$139.82)</u>	<u>\$290.53</u>
II	1.00	<u>(\$200.96)</u>	<u>\$186.36</u>	<u>(\$174.78)</u>	<u>\$212.54</u>
III	1.00	<u>(\$200.96)</u>	<u>\$85.94</u>	<u>(\$174.78)</u>	<u>\$112.12</u>
IV	1.00	<u>(\$200.96)</u>	<u>\$28.56</u>	<u>(\$174.78)</u>	<u>\$54.74</u>
V	0.75	<u>(\$150.72)</u>	<u>\$21.42</u>	<u>(\$131.08)</u>	<u>\$41.06</u>
VI	0.60	<u>(\$120.57)</u>	<u>\$22.88</u>	<u>(\$104.87)</u>	<u>\$38.58</u>
VII	0.40	<u>(\$80.38)</u>	<u>\$5.69</u>	<u>(\$69.91)</u>	<u>\$16.16</u>
VIII	0.00	<u>\$0.00</u>	<u>\$28.69</u>	<u>\$0.00</u>	<u>\$28.69</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$7.54</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.54)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0056</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1114</u>
f) "Other" Orchard Capitalization Rate	<u>0.1281</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$54.10)</u>	<u>\$90.62</u>	<u>(\$47.06)</u>	<u>\$97.65</u>
II	1.00	<u>(\$67.62)</u>	<u>\$62.62</u>	<u>(\$58.82)</u>	<u>\$71.42</u>
III	1.00	<u>(\$67.62)</u>	<u>\$28.86</u>	<u>(\$58.82)</u>	<u>\$37.65</u>
IV	1.00	<u>(\$67.62)</u>	<u>\$9.56</u>	<u>(\$58.82)</u>	<u>\$18.36</u>
V	0.75	<u>(\$50.71)</u>	<u>\$7.17</u>	<u>(\$44.12)</u>	<u>\$13.77</u>
VI	0.60	<u>(\$40.57)</u>	<u>\$7.67</u>	<u>(\$35.29)</u>	<u>\$12.94</u>
VII	0.40	<u>(\$27.05)</u>	<u>\$1.89</u>	<u>(\$23.53)</u>	<u>\$5.41</u>
VIII	0.00	<u>\$0.00</u>	<u>\$9.65</u>	<u>\$0.00</u>	<u>\$9.65</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.02</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$10.02)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0048</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1106</u>
f) "Other" Orchard Capitalization Rate	<u>0.1272</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$72.50)</u>	<u>\$122.11</u>	<u>(\$63.01)</u>	<u>\$131.60</u>
II	1.00	<u>(\$90.63)</u>	<u>\$84.52</u>	<u>(\$78.76)</u>	<u>\$96.39</u>
III	1.00	<u>(\$90.63)</u>	<u>\$39.11</u>	<u>(\$78.76)</u>	<u>\$50.98</u>
IV	1.00	<u>(\$90.63)</u>	<u>\$13.16</u>	<u>(\$78.76)</u>	<u>\$25.03</u>
V	0.75	<u>(\$67.97)</u>	<u>\$9.87</u>	<u>(\$59.07)</u>	<u>\$18.78</u>
VI	0.60	<u>(\$54.38)</u>	<u>\$10.49</u>	<u>(\$47.26)</u>	<u>\$17.62</u>
VII	0.40	<u>(\$36.25)</u>	<u>\$2.67</u>	<u>(\$31.50)</u>	<u>\$7.42</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.97</u>	<u>\$0.00</u>	<u>\$12.97</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Franklin City 20/

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.96</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$24.96)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0084</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1142</u>
f) "Other" Orchard Capitalization Rate	<u>0.1309</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$174.84)</u>	<u>\$288.07</u>	<u>(\$152.58)</u>	<u>\$310.33</u>
II	1.00	<u>(\$218.55)</u>	<u>\$198.07</u>	<u>(\$190.72)</u>	<u>\$225.90</u>
III	1.00	<u>(\$218.55)</u>	<u>\$90.06</u>	<u>(\$190.72)</u>	<u>\$117.89</u>
IV	1.00	<u>(\$218.55)</u>	<u>\$28.34</u>	<u>(\$190.72)</u>	<u>\$56.16</u>
V	0.75	<u>(\$163.91)</u>	<u>\$21.25</u>	<u>(\$143.04)</u>	<u>\$42.12</u>
VI	0.60	<u>(\$131.13)</u>	<u>\$23.17</u>	<u>(\$114.43)</u>	<u>\$39.87</u>
VII	0.40	<u>(\$87.42)</u>	<u>\$5.16</u>	<u>(\$76.29)</u>	<u>\$16.29</u>
VIII	0.00	<u>\$0.00</u>	<u>\$30.86</u>	<u>\$0.00</u>	<u>\$30.86</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Frederick

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$9.00</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$9.00)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0055</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1113</u>
f) "Other" Orchard Capitalization Rate	<u>0.1279</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$64.73)</u>	<u>\$108.55</u>	<u>(\$56.29)</u>	<u>\$116.99</u>
II	1.00	<u>(\$80.91)</u>	<u>\$75.04</u>	<u>(\$70.37)</u>	<u>\$85.59</u>
III	1.00	<u>(\$80.91)</u>	<u>\$34.61</u>	<u>(\$70.37)</u>	<u>\$45.15</u>
IV	1.00	<u>(\$80.91)</u>	<u>\$11.51</u>	<u>(\$70.37)</u>	<u>\$22.05</u>
V	0.75	<u>(\$60.68)</u>	<u>\$8.63</u>	<u>(\$52.78)</u>	<u>\$16.54</u>
VI	0.60	<u>(\$48.55)</u>	<u>\$9.21</u>	<u>(\$42.22)</u>	<u>\$15.54</u>
VII	0.40	<u>(\$32.36)</u>	<u>\$2.29</u>	<u>(\$28.15)</u>	<u>\$6.51</u>
VIII	0.00	<u>\$0.00</u>	<u>\$11.55</u>	<u>\$0.00</u>	<u>\$11.55</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Fredericksburg 8/

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.74</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$21.74)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0112</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1170</u>
f) "Other" Orchard Capitalization Rate	<u>0.1337</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$148.62)</u>	<u>\$241.00</u>	<u>(\$130.09)</u>	<u>\$259.53</u>
II	1.00	<u>(\$185.77)</u>	<u>\$164.88</u>	<u>(\$162.62)</u>	<u>\$188.04</u>
III	1.00	<u>(\$185.77)</u>	<u>\$73.97</u>	<u>(\$162.62)</u>	<u>\$97.13</u>
IV	1.00	<u>(\$185.77)</u>	<u>\$22.02</u>	<u>(\$162.62)</u>	<u>\$45.18</u>
V	0.75	<u>(\$139.33)</u>	<u>\$16.52</u>	<u>(\$121.96)</u>	<u>\$33.88</u>
VI	0.60	<u>(\$111.46)</u>	<u>\$18.41</u>	<u>(\$97.57)</u>	<u>\$32.30</u>
VII	0.40	<u>(\$74.31)</u>	<u>\$3.61</u>	<u>(\$65.05)</u>	<u>\$12.88</u>
VIII	0.00	<u>\$0.00</u>	<u>\$25.97</u>	<u>\$0.00</u>	<u>\$25.97</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$20.52</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.52)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1115</u>
f) "Other" Orchard Capitalization Rate	<u>0.1281</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$147.29)</u>	<u>\$246.71</u>	<u>(\$128.13)</u>	<u>\$265.87</u>
II	1.00	<u>(\$184.11)</u>	<u>\$170.49</u>	<u>(\$160.16)</u>	<u>\$194.44</u>
III	1.00	<u>(\$184.11)</u>	<u>\$78.56</u>	<u>(\$160.16)</u>	<u>\$102.51</u>
IV	1.00	<u>(\$184.11)</u>	<u>\$26.02</u>	<u>(\$160.16)</u>	<u>\$49.97</u>
V	0.75	<u>(\$138.08)</u>	<u>\$19.52</u>	<u>(\$120.12)</u>	<u>\$37.48</u>
VI	0.60	<u>(\$110.47)</u>	<u>\$20.87</u>	<u>(\$96.10)</u>	<u>\$35.24</u>
VII	0.40	<u>(\$73.64)</u>	<u>\$5.16</u>	<u>(\$64.06)</u>	<u>\$14.74</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.27</u>	<u>\$0.00</u>	<u>\$26.27</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.41</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$21.41)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0086</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1144</u>
f) "Other" Orchard Capitalization Rate	<u>0.1311</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$149.71)</u>	<u>\$246.43</u>	<u>(\$130.68)</u>	<u>\$265.47</u>
II	1.00	<u>(\$187.14)</u>	<u>\$169.39</u>	<u>(\$163.34)</u>	<u>\$193.19</u>
III	1.00	<u>(\$187.14)</u>	<u>\$76.95</u>	<u>(\$163.34)</u>	<u>\$100.75</u>
IV	1.00	<u>(\$187.14)</u>	<u>\$24.14</u>	<u>(\$163.34)</u>	<u>\$47.93</u>
V	0.75	<u>(\$140.36)</u>	<u>\$18.10</u>	<u>(\$122.51)</u>	<u>\$35.95</u>
VI	0.60	<u>(\$112.29)</u>	<u>\$19.76</u>	<u>(\$98.01)</u>	<u>\$34.04</u>
VII	0.40	<u>(\$74.86)</u>	<u>\$4.37</u>	<u>(\$65.34)</u>	<u>\$13.89</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.41</u>	<u>\$0.00</u>	<u>\$26.41</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Goochland

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.47</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.47)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1121</u>
f) "Other" Orchard Capitalization Rate	<u>0.1287</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$131.86)</u>	<u>\$220.07</u>	<u>(\$114.79)</u>	<u>\$237.14</u>
II	1.00	<u>(\$164.83)</u>	<u>\$151.91</u>	<u>(\$143.48)</u>	<u>\$173.25</u>
III	1.00	<u>(\$164.83)</u>	<u>\$69.79</u>	<u>(\$143.48)</u>	<u>\$91.13</u>
IV	1.00	<u>(\$164.83)</u>	<u>\$22.87</u>	<u>(\$143.48)</u>	<u>\$44.21</u>
V	0.75	<u>(\$123.62)</u>	<u>\$17.15</u>	<u>(\$107.61)</u>	<u>\$33.16</u>
VI	0.60	<u>(\$98.90)</u>	<u>\$18.41</u>	<u>(\$86.09)</u>	<u>\$31.22</u>
VII	0.40	<u>(\$65.93)</u>	<u>\$4.46</u>	<u>(\$57.39)</u>	<u>\$12.99</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.46</u>	<u>\$0.00</u>	<u>\$23.46</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.16</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.16)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0070</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1128</u>
f) "Other" Orchard Capitalization Rate	<u>0.1294</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$128.81)</u>	<u>\$214.08</u>	<u>(\$112.23)</u>	<u>\$230.67</u>
II	1.00	<u>(\$161.02)</u>	<u>\$147.59</u>	<u>(\$140.28)</u>	<u>\$168.32</u>
III	1.00	<u>(\$161.02)</u>	<u>\$67.58</u>	<u>(\$140.28)</u>	<u>\$88.31</u>
IV	1.00	<u>(\$161.02)</u>	<u>\$21.86</u>	<u>(\$140.28)</u>	<u>\$42.60</u>
V	0.75	<u>(\$120.76)</u>	<u>\$16.39</u>	<u>(\$105.21)</u>	<u>\$31.95</u>
VI	0.60	<u>(\$96.61)</u>	<u>\$17.69</u>	<u>(\$84.17)</u>	<u>\$30.13</u>
VII	0.40	<u>(\$64.41)</u>	<u>\$4.17</u>	<u>(\$56.11)</u>	<u>\$12.47</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.86</u>	<u>\$0.00</u>	<u>\$22.86</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.00</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.00)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0030</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1088</u>
f) "Other" Orchard Capitalization Rate	<u>0.1255</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$132.35)</u>	<u>\$225.43</u>	<u>(\$114.77)</u>	<u>\$243.02</u>
II	1.00	<u>(\$165.43)</u>	<u>\$156.57</u>	<u>(\$143.46)</u>	<u>\$178.55</u>
III	1.00	<u>(\$165.43)</u>	<u>\$73.09</u>	<u>(\$143.46)</u>	<u>\$95.06</u>
IV	1.00	<u>(\$165.43)</u>	<u>\$25.38</u>	<u>(\$143.46)</u>	<u>\$47.36</u>
V	0.75	<u>(\$124.08)</u>	<u>\$19.04</u>	<u>(\$107.59)</u>	<u>\$35.52</u>
VI	0.60	<u>(\$99.26)</u>	<u>\$20.00</u>	<u>(\$86.07)</u>	<u>\$33.19</u>
VII	0.40	<u>(\$66.17)</u>	<u>\$5.38</u>	<u>(\$57.38)</u>	<u>\$14.17</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.85</u>	<u>\$0.00</u>	<u>\$23.85</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$28.30</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$28.30)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0119</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1177</u>
f) "Other" Orchard Capitalization Rate	<u>0.1344</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$192.33)</u>	<u>\$310.76</u>	<u>(\$168.47)</u>	<u>\$334.61</u>
II	1.00	<u>(\$240.41)</u>	<u>\$212.37</u>	<u>(\$210.59)</u>	<u>\$242.19</u>
III	1.00	<u>(\$240.41)</u>	<u>\$94.98</u>	<u>(\$210.59)</u>	<u>\$124.80</u>
IV	1.00	<u>(\$240.41)</u>	<u>\$27.90</u>	<u>(\$210.59)</u>	<u>\$57.72</u>
V	0.75	<u>(\$180.31)</u>	<u>\$20.93</u>	<u>(\$157.94)</u>	<u>\$43.29</u>
VI	0.60	<u>(\$144.25)</u>	<u>\$23.45</u>	<u>(\$126.35)</u>	<u>\$41.34</u>
VII	0.40	<u>(\$96.16)</u>	<u>\$4.45</u>	<u>(\$84.24)</u>	<u>\$16.38</u>
VIII	0.00	<u>\$0.00</u>	<u>\$33.54</u>	<u>\$0.00</u>	<u>\$33.54</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$26.89</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$26.89)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1121</u>
f) "Other" Orchard Capitalization Rate	<u>0.1288</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$191.96)</u>	<u>\$320.30</u>	<u>(\$167.11)</u>	<u>\$345.15</u>
II	1.00	<u>(\$239.94)</u>	<u>\$221.09</u>	<u>(\$208.88)</u>	<u>\$252.15</u>
III	1.00	<u>(\$239.94)</u>	<u>\$101.56</u>	<u>(\$208.88)</u>	<u>\$132.62</u>
IV	1.00	<u>(\$239.94)</u>	<u>\$33.26</u>	<u>(\$208.88)</u>	<u>\$64.32</u>
V	0.75	<u>(\$179.96)</u>	<u>\$24.95</u>	<u>(\$156.66)</u>	<u>\$48.24</u>
VI	0.60	<u>(\$143.97)</u>	<u>\$26.79</u>	<u>(\$125.33)</u>	<u>\$45.42</u>
VII	0.40	<u>(\$95.98)</u>	<u>\$6.47</u>	<u>(\$83.55)</u>	<u>\$18.90</u>
VIII	0.00	<u>\$0.00</u>	<u>\$34.15</u>	<u>\$0.00</u>	<u>\$34.15</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.74</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$21.74)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1121</u>
f) "Other" Orchard Capitalization Rate	<u>0.1288</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$155.20)</u>	<u>\$258.96</u>	<u>(\$135.11)</u>	<u>\$279.05</u>
II	1.00	<u>(\$193.99)</u>	<u>\$178.75</u>	<u>(\$168.88)</u>	<u>\$203.86</u>
III	1.00	<u>(\$193.99)</u>	<u>\$82.11</u>	<u>(\$168.88)</u>	<u>\$107.22</u>
IV	1.00	<u>(\$193.99)</u>	<u>\$26.89</u>	<u>(\$168.88)</u>	<u>\$52.00</u>
V	0.75	<u>(\$145.50)</u>	<u>\$20.17</u>	<u>(\$126.66)</u>	<u>\$39.00</u>
VI	0.60	<u>(\$116.40)</u>	<u>\$21.66</u>	<u>(\$101.33)</u>	<u>\$36.72</u>
VII	0.40	<u>(\$77.60)</u>	<u>\$5.23</u>	<u>(\$67.55)</u>	<u>\$15.28</u>
VIII	0.00	<u>\$0.00</u>	<u>\$27.61</u>	<u>\$0.00</u>	<u>\$27.61</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$36.73</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$36.73)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1115</u>
f) "Other" Orchard Capitalization Rate	<u>0.1282</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$263.46)</u>	<u>\$441.11</u>	<u>(\$229.20)</u>	<u>\$475.36</u>
II	1.00	<u>(\$329.32)</u>	<u>\$304.79</u>	<u>(\$286.51)</u>	<u>\$347.61</u>
III	1.00	<u>(\$329.32)</u>	<u>\$140.39</u>	<u>(\$286.51)</u>	<u>\$183.21</u>
IV	1.00	<u>(\$329.32)</u>	<u>\$46.45</u>	<u>(\$286.51)</u>	<u>\$89.26</u>
V	0.75	<u>(\$246.99)</u>	<u>\$34.84</u>	<u>(\$214.88)</u>	<u>\$66.95</u>
VI	0.60	<u>(\$197.59)</u>	<u>\$37.26</u>	<u>(\$171.90)</u>	<u>\$62.95</u>
VII	0.40	<u>(\$131.73)</u>	<u>\$9.18</u>	<u>(\$114.60)</u>	<u>\$26.31</u>
VIII	0.00	<u>\$0.00</u>	<u>\$46.97</u>	<u>\$0.00</u>	<u>\$46.97</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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, 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$26.89</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$26.89)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0087</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1145</u>
f) "Other" Orchard Capitalization Rate	<u>0.1312</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$187.85)</u>	<u>\$308.95</u>	<u>(\$163.99)</u>	<u>\$332.82</u>
II	1.00	<u>(\$234.81)</u>	<u>\$212.31</u>	<u>(\$204.98)</u>	<u>\$242.14</u>
III	1.00	<u>(\$234.81)</u>	<u>\$96.39</u>	<u>(\$204.98)</u>	<u>\$126.22</u>
IV	1.00	<u>(\$234.81)</u>	<u>\$30.15</u>	<u>(\$204.98)</u>	<u>\$59.98</u>
V	0.75	<u>(\$176.11)</u>	<u>\$22.61</u>	<u>(\$153.74)</u>	<u>\$44.98</u>
VI	0.60	<u>(\$140.89)</u>	<u>\$24.71</u>	<u>(\$122.99)</u>	<u>\$42.61</u>
VII	0.40	<u>(\$93.92)</u>	<u>\$5.44</u>	<u>(\$81.99)</u>	<u>\$17.37</u>
VIII	0.00	<u>\$0.00</u>	<u>\$33.12</u>	<u>\$0.00</u>	<u>\$33.12</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.74</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$21.74)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0087</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1145</u>
f) "Other" Orchard Capitalization Rate	<u>0.1312</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$151.88)</u>	<u>\$249.79</u>	<u>(\$132.58)</u>	<u>\$269.08</u>
II	1.00	<u>(\$189.84)</u>	<u>\$171.65</u>	<u>(\$165.73)</u>	<u>\$195.77</u>
III	1.00	<u>(\$189.84)</u>	<u>\$77.93</u>	<u>(\$165.73)</u>	<u>\$102.05</u>
IV	1.00	<u>(\$189.84)</u>	<u>\$24.38</u>	<u>(\$165.73)</u>	<u>\$48.49</u>
V	0.75	<u>(\$142.38)</u>	<u>\$18.28</u>	<u>(\$124.30)</u>	<u>\$36.37</u>
VI	0.60	<u>(\$113.91)</u>	<u>\$19.98</u>	<u>(\$99.44)</u>	<u>\$34.45</u>
VII	0.40	<u>(\$75.94)</u>	<u>\$4.39</u>	<u>(\$66.29)</u>	<u>\$14.04</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.78</u>	<u>\$0.00</u>	<u>\$26.78</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$4.34</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.34)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0051</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1109</u>
f) "Other" Orchard Capitalization Rate	<u>0.1276</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$31.32)</u>	<u>\$52.63</u>	<u>(\$27.22)</u>	<u>\$56.72</u>
II	1.00	<u>(\$39.14)</u>	<u>\$36.41</u>	<u>(\$34.03)</u>	<u>\$41.52</u>
III	1.00	<u>(\$39.14)</u>	<u>\$16.82</u>	<u>(\$34.03)</u>	<u>\$21.93</u>
IV	1.00	<u>(\$39.14)</u>	<u>\$5.63</u>	<u>(\$34.03)</u>	<u>\$10.74</u>
V	0.75	<u>(\$29.36)</u>	<u>\$4.22</u>	<u>(\$25.52)</u>	<u>\$8.06</u>
VI	0.60	<u>(\$23.49)</u>	<u>\$4.50</u>	<u>(\$20.42)</u>	<u>\$7.56</u>
VII	0.40	<u>(\$15.66)</u>	<u>\$1.13</u>	<u>(\$13.61)</u>	<u>\$3.18</u>
VIII	0.00	<u>\$0.00</u>	<u>\$5.60</u>	<u>\$0.00</u>	<u>\$5.60</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Isle Of Wight

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.96</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$24.96)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0068</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1126</u>
f) "Other" Orchard Capitalization Rate	<u>0.1293</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$177.37)</u>	<u>\$295.06</u>	<u>(\$154.50)</u>	<u>\$317.93</u>
II	1.00	<u>(\$221.71)</u>	<u>\$203.47</u>	<u>(\$193.12)</u>	<u>\$232.06</u>
III	1.00	<u>(\$221.71)</u>	<u>\$93.24</u>	<u>(\$193.12)</u>	<u>\$121.83</u>
IV	1.00	<u>(\$221.71)</u>	<u>\$30.25</u>	<u>(\$193.12)</u>	<u>\$58.84</u>
V	0.75	<u>(\$166.28)</u>	<u>\$22.69</u>	<u>(\$144.84)</u>	<u>\$44.13</u>
VI	0.60	<u>(\$133.03)</u>	<u>\$24.45</u>	<u>(\$115.87)</u>	<u>\$41.60</u>
VII	0.40	<u>(\$88.68)</u>	<u>\$5.80</u>	<u>(\$77.25)</u>	<u>\$17.24</u>
VIII	0.00	<u>\$0.00</u>	<u>\$31.50</u>	<u>\$0.00</u>	<u>\$31.50</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$28.30</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$28.30)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0077</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1135</u>
f) "Other" Orchard Capitalization Rate	<u>0.1302</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$199.44)</u>	<u>\$330.00</u>	<u>(\$173.91)</u>	<u>\$355.53</u>
II	1.00	<u>(\$249.31)</u>	<u>\$227.19</u>	<u>(\$217.39)</u>	<u>\$259.11</u>
III	1.00	<u>(\$249.31)</u>	<u>\$103.65</u>	<u>(\$217.39)</u>	<u>\$135.57</u>
IV	1.00	<u>(\$249.31)</u>	<u>\$33.06</u>	<u>(\$217.39)</u>	<u>\$64.98</u>
V	0.75	<u>(\$186.98)</u>	<u>\$24.80</u>	<u>(\$163.04)</u>	<u>\$48.74</u>
VI	0.60	<u>(\$149.58)</u>	<u>\$26.90</u>	<u>(\$130.43)</u>	<u>\$46.05</u>
VII	0.40	<u>(\$99.72)</u>	<u>\$6.17</u>	<u>(\$86.95)</u>	<u>\$18.93</u>
VIII	0.00	<u>\$0.00</u>	<u>\$35.30</u>	<u>\$0.00</u>	<u>\$35.30</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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.

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$30.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$30.90)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0067</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1125</u>
f) "Other" Orchard Capitalization Rate	<u>0.1292</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$219.70)</u>	<u>\$365.63</u>	<u>(\$191.36)</u>	<u>\$393.97</u>
II	1.00	<u>(\$274.63)</u>	<u>\$252.17</u>	<u>(\$239.20)</u>	<u>\$287.60</u>
III	1.00	<u>(\$274.63)</u>	<u>\$115.60</u>	<u>(\$239.20)</u>	<u>\$151.02</u>
IV	1.00	<u>(\$274.63)</u>	<u>\$37.55</u>	<u>(\$239.20)</u>	<u>\$72.98</u>
V	0.75	<u>(\$205.97)</u>	<u>\$28.16</u>	<u>(\$179.40)</u>	<u>\$54.73</u>
VI	0.60	<u>(\$164.78)</u>	<u>\$30.33</u>	<u>(\$143.52)</u>	<u>\$51.59</u>
VII	0.40	<u>(\$109.85)</u>	<u>\$7.22</u>	<u>(\$95.68)</u>	<u>\$21.39</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.02</u>	<u>\$0.00</u>	<u>\$39.02</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$26.89</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$26.89)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0065</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1123</u>
f) "Other" Orchard Capitalization Rate	<u>0.1289</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$191.66)</u>	<u>\$319.49</u>	<u>(\$166.89)</u>	<u>\$344.27</u>
II	1.00	<u>(\$239.58)</u>	<u>\$220.46</u>	<u>(\$208.61)</u>	<u>\$251.43</u>
III	1.00	<u>(\$239.58)</u>	<u>\$101.19</u>	<u>(\$208.61)</u>	<u>\$132.16</u>
IV	1.00	<u>(\$239.58)</u>	<u>\$33.03</u>	<u>(\$208.61)</u>	<u>\$64.01</u>
V	0.75	<u>(\$179.69)</u>	<u>\$24.78</u>	<u>(\$156.46)</u>	<u>\$48.01</u>
VI	0.60	<u>(\$143.75)</u>	<u>\$26.64</u>	<u>(\$125.16)</u>	<u>\$45.22</u>
VII	0.40	<u>(\$95.83)</u>	<u>\$6.40</u>	<u>(\$83.44)</u>	<u>\$18.79</u>
VIII	0.00	<u>\$0.00</u>	<u>\$34.08</u>	<u>\$0.00</u>	<u>\$34.08</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Lancaster

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$30.08</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$30.08)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0046</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1104</u>
f) "Other" Orchard Capitalization Rate	<u>0.1270</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$218.02)</u>	<u>\$367.66</u>	<u>(\$189.42)</u>	<u>\$396.26</u>
II	1.00	<u>(\$272.53)</u>	<u>\$254.59</u>	<u>(\$236.77)</u>	<u>\$290.34</u>
III	1.00	<u>(\$272.53)</u>	<u>\$117.93</u>	<u>(\$236.77)</u>	<u>\$153.68</u>
IV	1.00	<u>(\$272.53)</u>	<u>\$39.84</u>	<u>(\$236.77)</u>	<u>\$75.59</u>
V	0.75	<u>(\$204.39)</u>	<u>\$29.88</u>	<u>(\$177.58)</u>	<u>\$56.69</u>
VI	0.60	<u>(\$163.52)</u>	<u>\$31.71</u>	<u>(\$142.06)</u>	<u>\$53.16</u>
VII	0.40	<u>(\$109.01)</u>	<u>\$8.13</u>	<u>(\$94.71)</u>	<u>\$22.43</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.05</u>	<u>\$0.00</u>	<u>\$39.05</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.73</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.73)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0096</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1154</u>
f) "Other" Orchard Capitalization Rate	<u>0.1320</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$129.86)</u>	<u>\$212.55</u>	<u>(\$113.47)</u>	<u>\$228.94</u>
II	1.00	<u>(\$162.32)</u>	<u>\$145.85</u>	<u>(\$141.83)</u>	<u>\$166.34</u>
III	1.00	<u>(\$162.32)</u>	<u>\$65.95</u>	<u>(\$141.83)</u>	<u>\$86.44</u>
IV	1.00	<u>(\$162.32)</u>	<u>\$20.30</u>	<u>(\$141.83)</u>	<u>\$40.79</u>
V	0.75	<u>(\$121.74)</u>	<u>\$15.22</u>	<u>(\$106.38)</u>	<u>\$30.59</u>
VI	0.60	<u>(\$97.39)</u>	<u>\$16.74</u>	<u>(\$85.10)</u>	<u>\$29.04</u>
VII	0.40	<u>(\$64.93)</u>	<u>\$3.55</u>	<u>(\$56.73)</u>	<u>\$11.75</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.83</u>	<u>\$0.00</u>	<u>\$22.83</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$17.51</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$17.51)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1118</u>
f) "Other" Orchard Capitalization Rate	<u>0.1284</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$125.36)</u>	<u>\$209.58</u>	<u>(\$109.09)</u>	<u>\$225.85</u>
II	1.00	<u>(\$156.70)</u>	<u>\$144.75</u>	<u>(\$136.36)</u>	<u>\$165.08</u>
III	1.00	<u>(\$156.70)</u>	<u>\$66.60</u>	<u>(\$136.36)</u>	<u>\$86.93</u>
IV	1.00	<u>(\$156.70)</u>	<u>\$21.94</u>	<u>(\$136.36)</u>	<u>\$42.27</u>
V	0.75	<u>(\$117.52)</u>	<u>\$16.45</u>	<u>(\$102.27)</u>	<u>\$31.70</u>
VI	0.60	<u>(\$94.02)</u>	<u>\$17.63</u>	<u>(\$81.82)</u>	<u>\$29.83</u>
VII	0.40	<u>(\$62.68)</u>	<u>\$4.31</u>	<u>(\$54.55)</u>	<u>\$12.44</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.33</u>	<u>\$0.00</u>	<u>\$22.33</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.10</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$10.10)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0104</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1162</u>
f) "Other" Orchard Capitalization Rate	<u>0.1328</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$69.53)</u>	<u>\$113.31</u>	<u>(\$60.80)</u>	<u>\$122.03</u>
II	1.00	<u>(\$86.91)</u>	<u>\$77.64</u>	<u>(\$76.00)</u>	<u>\$88.55</u>
III	1.00	<u>(\$86.91)</u>	<u>\$34.98</u>	<u>(\$76.00)</u>	<u>\$45.88</u>
IV	1.00	<u>(\$86.91)</u>	<u>\$10.60</u>	<u>(\$76.00)</u>	<u>\$21.51</u>
V	0.75	<u>(\$65.18)</u>	<u>\$7.95</u>	<u>(\$57.00)</u>	<u>\$16.13</u>
VI	0.60	<u>(\$52.15)</u>	<u>\$8.80</u>	<u>(\$45.60)</u>	<u>\$15.34</u>
VII	0.40	<u>(\$34.76)</u>	<u>\$1.80</u>	<u>(\$30.40)</u>	<u>\$6.16</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.19</u>	<u>\$0.00</u>	<u>\$12.19</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$37.07</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$37.07)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0055</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1113</u>
f) "Other" Orchard Capitalization Rate	<u>0.1280</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$266.45)</u>	<u>\$446.73</u>	<u>(\$231.75)</u>	<u>\$481.43</u>
II	1.00	<u>(\$333.07)</u>	<u>\$308.80</u>	<u>(\$289.69)</u>	<u>\$352.17</u>
III	1.00	<u>(\$333.07)</u>	<u>\$142.39</u>	<u>(\$289.69)</u>	<u>\$185.76</u>
IV	1.00	<u>(\$333.07)</u>	<u>\$47.30</u>	<u>(\$289.69)</u>	<u>\$90.67</u>
V	0.75	<u>(\$249.80)</u>	<u>\$35.47</u>	<u>(\$217.27)</u>	<u>\$68.01</u>
VI	0.60	<u>(\$199.84)</u>	<u>\$37.89</u>	<u>(\$173.81)</u>	<u>\$63.91</u>
VII	0.40	<u>(\$133.23)</u>	<u>\$9.41</u>	<u>(\$115.88)</u>	<u>\$26.76</u>
VIII	0.00	<u>\$0.00</u>	<u>\$47.55</u>	<u>\$0.00</u>	<u>\$47.55</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.50</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$10.50)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0118</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1176</u>
f) "Other" Orchard Capitalization Rate	<u>0.1342</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$71.43)</u>	<u>\$115.50</u>	<u>(\$62.57)</u>	<u>\$124.37</u>
II	1.00	<u>(\$89.29)</u>	<u>\$78.95</u>	<u>(\$78.21)</u>	<u>\$90.04</u>
III	1.00	<u>(\$89.29)</u>	<u>\$35.33</u>	<u>(\$78.21)</u>	<u>\$46.42</u>
IV	1.00	<u>(\$89.29)</u>	<u>\$10.41</u>	<u>(\$78.21)</u>	<u>\$21.49</u>
V	0.75	<u>(\$66.97)</u>	<u>\$7.81</u>	<u>(\$58.65)</u>	<u>\$16.12</u>
VI	0.60	<u>(\$53.58)</u>	<u>\$8.74</u>	<u>(\$46.92)</u>	<u>\$15.39</u>
VII	0.40	<u>(\$35.72)</u>	<u>\$1.67</u>	<u>(\$31.28)</u>	<u>\$6.10</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.46</u>	<u>\$0.00</u>	<u>\$12.46</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$25.19</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$25.19)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0046</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1104</u>
f) "Other" Orchard Capitalization Rate	<u>0.1271</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$182.49)</u>	<u>\$307.63</u>	<u>(\$158.56)</u>	<u>\$331.56</u>
II	1.00	<u>(\$228.11)</u>	<u>\$212.99</u>	<u>(\$198.20)</u>	<u>\$242.91</u>
III	1.00	<u>(\$228.11)</u>	<u>\$98.63</u>	<u>(\$198.20)</u>	<u>\$128.55</u>
IV	1.00	<u>(\$228.11)</u>	<u>\$33.28</u>	<u>(\$198.20)</u>	<u>\$63.20</u>
V	0.75	<u>(\$171.08)</u>	<u>\$24.96</u>	<u>(\$148.65)</u>	<u>\$47.40</u>
VI	0.60	<u>(\$136.87)</u>	<u>\$26.50</u>	<u>(\$118.92)</u>	<u>\$44.45</u>
VII	0.40	<u>(\$91.24)</u>	<u>\$6.78</u>	<u>(\$79.28)</u>	<u>\$18.74</u>
VIII	0.00	<u>\$0.00</u>	<u>\$32.67</u>	<u>\$0.00</u>	<u>\$32.67</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$31.32</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$31.32)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1118</u>
f) "Other" Orchard Capitalization Rate	<u>0.1285</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$224.06)</u>	<u>\$374.42</u>	<u>(\$195.00)</u>	<u>\$403.47</u>
II	1.00	<u>(\$280.07)</u>	<u>\$258.55</u>	<u>(\$243.75)</u>	<u>\$294.88</u>
III	1.00	<u>(\$280.07)</u>	<u>\$118.91</u>	<u>(\$243.75)</u>	<u>\$155.23</u>
IV	1.00	<u>(\$280.07)</u>	<u>\$39.11</u>	<u>(\$243.75)</u>	<u>\$75.44</u>
V	0.75	<u>(\$210.06)</u>	<u>\$29.33</u>	<u>(\$182.81)</u>	<u>\$56.58</u>
VI	0.60	<u>(\$168.04)</u>	<u>\$31.45</u>	<u>(\$146.25)</u>	<u>\$53.24</u>
VII	0.40	<u>(\$112.03)</u>	<u>\$7.67</u>	<u>(\$97.50)</u>	<u>\$22.19</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.90</u>	<u>\$0.00</u>	<u>\$39.90</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.47</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.47)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0066</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1124</u>
f) "Other" Orchard Capitalization Rate	<u>0.1291</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$38.95)</u>	<u>\$64.88</u>	<u>(\$33.92)</u>	<u>\$69.91</u>
II	1.00	<u>(\$48.69)</u>	<u>\$44.75</u>	<u>(\$42.41)</u>	<u>\$51.04</u>
III	1.00	<u>(\$48.69)</u>	<u>\$20.53</u>	<u>(\$42.41)</u>	<u>\$26.81</u>
IV	1.00	<u>(\$48.69)</u>	<u>\$6.68</u>	<u>(\$42.41)</u>	<u>\$12.97</u>
V	0.75	<u>(\$36.52)</u>	<u>\$5.01</u>	<u>(\$31.80)</u>	<u>\$9.73</u>
VI	0.60	<u>(\$29.22)</u>	<u>\$5.39</u>	<u>(\$25.44)</u>	<u>\$9.17</u>
VII	0.40	<u>(\$19.48)</u>	<u>\$1.29</u>	<u>(\$16.96)</u>	<u>\$3.80</u>
VIII	0.00	<u>\$0.00</u>	<u>\$6.92</u>	<u>\$0.00</u>	<u>\$6.92</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	(\$113.52)
b) 2000	(\$108.20)
c) 1999	(\$59.80)
d) 1998	(\$46.81)
e) 1997	\$88.77
f) 1996	\$88.77
g) 1995	\$86.25

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	\$0.00
b) Net return attributable to land only (class III) /4/	\$28.30
c) Net return attributable to trees only (3a - 3b)	(\$28.30)

5. Capitalization Rate

a) Interest Rate	0.0725
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	0.1128
f) "Other" Orchard Capitalization Rate	0.1294

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	(\$200.77)	\$333.67	(\$174.92)	\$359.52
II	1.00	(\$250.96)	\$230.03	(\$218.64)	\$262.35
III	1.00	(\$250.96)	\$105.33	(\$218.64)	\$137.65
IV	1.00	(\$250.96)	\$34.07	(\$218.64)	\$66.39
V	0.75	(\$188.22)	\$25.55	(\$163.98)	\$49.79
VI	0.60	(\$150.58)	\$27.57	(\$131.19)	\$46.96
VII	0.40	(\$100.39)	\$6.50	(\$87.46)	\$19.43
VIII	0.00	\$0.00	\$35.63	\$0.00	\$35.63

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

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$28.30</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$28.30)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0115</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1173</u>
f) "Other" Orchard Capitalization Rate	<u>0.1340</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$192.98)</u>	<u>\$312.50</u>	<u>(\$168.98)</u>	<u>\$336.51</u>
II	1.00	<u>(\$241.23)</u>	<u>\$213.70</u>	<u>(\$211.22)</u>	<u>\$243.71</u>
III	1.00	<u>(\$241.23)</u>	<u>\$95.76</u>	<u>(\$211.22)</u>	<u>\$125.77</u>
IV	1.00	<u>(\$241.23)</u>	<u>\$28.36</u>	<u>(\$211.22)</u>	<u>\$58.37</u>
V	0.75	<u>(\$180.92)</u>	<u>\$21.27</u>	<u>(\$158.41)</u>	<u>\$43.78</u>
VI	0.60	<u>(\$144.74)</u>	<u>\$23.76</u>	<u>(\$126.73)</u>	<u>\$41.76</u>
VII	0.40	<u>(\$96.49)</u>	<u>\$4.60</u>	<u>(\$84.49)</u>	<u>\$16.61</u>
VIII	0.00	<u>\$0.00</u>	<u>\$33.70</u>	<u>\$0.00</u>	<u>\$33.70</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

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

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0058</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1116</u>
f) "Other" Orchard Capitalization Rate	<u>0.1283</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$221.58)</u>	<u>\$370.78</u>	<u>(\$192.80)</u>	<u>\$399.56</u>
II	1.00	<u>(\$276.98)</u>	<u>\$256.14</u>	<u>(\$241.00)</u>	<u>\$292.13</u>
III	1.00	<u>(\$276.98)</u>	<u>\$117.93</u>	<u>(\$241.00)</u>	<u>\$153.91</u>
IV	1.00	<u>(\$276.98)</u>	<u>\$38.94</u>	<u>(\$241.00)</u>	<u>\$74.93</u>
V	0.75	<u>(\$207.74)</u>	<u>\$29.21</u>	<u>(\$180.75)</u>	<u>\$56.20</u>
VI	0.60	<u>(\$166.19)</u>	<u>\$31.27</u>	<u>(\$144.60)</u>	<u>\$52.85</u>
VII	0.40	<u>(\$110.79)</u>	<u>\$7.68</u>	<u>(\$96.40)</u>	<u>\$22.07</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.49</u>	<u>\$0.00</u>	<u>\$39.49</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$33.07</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$33.07)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0046</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1104</u>
f) "Other" Orchard Capitalization Rate	<u>0.1270</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$239.71)</u>	<u>\$404.20</u>	<u>(\$208.26)</u>	<u>\$435.65</u>
II	1.00	<u>(\$299.63)</u>	<u>\$279.89</u>	<u>(\$260.32)</u>	<u>\$319.20</u>
III	1.00	<u>(\$299.63)</u>	<u>\$129.64</u>	<u>(\$260.32)</u>	<u>\$168.95</u>
IV	1.00	<u>(\$299.63)</u>	<u>\$43.79</u>	<u>(\$260.32)</u>	<u>\$83.09</u>
V	0.75	<u>(\$224.72)</u>	<u>\$32.84</u>	<u>(\$195.24)</u>	<u>\$62.32</u>
VI	0.60	<u>(\$179.78)</u>	<u>\$34.86</u>	<u>(\$156.19)</u>	<u>\$58.44</u>
VII	0.40	<u>(\$119.85)</u>	<u>\$8.93</u>	<u>(\$104.13)</u>	<u>\$24.65</u>
VIII	0.00	<u>\$0.00</u>	<u>\$42.93</u>	<u>\$0.00</u>	<u>\$42.93</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.72</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.72)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1108</u>
f) "Other" Orchard Capitalization Rate	<u>0.1275</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$113.48)</u>	<u>\$190.82</u>	<u>(\$98.65)</u>	<u>\$205.66</u>
II	1.00	<u>(\$141.85)</u>	<u>\$132.02</u>	<u>(\$123.31)</u>	<u>\$150.57</u>
III	1.00	<u>(\$141.85)</u>	<u>\$61.02</u>	<u>(\$123.31)</u>	<u>\$79.56</u>
IV	1.00	<u>(\$141.85)</u>	<u>\$20.44</u>	<u>(\$123.31)</u>	<u>\$38.99</u>
V	0.75	<u>(\$106.39)</u>	<u>\$15.33</u>	<u>(\$92.48)</u>	<u>\$29.24</u>
VI	0.60	<u>(\$85.11)</u>	<u>\$16.32</u>	<u>(\$73.98)</u>	<u>\$27.45</u>
VII	0.40	<u>(\$56.74)</u>	<u>\$4.12</u>	<u>(\$49.32)</u>	<u>\$11.54</u>
VIII	0.00	<u>\$0.00</u>	<u>\$20.29</u>	<u>\$0.00</u>	<u>\$20.29</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$22.32</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$22.32)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0059</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1117</u>
f) "Other" Orchard Capitalization Rate	<u>0.1283</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$159.92)</u>	<u>\$267.51</u>	<u>(\$139.15)</u>	<u>\$288.28</u>
II	1.00	<u>(\$199.90)</u>	<u>\$184.79</u>	<u>(\$173.94)</u>	<u>\$210.75</u>
III	1.00	<u>(\$199.90)</u>	<u>\$85.05</u>	<u>(\$173.94)</u>	<u>\$111.01</u>
IV	1.00	<u>(\$199.90)</u>	<u>\$28.06</u>	<u>(\$173.94)</u>	<u>\$54.02</u>
V	0.75	<u>(\$149.92)</u>	<u>\$21.05</u>	<u>(\$130.45)</u>	<u>\$40.52</u>
VI	0.60	<u>(\$119.94)</u>	<u>\$22.54</u>	<u>(\$104.36)</u>	<u>\$38.11</u>
VII	0.40	<u>(\$79.96)</u>	<u>\$5.53</u>	<u>(\$69.58)</u>	<u>\$15.91</u>
VIII	0.00	<u>\$0.00</u>	<u>\$28.50</u>	<u>\$0.00</u>	<u>\$28.50</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Page

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.36</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$24.36)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0049</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1107</u>
f) "Other" Orchard Capitalization Rate	<u>0.1273</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$176.08)</u>	<u>\$296.36</u>	<u>(\$153.03)</u>	<u>\$319.40</u>
II	1.00	<u>(\$220.10)</u>	<u>\$205.09</u>	<u>(\$191.29)</u>	<u>\$233.90</u>
III	1.00	<u>(\$220.10)</u>	<u>\$94.86</u>	<u>(\$191.29)</u>	<u>\$123.67</u>
IV	1.00	<u>(\$220.10)</u>	<u>\$31.87</u>	<u>(\$191.29)</u>	<u>\$60.67</u>
V	0.75	<u>(\$165.07)</u>	<u>\$23.90</u>	<u>(\$143.47)</u>	<u>\$45.51</u>
VI	0.60	<u>(\$132.06)</u>	<u>\$25.42</u>	<u>(\$114.77)</u>	<u>\$42.70</u>
VII	0.40	<u>(\$88.04)</u>	<u>\$6.45</u>	<u>(\$76.52)</u>	<u>\$17.97</u>
VIII	0.00	<u>\$0.00</u>	<u>\$31.50</u>	<u>\$0.00</u>	<u>\$31.50</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$25.78</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$25.78)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0136</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1194</u>
f) "Other" Orchard Capitalization Rate	<u>0.1361</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$172.63)</u>	<u>\$276.35</u>	<u>(\$151.50)</u>	<u>\$297.49</u>
II	1.00	<u>(\$215.79)</u>	<u>\$188.30</u>	<u>(\$189.37)</u>	<u>\$214.72</u>
III	1.00	<u>(\$215.79)</u>	<u>\$83.53</u>	<u>(\$189.37)</u>	<u>\$109.96</u>
IV	1.00	<u>(\$215.79)</u>	<u>\$23.67</u>	<u>(\$189.37)</u>	<u>\$50.09</u>
V	0.75	<u>(\$161.84)</u>	<u>\$17.75</u>	<u>(\$142.03)</u>	<u>\$37.57</u>
VI	0.60	<u>(\$129.48)</u>	<u>\$20.19</u>	<u>(\$113.62)</u>	<u>\$36.04</u>
VII	0.40	<u>(\$86.32)</u>	<u>\$3.48</u>	<u>(\$75.75)</u>	<u>\$14.05</u>
VIII	0.00	<u>\$0.00</u>	<u>\$29.93</u>	<u>\$0.00</u>	<u>\$29.93</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.53</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$14.53)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0043</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1101</u>
f) "Other" Orchard Capitalization Rate	<u>0.1268</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$105.52)</u>	<u>\$178.20</u>	<u>(\$91.65)</u>	<u>\$192.07</u>
II	1.00	<u>(\$131.90)</u>	<u>\$123.45</u>	<u>(\$114.56)</u>	<u>\$140.78</u>
III	1.00	<u>(\$131.90)</u>	<u>\$57.25</u>	<u>(\$114.56)</u>	<u>\$74.58</u>
IV	1.00	<u>(\$131.90)</u>	<u>\$19.42</u>	<u>(\$114.56)</u>	<u>\$36.75</u>
V	0.75	<u>(\$98.92)</u>	<u>\$14.56</u>	<u>(\$85.92)</u>	<u>\$27.57</u>
VI	0.60	<u>(\$79.14)</u>	<u>\$15.43</u>	<u>(\$68.74)</u>	<u>\$25.84</u>
VII	0.40	<u>(\$52.76)</u>	<u>\$3.98</u>	<u>(\$45.82)</u>	<u>\$10.92</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.91</u>	<u>\$0.00</u>	<u>\$18.91</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$11.91</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$11.91)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0068</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1126</u>
f) "Other" Orchard Capitalization Rate	<u>0.1293</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$84.63)</u>	<u>\$140.79</u>	<u>(\$73.72)</u>	<u>\$151.70</u>
II	1.00	<u>(\$105.79)</u>	<u>\$97.09</u>	<u>(\$92.15)</u>	<u>\$110.73</u>
III	1.00	<u>(\$105.79)</u>	<u>\$44.49</u>	<u>(\$92.15)</u>	<u>\$58.13</u>
IV	1.00	<u>(\$105.79)</u>	<u>\$14.43</u>	<u>(\$92.15)</u>	<u>\$28.07</u>
V	0.75	<u>(\$79.34)</u>	<u>\$10.83</u>	<u>(\$69.11)</u>	<u>\$21.06</u>
VI	0.60	<u>(\$63.47)</u>	<u>\$11.67</u>	<u>(\$55.29)</u>	<u>\$19.85</u>
VII	0.40	<u>(\$42.32)</u>	<u>\$2.77</u>	<u>(\$36.86)</u>	<u>\$8.22</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.03</u>	<u>\$0.00</u>	<u>\$15.03</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$17.13</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$17.13)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0041</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1099</u>
f) "Other" Orchard Capitalization Rate	<u>0.1266</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$124.73)</u>	<u>\$210.96</u>	<u>(\$108.31)</u>	<u>\$227.39</u>
II	1.00	<u>(\$155.92)</u>	<u>\$146.21</u>	<u>(\$135.38)</u>	<u>\$166.74</u>
III	1.00	<u>(\$155.92)</u>	<u>\$67.88</u>	<u>(\$135.38)</u>	<u>\$88.41</u>
IV	1.00	<u>(\$155.92)</u>	<u>\$23.12</u>	<u>(\$135.38)</u>	<u>\$43.65</u>
V	0.75	<u>(\$116.94)</u>	<u>\$17.34</u>	<u>(\$101.54)</u>	<u>\$32.74</u>
VI	0.60	<u>(\$93.55)</u>	<u>\$18.35</u>	<u>(\$81.23)</u>	<u>\$30.67</u>
VII	0.40	<u>(\$62.37)</u>	<u>\$4.77</u>	<u>(\$54.15)</u>	<u>\$12.99</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.38</u>	<u>\$0.00</u>	<u>\$22.38</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Prince George

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$25.78</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$25.78)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0077</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1135</u>
f) "Other" Orchard Capitalization Rate	<u>0.1301</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$181.75)</u>	<u>\$300.81</u>	<u>(\$158.47)</u>	<u>\$324.08</u>
II	1.00	<u>(\$227.19)</u>	<u>\$207.11</u>	<u>(\$198.09)</u>	<u>\$236.21</u>
III	1.00	<u>(\$227.19)</u>	<u>\$94.52</u>	<u>(\$198.09)</u>	<u>\$123.62</u>
IV	1.00	<u>(\$227.19)</u>	<u>\$30.18</u>	<u>(\$198.09)</u>	<u>\$59.28</u>
V	0.75	<u>(\$170.39)</u>	<u>\$22.63</u>	<u>(\$148.57)</u>	<u>\$44.46</u>
VI	0.60	<u>(\$136.31)</u>	<u>\$24.54</u>	<u>(\$118.85)</u>	<u>\$42.00</u>
VII	0.40	<u>(\$90.87)</u>	<u>\$5.64</u>	<u>(\$79.23)</u>	<u>\$17.28</u>
VIII	0.00	<u>\$0.00</u>	<u>\$32.17</u>	<u>\$0.00</u>	<u>\$32.17</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.50</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$10.50)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0129</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1187</u>
f) "Other" Orchard Capitalization Rate	<u>0.1354</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$70.75)</u>	<u>\$113.71</u>	<u>(\$62.04)</u>	<u>\$122.42</u>
II	1.00	<u>(\$88.44)</u>	<u>\$77.57</u>	<u>(\$77.55)</u>	<u>\$88.46</u>
III	1.00	<u>(\$88.44)</u>	<u>\$34.53</u>	<u>(\$77.55)</u>	<u>\$45.42</u>
IV	1.00	<u>(\$88.44)</u>	<u>\$9.94</u>	<u>(\$77.55)</u>	<u>\$20.83</u>
V	0.75	<u>(\$66.33)</u>	<u>\$7.45</u>	<u>(\$58.17)</u>	<u>\$15.62</u>
VI	0.60	<u>(\$53.07)</u>	<u>\$8.42</u>	<u>(\$46.53)</u>	<u>\$14.96</u>
VII	0.40	<u>(\$35.38)</u>	<u>\$1.52</u>	<u>(\$31.02)</u>	<u>\$5.87</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.30</u>	<u>\$0.00</u>	<u>\$12.30</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.82</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$24.82)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1115</u>
f) "Other" Orchard Capitalization Rate	<u>0.1282</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$178.01)</u>	<u>\$298.03</u>	<u>(\$154.87)</u>	<u>\$321.17</u>
II	1.00	<u>(\$222.51)</u>	<u>\$205.92</u>	<u>(\$193.58)</u>	<u>\$234.85</u>
III	1.00	<u>(\$222.51)</u>	<u>\$94.84</u>	<u>(\$193.58)</u>	<u>\$123.77</u>
IV	1.00	<u>(\$222.51)</u>	<u>\$31.37</u>	<u>(\$193.58)</u>	<u>\$60.30</u>
V	0.75	<u>(\$166.88)</u>	<u>\$23.53</u>	<u>(\$145.19)</u>	<u>\$45.23</u>
VI	0.60	<u>(\$133.51)</u>	<u>\$25.17</u>	<u>(\$116.15)</u>	<u>\$42.53</u>
VII	0.40	<u>(\$89.00)</u>	<u>\$6.20</u>	<u>(\$77.43)</u>	<u>\$17.77</u>
VIII	0.00	<u>\$0.00</u>	<u>\$31.74</u>	<u>\$0.00</u>	<u>\$31.74</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$31.32</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$31.32)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0059</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1117</u>
f) "Other" Orchard Capitalization Rate	<u>0.1284</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$224.36)</u>	<u>\$375.26</u>	<u>(\$195.23)</u>	<u>\$404.39</u>
II	1.00	<u>(\$280.45)</u>	<u>\$259.21</u>	<u>(\$244.04)</u>	<u>\$295.62</u>
III	1.00	<u>(\$280.45)</u>	<u>\$119.30</u>	<u>(\$244.04)</u>	<u>\$155.71</u>
IV	1.00	<u>(\$280.45)</u>	<u>\$39.35</u>	<u>(\$244.04)</u>	<u>\$75.76</u>
V	0.75	<u>(\$210.34)</u>	<u>\$29.51</u>	<u>(\$183.03)</u>	<u>\$56.82</u>
VI	0.60	<u>(\$168.27)</u>	<u>\$31.60</u>	<u>(\$146.42)</u>	<u>\$53.45</u>
VII	0.40	<u>(\$112.18)</u>	<u>\$7.74</u>	<u>(\$97.61)</u>	<u>\$22.31</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.97</u>	<u>\$0.00</u>	<u>\$39.97</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.90)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0066</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1124</u>
f) "Other" Orchard Capitalization Rate	<u>0.1290</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$113.20)</u>	<u>\$188.58</u>	<u>(\$98.58)</u>	<u>\$203.20</u>
II	1.00	<u>(\$141.50)</u>	<u>\$130.10</u>	<u>(\$123.22)</u>	<u>\$148.38</u>
III	1.00	<u>(\$141.50)</u>	<u>\$59.69</u>	<u>(\$123.22)</u>	<u>\$77.97</u>
IV	1.00	<u>(\$141.50)</u>	<u>\$19.45</u>	<u>(\$123.22)</u>	<u>\$37.73</u>
V	0.75	<u>(\$106.12)</u>	<u>\$14.59</u>	<u>(\$92.42)</u>	<u>\$28.30</u>
VI	0.60	<u>(\$84.90)</u>	<u>\$15.69</u>	<u>(\$73.93)</u>	<u>\$26.66</u>
VII	0.40	<u>(\$56.60)</u>	<u>\$3.76</u>	<u>(\$49.29)</u>	<u>\$11.07</u>
VIII	0.00	<u>\$0.00</u>	<u>\$20.12</u>	<u>\$0.00</u>	<u>\$20.12</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Richmond

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$29.88</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$29.88)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0059</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1117</u>
f) "Other" Orchard Capitalization Rate	<u>0.1284</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$213.99)</u>	<u>\$357.90</u>	<u>(\$186.21)</u>	<u>\$385.68</u>
II	1.00	<u>(\$267.49)</u>	<u>\$247.21</u>	<u>(\$232.76)</u>	<u>\$281.94</u>
III	1.00	<u>(\$267.49)</u>	<u>\$113.77</u>	<u>(\$232.76)</u>	<u>\$148.50</u>
IV	1.00	<u>(\$267.49)</u>	<u>\$37.52</u>	<u>(\$232.76)</u>	<u>\$72.25</u>
V	0.75	<u>(\$200.62)</u>	<u>\$28.14</u>	<u>(\$174.57)</u>	<u>\$54.18</u>
VI	0.60	<u>(\$160.49)</u>	<u>\$30.14</u>	<u>(\$139.66)</u>	<u>\$50.97</u>
VII	0.40	<u>(\$107.00)</u>	<u>\$7.38</u>	<u>(\$93.10)</u>	<u>\$21.27</u>
VIII	0.00	<u>\$0.00</u>	<u>\$38.13</u>	<u>\$0.00</u>	<u>\$38.13</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.21</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$19.21)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0103</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1161</u>
f) "Other" Orchard Capitalization Rate	<u>0.1328</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$132.33)</u>	<u>\$215.70</u>	<u>(\$115.72)</u>	<u>\$232.31</u>
II	1.00	<u>(\$165.41)</u>	<u>\$147.81</u>	<u>(\$144.65)</u>	<u>\$168.57</u>
III	1.00	<u>(\$165.41)</u>	<u>\$66.61</u>	<u>(\$144.65)</u>	<u>\$87.37</u>
IV	1.00	<u>(\$165.41)</u>	<u>\$20.20</u>	<u>(\$144.65)</u>	<u>\$40.96</u>
V	0.75	<u>(\$124.06)</u>	<u>\$15.15</u>	<u>(\$108.49)</u>	<u>\$30.72</u>
VI	0.60	<u>(\$99.25)</u>	<u>\$16.76</u>	<u>(\$86.79)</u>	<u>\$29.22</u>
VII	0.40	<u>(\$66.16)</u>	<u>\$3.44</u>	<u>(\$57.86)</u>	<u>\$11.75</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.20</u>	<u>\$0.00</u>	<u>\$23.20</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 City 12/

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.21</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$19.21)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0114</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1172</u>
f) "Other" Orchard Capitalization Rate	<u>0.1339</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$131.07)</u>	<u>\$212.31</u>	<u>(\$114.75)</u>	<u>\$228.63</u>
II	1.00	<u>(\$163.83)</u>	<u>\$145.21</u>	<u>(\$143.44)</u>	<u>\$165.60</u>
III	1.00	<u>(\$163.83)</u>	<u>\$65.09</u>	<u>(\$143.44)</u>	<u>\$85.48</u>
IV	1.00	<u>(\$163.83)</u>	<u>\$19.30</u>	<u>(\$143.44)</u>	<u>\$39.70</u>
V	0.75	<u>(\$122.87)</u>	<u>\$14.48</u>	<u>(\$107.58)</u>	<u>\$29.77</u>
VI	0.60	<u>(\$98.30)</u>	<u>\$16.16</u>	<u>(\$86.06)</u>	<u>\$28.40</u>
VII	0.40	<u>(\$65.53)</u>	<u>\$3.14</u>	<u>(\$57.38)</u>	<u>\$11.30</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.89</u>	<u>\$0.00</u>	<u>\$22.89</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.20</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.20)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0049</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1107</u>
f) "Other" Orchard Capitalization Rate	<u>0.1274</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$109.82)</u>	<u>\$184.79</u>	<u>(\$95.45)</u>	<u>\$199.16</u>
II	1.00	<u>(\$137.27)</u>	<u>\$127.87</u>	<u>(\$119.31)</u>	<u>\$145.83</u>
III	1.00	<u>(\$137.27)</u>	<u>\$59.13</u>	<u>(\$119.31)</u>	<u>\$77.09</u>
IV	1.00	<u>(\$137.27)</u>	<u>\$19.85</u>	<u>(\$119.31)</u>	<u>\$37.81</u>
V	0.75	<u>(\$102.95)</u>	<u>\$14.89</u>	<u>(\$89.48)</u>	<u>\$28.36</u>
VI	0.60	<u>(\$82.36)</u>	<u>\$15.84</u>	<u>(\$71.59)</u>	<u>\$26.61</u>
VII	0.40	<u>(\$54.91)</u>	<u>\$4.01</u>	<u>(\$47.72)</u>	<u>\$11.20</u>
VIII	0.00	<u>\$0.00</u>	<u>\$19.64</u>	<u>\$0.00</u>	<u>\$19.64</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$36.73</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$36.73)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1118</u>
f) "Other" Orchard Capitalization Rate	<u>0.1285</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$262.77)</u>	<u>\$439.19</u>	<u>(\$228.69)</u>	<u>\$473.28</u>
II	1.00	<u>(\$328.47)</u>	<u>\$303.30</u>	<u>(\$285.86)</u>	<u>\$345.91</u>
III	1.00	<u>(\$328.47)</u>	<u>\$139.51</u>	<u>(\$285.86)</u>	<u>\$182.12</u>
IV	1.00	<u>(\$328.47)</u>	<u>\$45.91</u>	<u>(\$285.86)</u>	<u>\$88.52</u>
V	0.75	<u>(\$246.35)</u>	<u>\$34.44</u>	<u>(\$214.39)</u>	<u>\$66.39</u>
VI	0.60	<u>(\$197.08)</u>	<u>\$36.91</u>	<u>(\$171.52)</u>	<u>\$62.47</u>
VII	0.40	<u>(\$131.39)</u>	<u>\$9.01</u>	<u>(\$114.34)</u>	<u>\$26.05</u>
VIII	0.00	<u>\$0.00</u>	<u>\$46.80</u>	<u>\$0.00</u>	<u>\$46.80</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Russell

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.54</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.54)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0054</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1112</u>
f) "Other" Orchard Capitalization Rate	<u>0.1279</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$133.35)</u>	<u>\$223.67</u>	<u>(\$115.97)</u>	<u>\$241.04</u>
II	1.00	<u>(\$166.69)</u>	<u>\$154.63</u>	<u>(\$144.97)</u>	<u>\$176.35</u>
III	1.00	<u>(\$166.69)</u>	<u>\$71.32</u>	<u>(\$144.97)</u>	<u>\$93.04</u>
IV	1.00	<u>(\$166.69)</u>	<u>\$23.72</u>	<u>(\$144.97)</u>	<u>\$45.44</u>
V	0.75	<u>(\$125.02)</u>	<u>\$17.79</u>	<u>(\$108.73)</u>	<u>\$34.08</u>
VI	0.60	<u>(\$100.01)</u>	<u>\$18.99</u>	<u>(\$86.98)</u>	<u>\$32.03</u>
VII	0.40	<u>(\$66.68)</u>	<u>\$4.73</u>	<u>(\$57.99)</u>	<u>\$13.42</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.80</u>	<u>\$0.00</u>	<u>\$23.80</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.67</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$21.67)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0055</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1113</u>
f) "Other" Orchard Capitalization Rate	<u>0.1280</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$155.72)</u>	<u>\$261.01</u>	<u>(\$135.45)</u>	<u>\$281.29</u>
II	1.00	<u>(\$194.65)</u>	<u>\$180.41</u>	<u>(\$169.31)</u>	<u>\$205.75</u>
III	1.00	<u>(\$194.65)</u>	<u>\$83.17</u>	<u>(\$169.31)</u>	<u>\$108.51</u>
IV	1.00	<u>(\$194.65)</u>	<u>\$27.61</u>	<u>(\$169.31)</u>	<u>\$52.95</u>
V	0.75	<u>(\$145.99)</u>	<u>\$20.71</u>	<u>(\$126.98)</u>	<u>\$39.71</u>
VI	0.60	<u>(\$116.79)</u>	<u>\$22.12</u>	<u>(\$101.58)</u>	<u>\$37.33</u>
VII	0.40	<u>(\$77.86)</u>	<u>\$5.49</u>	<u>(\$67.72)</u>	<u>\$15.62</u>
VIII	0.00	<u>\$0.00</u>	<u>\$27.78</u>	<u>\$0.00</u>	<u>\$27.78</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Smyth

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$34.86</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$34.86)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1115</u>
f) "Other" Orchard Capitalization Rate	<u>0.1281</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$250.18)</u>	<u>\$419.03</u>	<u>(\$217.63)</u>	<u>\$451.57</u>
II	1.00	<u>(\$312.72)</u>	<u>\$289.56</u>	<u>(\$272.04)</u>	<u>\$330.24</u>
III	1.00	<u>(\$312.72)</u>	<u>\$133.41</u>	<u>(\$272.04)</u>	<u>\$174.09</u>
IV	1.00	<u>(\$312.72)</u>	<u>\$44.19</u>	<u>(\$272.04)</u>	<u>\$84.86</u>
V	0.75	<u>(\$234.54)</u>	<u>\$33.14</u>	<u>(\$204.03)</u>	<u>\$63.65</u>
VI	0.60	<u>(\$187.63)</u>	<u>\$35.44</u>	<u>(\$163.23)</u>	<u>\$59.84</u>
VII	0.40	<u>(\$125.09)</u>	<u>\$8.75</u>	<u>(\$108.82)</u>	<u>\$25.02</u>
VIII	0.00	<u>\$0.00</u>	<u>\$44.61</u>	<u>\$0.00</u>	<u>\$44.61</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.74</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$21.74)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0083</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1141</u>
f) "Other" Orchard Capitalization Rate	<u>0.1308</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$152.41)</u>	<u>\$251.24</u>	<u>(\$132.99)</u>	<u>\$270.66</u>
II	1.00	<u>(\$190.51)</u>	<u>\$172.78</u>	<u>(\$166.24)</u>	<u>\$197.05</u>
III	1.00	<u>(\$190.51)</u>	<u>\$78.59</u>	<u>(\$166.24)</u>	<u>\$102.87</u>
IV	1.00	<u>(\$190.51)</u>	<u>\$24.77</u>	<u>(\$166.24)</u>	<u>\$49.05</u>
V	0.75	<u>(\$142.88)</u>	<u>\$18.58</u>	<u>(\$124.68)</u>	<u>\$36.78</u>
VI	0.60	<u>(\$114.31)</u>	<u>\$20.24</u>	<u>(\$99.74)</u>	<u>\$34.81</u>
VII	0.40	<u>(\$76.20)</u>	<u>\$4.53</u>	<u>(\$66.49)</u>	<u>\$14.24</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.91</u>	<u>\$0.00</u>	<u>\$26.91</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Stafford

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.00</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$19.00)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0099</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1157</u>
f) "Other" Orchard Capitalization Rate	<u>0.1324</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$131.35)</u>	<u>\$214.56</u>	<u>(\$114.82)</u>	<u>\$231.10</u>
II	1.00	<u>(\$164.19)</u>	<u>\$147.13</u>	<u>(\$143.52)</u>	<u>\$167.80</u>
III	1.00	<u>(\$164.19)</u>	<u>\$66.42</u>	<u>(\$143.52)</u>	<u>\$87.09</u>
IV	1.00	<u>(\$164.19)</u>	<u>\$20.30</u>	<u>(\$143.52)</u>	<u>\$40.97</u>
V	0.75	<u>(\$123.14)</u>	<u>\$15.22</u>	<u>(\$107.64)</u>	<u>\$30.72</u>
VI	0.60	<u>(\$98.51)</u>	<u>\$16.79</u>	<u>(\$86.11)</u>	<u>\$29.19</u>
VII	0.40	<u>(\$65.68)</u>	<u>\$3.51</u>	<u>(\$57.41)</u>	<u>\$11.77</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.06</u>	<u>\$0.00</u>	<u>\$23.06</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Staunton 14/

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$23.49</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$23.49)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0093</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1151</u>
f) "Other" Orchard Capitalization Rate	<u>0.1317</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$163.30)</u>	<u>\$267.76</u>	<u>(\$142.64)</u>	<u>\$288.42</u>
II	1.00	<u>(\$204.13)</u>	<u>\$183.83</u>	<u>(\$178.30)</u>	<u>\$209.66</u>
III	1.00	<u>(\$204.13)</u>	<u>\$83.25</u>	<u>(\$178.30)</u>	<u>\$109.08</u>
IV	1.00	<u>(\$204.13)</u>	<u>\$25.77</u>	<u>(\$178.30)</u>	<u>\$51.60</u>
V	0.75	<u>(\$153.09)</u>	<u>\$19.33</u>	<u>(\$133.72)</u>	<u>\$38.70</u>
VI	0.60	<u>(\$122.48)</u>	<u>\$21.21</u>	<u>(\$106.98)</u>	<u>\$36.71</u>
VII	0.40	<u>(\$81.65)</u>	<u>\$4.56</u>	<u>(\$71.32)</u>	<u>\$14.89</u>
VIII	0.00	<u>\$0.00</u>	<u>\$28.74</u>	<u>\$0.00</u>	<u>\$28.74</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$27.71</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$27.71)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0096</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1154</u>
f) "Other" Orchard Capitalization Rate	<u>0.1321</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$192.02)</u>	<u>\$314.21</u>	<u>(\$167.79)</u>	<u>\$338.44</u>
II	1.00	<u>(\$240.03)</u>	<u>\$215.58</u>	<u>(\$209.74)</u>	<u>\$245.87</u>
III	1.00	<u>(\$240.03)</u>	<u>\$97.46</u>	<u>(\$209.74)</u>	<u>\$127.75</u>
IV	1.00	<u>(\$240.03)</u>	<u>\$29.96</u>	<u>(\$209.74)</u>	<u>\$60.25</u>
V	0.75	<u>(\$180.02)</u>	<u>\$22.47</u>	<u>(\$157.31)</u>	<u>\$45.19</u>
VI	0.60	<u>(\$144.02)</u>	<u>\$24.73</u>	<u>(\$125.84)</u>	<u>\$42.90</u>
VII	0.40	<u>(\$96.01)</u>	<u>\$5.24</u>	<u>(\$83.90)</u>	<u>\$17.35</u>
VIII	0.00	<u>\$0.00</u>	<u>\$33.75</u>	<u>\$0.00</u>	<u>\$33.75</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$33.99</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$33.99)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0049</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1107</u>
f) "Other" Orchard Capitalization Rate	<u>0.1274</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$245.57)</u>	<u>\$413.17</u>	<u>(\$213.45)</u>	<u>\$445.30</u>
II	1.00	<u>(\$306.97)</u>	<u>\$285.90</u>	<u>(\$266.81)</u>	<u>\$326.06</u>
III	1.00	<u>(\$306.97)</u>	<u>\$132.20</u>	<u>(\$266.81)</u>	<u>\$172.35</u>
IV	1.00	<u>(\$306.97)</u>	<u>\$44.36</u>	<u>(\$266.81)</u>	<u>\$84.52</u>
V	0.75	<u>(\$230.23)</u>	<u>\$33.27</u>	<u>(\$200.11)</u>	<u>\$63.39</u>
VI	0.60	<u>(\$184.18)</u>	<u>\$35.40</u>	<u>(\$160.09)</u>	<u>\$59.50</u>
VII	0.40	<u>(\$122.79)</u>	<u>\$8.96</u>	<u>(\$106.72)</u>	<u>\$25.03</u>
VIII	0.00	<u>\$0.00</u>	<u>\$43.92</u>	<u>\$0.00</u>	<u>\$43.92</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$39.59</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$39.59)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0108</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1166</u>
f) "Other" Orchard Capitalization Rate	<u>0.1332</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$271.68)</u>	<u>\$441.71</u>	<u>(\$237.70)</u>	<u>\$475.69</u>
II	1.00	<u>(\$339.60)</u>	<u>\$302.45</u>	<u>(\$297.12)</u>	<u>\$344.93</u>
III	1.00	<u>(\$339.60)</u>	<u>\$135.99</u>	<u>(\$297.12)</u>	<u>\$178.47</u>
IV	1.00	<u>(\$339.60)</u>	<u>\$40.87</u>	<u>(\$297.12)</u>	<u>\$83.35</u>
V	0.75	<u>(\$254.70)</u>	<u>\$30.65</u>	<u>(\$222.84)</u>	<u>\$62.51</u>
VI	0.60	<u>(\$203.76)</u>	<u>\$34.03</u>	<u>(\$178.27)</u>	<u>\$59.52</u>
VII	0.40	<u>(\$135.84)</u>	<u>\$6.84</u>	<u>(\$118.85)</u>	<u>\$23.83</u>
VIII	0.00	<u>\$0.00</u>	<u>\$47.56</u>	<u>\$0.00</u>	<u>\$47.56</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.38</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.38)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0059</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1117</u>
f) "Other" Orchard Capitalization Rate	<u>0.1284</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$38.52)</u>	<u>\$64.42</u>	<u>(\$33.52)</u>	<u>\$69.42</u>
II	1.00	<u>(\$48.16)</u>	<u>\$44.49</u>	<u>(\$41.91)</u>	<u>\$50.74</u>
III	1.00	<u>(\$48.16)</u>	<u>\$20.47</u>	<u>(\$41.91)</u>	<u>\$26.72</u>
IV	1.00	<u>(\$48.16)</u>	<u>\$6.75</u>	<u>(\$41.91)</u>	<u>\$13.00</u>
V	0.75	<u>(\$36.12)</u>	<u>\$5.06</u>	<u>(\$31.43)</u>	<u>\$9.75</u>
VI	0.60	<u>(\$28.89)</u>	<u>\$5.42</u>	<u>(\$25.14)</u>	<u>\$9.17</u>
VII	0.40	<u>(\$19.26)</u>	<u>\$1.33</u>	<u>(\$16.76)</u>	<u>\$3.83</u>
VIII	0.00	<u>\$0.00</u>	<u>\$6.86</u>	<u>\$0.00</u>	<u>\$6.86</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$32.63</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$32.63)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1115</u>
f) "Other" Orchard Capitalization Rate	<u>0.1282</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$234.06)</u>	<u>\$391.90</u>	<u>(\$203.63)</u>	<u>\$422.33</u>
II	1.00	<u>(\$292.58)</u>	<u>\$270.78</u>	<u>(\$254.54)</u>	<u>\$308.82</u>
III	1.00	<u>(\$292.58)</u>	<u>\$124.73</u>	<u>(\$254.54)</u>	<u>\$162.77</u>
IV	1.00	<u>(\$292.58)</u>	<u>\$41.27</u>	<u>(\$254.54)</u>	<u>\$79.31</u>
V	0.75	<u>(\$219.44)</u>	<u>\$30.95</u>	<u>(\$190.91)</u>	<u>\$59.48</u>
VI	0.60	<u>(\$175.55)</u>	<u>\$33.11</u>	<u>(\$152.72)</u>	<u>\$55.93</u>
VII	0.40	<u>(\$117.03)</u>	<u>\$8.16</u>	<u>(\$101.82)</u>	<u>\$23.38</u>
VIII	0.00	<u>\$0.00</u>	<u>\$41.73</u>	<u>\$0.00</u>	<u>\$41.73</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$23.49</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$23.49)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0085</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1143</u>
f) "Other" Orchard Capitalization Rate	<u>0.1310</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$164.34)</u>	<u>\$270.60</u>	<u>(\$143.43)</u>	<u>\$291.51</u>
II	1.00	<u>(\$205.43)</u>	<u>\$186.02</u>	<u>(\$179.29)</u>	<u>\$212.16</u>
III	1.00	<u>(\$205.43)</u>	<u>\$84.54</u>	<u>(\$179.29)</u>	<u>\$110.67</u>
IV	1.00	<u>(\$205.43)</u>	<u>\$26.54</u>	<u>(\$179.29)</u>	<u>\$52.68</u>
V	0.75	<u>(\$154.07)</u>	<u>\$19.91</u>	<u>(\$134.47)</u>	<u>\$39.51</u>
VI	0.60	<u>(\$123.26)</u>	<u>\$21.73</u>	<u>(\$107.58)</u>	<u>\$37.41</u>
VII	0.40	<u>(\$82.17)</u>	<u>\$4.82</u>	<u>(\$71.72)</u>	<u>\$15.27</u>
VIII	0.00	<u>\$0.00</u>	<u>\$29.00</u>	<u>\$0.00</u>	<u>\$29.00</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$30.82</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$30.82)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0058</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1116</u>
f) "Other" Orchard Capitalization Rate	<u>0.1283</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$220.91)</u>	<u>\$369.69</u>	<u>(\$192.20)</u>	<u>\$398.39</u>
II	1.00	<u>(\$276.13)</u>	<u>\$255.40</u>	<u>(\$240.25)</u>	<u>\$291.28</u>
III	1.00	<u>(\$276.13)</u>	<u>\$117.60</u>	<u>(\$240.25)</u>	<u>\$153.47</u>
IV	1.00	<u>(\$276.13)</u>	<u>\$38.85</u>	<u>(\$240.25)</u>	<u>\$74.73</u>
V	0.75	<u>(\$207.10)</u>	<u>\$29.14</u>	<u>(\$180.19)</u>	<u>\$56.05</u>
VI	0.60	<u>(\$165.68)</u>	<u>\$31.18</u>	<u>(\$144.15)</u>	<u>\$52.71</u>
VII	0.40	<u>(\$110.45)</u>	<u>\$7.67</u>	<u>(\$96.10)</u>	<u>\$22.02</u>
VIII	0.00	<u>\$0.00</u>	<u>\$39.37</u>	<u>\$0.00</u>	<u>\$39.37</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$9.00</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$9.00)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1115</u>
f) "Other" Orchard Capitalization Rate	<u>0.1282</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$64.59)</u>	<u>\$108.18</u>	<u>(\$56.19)</u>	<u>\$116.58</u>
II	1.00	<u>(\$80.74)</u>	<u>\$74.75</u>	<u>(\$70.24)</u>	<u>\$85.25</u>
III	1.00	<u>(\$80.74)</u>	<u>\$34.44</u>	<u>(\$70.24)</u>	<u>\$44.94</u>
IV	1.00	<u>(\$80.74)</u>	<u>\$11.40</u>	<u>(\$70.24)</u>	<u>\$21.90</u>
V	0.75	<u>(\$60.56)</u>	<u>\$8.55</u>	<u>(\$52.68)</u>	<u>\$16.43</u>
VI	0.60	<u>(\$48.45)</u>	<u>\$9.14</u>	<u>(\$42.15)</u>	<u>\$15.45</u>
VII	0.40	<u>(\$32.30)</u>	<u>\$2.26</u>	<u>(\$28.10)</u>	<u>\$6.46</u>
VIII	0.00	<u>\$0.00</u>	<u>\$11.52</u>	<u>\$0.00</u>	<u>\$11.52</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 Wythe

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

Estimates apply to tax-year 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$29.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$29.70)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1108</u>
f) "Other" Orchard Capitalization Rate	<u>0.1274</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$214.49)</u>	<u>\$360.81</u>	<u>(\$186.44)</u>	<u>\$388.86</u>
II	1.00	<u>(\$268.12)</u>	<u>\$249.66</u>	<u>(\$233.05)</u>	<u>\$284.72</u>
III	1.00	<u>(\$268.12)</u>	<u>\$115.42</u>	<u>(\$233.05)</u>	<u>\$150.49</u>
IV	1.00	<u>(\$268.12)</u>	<u>\$38.71</u>	<u>(\$233.05)</u>	<u>\$73.78</u>
V	0.75	<u>(\$201.09)</u>	<u>\$29.03</u>	<u>(\$174.79)</u>	<u>\$55.33</u>
VI	0.60	<u>(\$160.87)</u>	<u>\$30.90</u>	<u>(\$139.83)</u>	<u>\$51.94</u>
VII	0.40	<u>(\$107.25)</u>	<u>\$7.81</u>	<u>(\$93.22)</u>	<u>\$21.84</u>
VIII	0.00	<u>\$0.00</u>	<u>\$38.35</u>	<u>\$0.00</u>	<u>\$38.35</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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 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 2003.

1. Estimated net returns (loss) per acre applicable to tax-year 2003 (see Table 4 for more detail).

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

2. Weighted Average Net Return for 1995-2001.

a) 2001 /2/	<u>(\$113.52)</u>
b) 2000	<u>(\$108.20)</u>
c) 1999	<u>(\$59.80)</u>
d) 1998	<u>(\$46.81)</u>
e) 1997	<u>\$88.77</u>
f) 1996	<u>\$88.77</u>
g) 1995	<u>\$86.25</u>

3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$0.00</u>
b) Net return attributable to land only (class III) /4/	<u>\$28.30</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$28.30)</u>

5. Capitalization Rate

a) Interest Rate	<u>0.0725</u>
b) Property Tax	<u>0.0078</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees /6/	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1136</u>
f) "Other" Orchard Capitalization Rate	<u>0.1303</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$199.29)</u>	<u>\$329.56</u>	<u>(\$173.79)</u>	<u>\$355.06</u>
II	1.00	<u>(\$249.11)</u>	<u>\$226.85</u>	<u>(\$217.24)</u>	<u>\$258.73</u>
III	1.00	<u>(\$249.11)</u>	<u>\$103.46</u>	<u>(\$217.24)</u>	<u>\$135.33</u>
IV	1.00	<u>(\$249.11)</u>	<u>\$32.94</u>	<u>(\$217.24)</u>	<u>\$64.82</u>
V	0.75	<u>(\$186.83)</u>	<u>\$24.71</u>	<u>(\$162.93)</u>	<u>\$48.61</u>
VI	0.60	<u>(\$149.46)</u>	<u>\$26.82</u>	<u>(\$130.34)</u>	<u>\$45.94</u>
VII	0.40	<u>(\$99.64)</u>	<u>\$6.13</u>	<u>(\$86.89)</u>	<u>\$18.88</u>
VIII	0.00	<u>\$0.00</u>	<u>\$35.26</u>	<u>\$0.00</u>	<u>\$35.26</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for 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.