

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$21.47</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0043</u>
c) Rate without risk component	<u>0.0776</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0815</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2776</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$276.56</u>	<u>\$263.39</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	418	1.50	627
II	21273	1.35	28718
III	10617	1.00	10617
IV	<u>8196</u>	0.80	<u>6556</u>
TOTAL	40504		46518
Soil index factor /6/		<u>1.148</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$361.21</u>	<u>\$344.01</u>
II	1.35	<u>\$325.09</u>	<u>\$309.61</u>
III	1.00	<u>\$240.81</u>	<u>\$229.34</u>
IV	0.80	<u>\$192.64</u>	<u>\$183.47</u>
V	0.60	<u>\$144.48</u>	<u>\$137.60</u>
VI	0.50	<u>\$120.40</u>	<u>\$114.67</u>
VII	0.30	<u>\$72.24</u>	<u>\$68.80</u>
VIII	0.10	<u>\$24.08</u>	<u>\$22.93</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$230.62</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$830.72</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$18.32</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0058</u>
c) Rate without risk component	<u>0.0791</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2791</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$231.78</u>	<u>\$220.74</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	22210	1.50	33315
	II	43189	1.35	58305
	III	18702	1.00	18702
	IV	<u>430</u>	0.80	<u>344</u>
	TOTAL	84531		110666
	Soil index factor /6/ <u>1.309</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$265.56</u>	<u>\$252.91</u>
II	1.35	<u>\$239.00</u>	<u>\$227.62</u>
III	1.00	<u>\$177.04</u>	<u>\$168.61</u>
IV	0.80	<u>\$141.63</u>	<u>\$134.89</u>
V	0.60	<u>\$106.22</u>	<u>\$101.17</u>
VI	0.50	<u>\$88.52</u>	<u>\$84.30</u>
VII	0.30	<u>\$53.11</u>	<u>\$50.58</u>
VIII	0.10	<u>\$17.70</u>	<u>\$16.86</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$13.87</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0068</u>
c) Rate without risk component	<u>0.0801</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0841</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2801</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$173.20</u>	<u>\$164.95</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	5109	1.50	7663
	II	10707	1.35	14454
	III	15467	1.00	15467
	IV	<u>6798</u>	0.80	<u>5438</u>
	TOTAL	38081		43022
	Soil index factor /6/ <u>1.130</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$229.97</u>	<u>\$219.02</u>
II	1.35	<u>\$206.97</u>	<u>\$197.11</u>
III	1.00	<u>\$153.31</u>	<u>\$146.01</u>
IV	0.80	<u>\$122.65</u>	<u>\$116.81</u>
V	0.60	<u>\$91.99</u>	<u>\$87.61</u>
VI	0.50	<u>\$76.66</u>	<u>\$73.01</u>
VII	0.30	<u>\$45.99</u>	<u>\$43.80</u>
VIII	0.10	<u>\$15.33</u>	<u>\$14.60</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$2.99</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0058</u>
c) Rate without risk component	<u>0.0791</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2791</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$37.76</u>	<u>\$35.97</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	1699	1.50	2548
	II	2268	1.35	3061
	III	1713	1.00	1713
	IV	<u>822</u>	0.80	<u>657</u>
	TOTAL	6502		7979
	Soil index factor /6/			<u>1.227</u>

5. Agricultural use value adjusted by land class:

	<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
			<u>W/O Risk</u>	<u>W/Risk</u>
	I	1.50	<u>\$46.16</u>	<u>\$43.96</u>
	II	1.35	<u>\$41.54</u>	<u>\$39.57</u>
	III	1.00	<u>\$30.77</u>	<u>\$29.31</u>
	IV	0.80	<u>\$24.62</u>	<u>\$23.45</u>
	V	0.60	<u>\$18.46</u>	<u>\$17.58</u>
	VI	0.50	<u>\$15.39</u>	<u>\$14.65</u>
	VII	0.30	<u>\$9.23</u>	<u>\$8.79</u>
	VIII	0.10	<u>\$3.08</u>	<u>\$2.93</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$27.56</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0046</u>
c) Rate without risk component	<u>0.0779</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0818</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2779</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$353.86</u>	<u>\$337.01</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	22664	1.35	30596
III	11209	1.00	11209
IV	<u>4893</u>	0.80	<u>3914</u>
TOTAL	38766		45719
	Soil index factor /6/ <u>1.179</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$450.07</u>	<u>\$428.64</u>
II	1.35	<u>\$405.06</u>	<u>\$385.77</u>
III	1.00	<u>\$300.05</u>	<u>\$285.76</u>
IV	0.80	<u>\$240.04</u>	<u>\$228.61</u>
V	0.60	<u>\$180.03</u>	<u>\$171.45</u>
VI	0.50	<u>\$150.02</u>	<u>\$142.88</u>
VII	0.30	<u>\$90.01</u>	<u>\$85.73</u>
VIII	0.10	<u>\$30.00</u>	<u>\$28.58</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,079.95</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$3,886.47</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

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3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$4.40</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0047</u>
c) Rate without risk component	<u>0.0780</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0819</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2780</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$56.49</u>	<u>\$53.80</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	6379	1.50	9568
	II	4190	1.35	5656
	III	6400	1.00	6400
	IV	<u>8169</u>	0.80	<u>6535</u>
	TOTAL	25138		28159
	Soil index factor /6/		<u>1.120</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$75.64</u>	<u>\$72.04</u>
II	1.35	<u>\$68.08</u>	<u>\$64.84</u>
III	1.00	<u>\$50.43</u>	<u>\$48.03</u>
IV	0.80	<u>\$40.34</u>	<u>\$38.42</u>
V	0.60	<u>\$30.26</u>	<u>\$28.82</u>
VI	0.50	<u>\$25.21</u>	<u>\$24.01</u>
VII	0.30	<u>\$15.13</u>	<u>\$14.41</u>
VIII	0.10	<u>\$5.04</u>	<u>\$4.80</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

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2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.12</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0053</u>
c) Rate without risk component	<u>0.0786</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0825</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2786</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$294.26</u>	<u>\$280.25</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3022	1.50	4533
II	32246	1.35	43532
III	33817	1.00	33817
IV	<u>15954</u>	0.80	<u>12763</u>
TOTAL	85039		94645
Soil index factor /6/		<u>1.113</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$396.59</u>	<u>\$377.70</u>
II	1.35	<u>\$356.93</u>	<u>\$339.93</u>
III	1.00	<u>\$264.39</u>	<u>\$251.80</u>
IV	0.80	<u>\$211.51</u>	<u>\$201.44</u>
V	0.60	<u>\$158.64</u>	<u>\$151.08</u>
VI	0.50	<u>\$132.20</u>	<u>\$125.90</u>
VII	0.30	<u>\$79.32</u>	<u>\$75.54</u>
VIII	0.10	<u>\$26.44</u>	<u>\$25.18</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

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2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$8.43</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0052</u>
c) Rate without risk component	<u>0.0785</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0825</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2785</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$107.29</u>	<u>\$102.18</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	5114	1.50	7671
II	35922	1.35	48494
III	16102	1.00	16102
IV	<u>11646</u>	0.80	<u>9316</u>
TOTAL	68784		81583
Soil index factor /6/		<u>1.186</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$135.69</u>	<u>\$129.23</u>
II	1.35	<u>\$122.12</u>	<u>\$116.31</u>
III	1.00	<u>\$90.46</u>	<u>\$86.15</u>
IV	0.80	<u>\$72.37</u>	<u>\$68.92</u>
V	0.60	<u>\$54.28</u>	<u>\$51.69</u>
VI	0.50	<u>\$45.23</u>	<u>\$43.08</u>
VII	0.30	<u>\$27.14</u>	<u>\$25.85</u>
VIII	0.10	<u>\$9.05</u>	<u>\$8.62</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$12.62</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0077</u>
c) Rate without risk component	<u>0.0810</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0851</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2810</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$155.77</u>	<u>\$148.35</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	3300	1.50	4950
	II	11715	1.35	15815
	III	9639	1.00	9639
	IV	<u>7042</u>	0.80	<u>5633</u>
	TOTAL	31696		36037
	Soil index factor /6/		<u>1.137</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$205.51</u>	<u>\$195.72</u>
II	1.35	<u>\$184.96</u>	<u>\$176.15</u>
III	1.00	<u>\$137.00</u>	<u>\$130.48</u>
IV	0.80	<u>\$109.60</u>	<u>\$104.38</u>
V	0.60	<u>\$82.20</u>	<u>\$78.29</u>
VI	0.50	<u>\$68.50</u>	<u>\$65.24</u>
VII	0.30	<u>\$41.10</u>	<u>\$39.14</u>
VIII	0.10	<u>\$13.70</u>	<u>\$13.05</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$11.85</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0047</u>
c) Rate without risk component	<u>0.0780</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0819</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2780</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$151.89</u>	<u>\$144.66</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3494	1.50	5241
II	25882	1.35	34940
III	16640	1.00	16640
IV	<u>5585</u>	0.80	<u>4468</u>
TOTAL	51601		61289
	Soil index factor /6/ <u>1.188</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$191.82</u>	<u>\$182.69</u>
II	1.35	<u>\$172.64</u>	<u>\$164.42</u>
III	1.00	<u>\$127.88</u>	<u>\$121.79</u>
IV	0.80	<u>\$102.30</u>	<u>\$97.43</u>
V	0.60	<u>\$76.73</u>	<u>\$73.07</u>
VI	0.50	<u>\$63.94</u>	<u>\$60.90</u>
VII	0.30	<u>\$38.36</u>	<u>\$36.54</u>
VIII	0.10	<u>\$12.79</u>	<u>\$12.18</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,437.67</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$5,171.58</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$0.00</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0041</u>
c) Rate without risk component	<u>0.0774</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0813</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2774</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$243.15</u>	<u>\$231.49</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1440	1.50	2160
II	8373	1.35	11304
III	23337	1.00	23337
IV	<u>8544</u>	0.80	<u>6835</u>
TOTAL	41694		43636
Soil index factor /6/ 1.047			

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$348.35</u>	<u>\$331.65</u>
II	1.35	<u>\$313.52</u>	<u>\$298.48</u>
III	1.00	<u>\$232.23</u>	<u>\$221.10</u>
IV	0.80	<u>\$185.79</u>	<u>\$176.88</u>
V	0.60	<u>\$139.34</u>	<u>\$132.66</u>
VI	0.50	<u>\$116.12</u>	<u>\$110.55</u>
VII	0.30	<u>\$69.67</u>	<u>\$66.33</u>
VIII	0.10	<u>\$23.22</u>	<u>\$22.11</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$25.20</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0122</u>
c) Rate without risk component	<u>0.0855</u>
d) Risk component (0.05 times 2c)	<u>0.0043</u>
e) Rate with risk component /3/	<u>0.0898</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2855</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$294.66</u>	<u>\$280.63</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	300	1.50	450
II	4919	1.35	6640
III	45077	1.00	45077
IV	<u>10498</u>	0.80	<u>8398</u>
TOTAL	60794		60565
Soil index factor /6/			<u>0.996</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$443.66</u>	<u>\$422.54</u>
II	1.35	<u>\$399.30</u>	<u>\$380.28</u>
III	1.00	<u>\$295.78</u>	<u>\$281.69</u>
IV	0.80	<u>\$236.62</u>	<u>\$225.35</u>
V	0.60	<u>\$177.47</u>	<u>\$169.01</u>
VI	0.50	<u>\$147.89</u>	<u>\$140.85</u>
VII	0.30	<u>\$88.73</u>	<u>\$84.51</u>
VIII	0.10	<u>\$29.58</u>	<u>\$28.17</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$27.56</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0100</u>
c) Rate without risk component	<u>0.0833</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0875</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2833</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$330.84</u>	<u>\$315.08</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	22664	1.35	30596
III	11209	1.00	11209
IV	<u>4893</u>	0.80	<u>3914</u>
TOTAL	38766		45719
Soil index factor /6/		<u>1.179</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$420.78</u>	<u>\$400.75</u>
II	1.35	<u>\$378.70</u>	<u>\$360.67</u>
III	1.00	<u>\$280.52</u>	<u>\$267.16</u>
IV	0.80	<u>\$224.42</u>	<u>\$213.73</u>
V	0.60	<u>\$168.31</u>	<u>\$160.30</u>
VI	0.50	<u>\$140.26</u>	<u>\$133.58</u>
VII	0.30	<u>\$84.16</u>	<u>\$80.15</u>
VIII	0.10	<u>\$28.05</u>	<u>\$26.72</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,079.95</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$3,812.12</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$17.47</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0076</u>
c) Rate without risk component	<u>0.0809</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0849</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2809</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$216.08</u>	<u>\$205.79</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	709	1.50	1063
	II	16387	1.35	22122
	III	6328	1.00	6328
	IV	<u>12222</u>	0.80	<u>9777</u>
	TOTAL	35646		39290
	Soil index factor /6/		<u>1.102</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$294.06</u>	<u>\$280.06</u>
II	1.35	<u>\$264.65</u>	<u>\$252.05</u>
III	1.00	<u>\$196.04</u>	<u>\$186.70</u>
IV	0.80	<u>\$156.83</u>	<u>\$149.36</u>
V	0.60	<u>\$117.62</u>	<u>\$112.02</u>
VI	0.50	<u>\$98.02</u>	<u>\$93.35</u>
VII	0.30	<u>\$58.81</u>	<u>\$56.01</u>
VIII	0.10	<u>\$19.60</u>	<u>\$18.67</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.76</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0071</u>
c) Rate without risk component	<u>0.0804</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0844</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2804</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$295.57</u>	<u>\$281.50</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3266	1.50	4899
II	22580	1.35	30483
III	15685	1.00	15685
IV	<u>11954</u>	0.80	<u>9563</u>
TOTAL	53485		60630
Soil index factor /6/			<u>1.134</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$391.11</u>	<u>\$372.49</u>
II	1.35	<u>\$352.00</u>	<u>\$335.24</u>
III	1.00	<u>\$260.74</u>	<u>\$248.33</u>
IV	0.80	<u>\$208.59</u>	<u>\$198.66</u>
V	0.60	<u>\$156.44</u>	<u>\$149.00</u>
VI	0.50	<u>\$130.37</u>	<u>\$124.16</u>
VII	0.30	<u>\$78.22</u>	<u>\$74.50</u>
VIII	0.10	<u>\$26.07</u>	<u>\$24.83</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$5.04</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0047</u>
c) Rate without risk component	<u>0.0780</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0819</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2780</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$64.58</u>	<u>\$61.50</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	362	1.50	543
II	11051	1.35	14918
III	9036	1.00	9036
IV	<u>4374</u>	0.80	<u>3499</u>
TOTAL	24823		27996
Soil index factor /6/		<u>1.128</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$85.89</u>	<u>\$81.80</u>
II	1.35	<u>\$77.30</u>	<u>\$73.62</u>
III	1.00	<u>\$57.26</u>	<u>\$54.53</u>
IV	0.80	<u>\$45.81</u>	<u>\$43.62</u>
V	0.60	<u>\$34.35</u>	<u>\$32.72</u>
VI	0.50	<u>\$28.63</u>	<u>\$27.27</u>
VII	0.30	<u>\$17.18</u>	<u>\$16.36</u>
VIII	0.10	<u>\$5.73</u>	<u>\$5.45</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$14.03</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0065</u>
c) Rate without risk component	<u>0.0798</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0838</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2798</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$175.77</u>	<u>\$167.40</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4421	1.50	6631
II	71949	1.35	97131
III	51911	1.00	51911
IV	<u>24215</u>	0.80	<u>19372</u>
TOTAL	152496		175045
Soil index factor /6/		<u>1.148</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$229.69</u>	<u>\$218.75</u>
II	1.35	<u>\$206.72</u>	<u>\$196.88</u>
III	1.00	<u>\$153.13</u>	<u>\$145.84</u>
IV	0.80	<u>\$122.50</u>	<u>\$116.67</u>
V	0.60	<u>\$91.88</u>	<u>\$87.50</u>
VI	0.50	<u>\$76.56</u>	<u>\$72.92</u>
VII	0.30	<u>\$45.94</u>	<u>\$43.75</u>
VIII	0.10	<u>\$15.31</u>	<u>\$14.58</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,295.49</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,629.63</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$19.33</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0799</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0839</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2799</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$241.96</u>	<u>\$230.44</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	259	1.50	388
II	25944	1.35	35024
III	2193	1.00	2193
IV	<u>2501</u>	0.80	<u>2000</u>
TOTAL	30897		39605
Soil index factor /6/			<u>1.282</u>

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$283.14</u>	<u>\$269.66</u>
II	1.35	<u>\$254.83</u>	<u>\$242.69</u>
III	1.00	<u>\$188.76</u>	<u>\$179.77</u>
IV	0.80	<u>\$151.01</u>	<u>\$143.82</u>
V	0.60	<u>\$113.26</u>	<u>\$107.86</u>
VI	0.50	<u>\$94.38</u>	<u>\$89.89</u>
VII	0.30	<u>\$56.63</u>	<u>\$53.93</u>
VIII	0.10	<u>\$18.88</u>	<u>\$17.98</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>Peanuts</u>	<u>\$95.60</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$341.58</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$8.51</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0799</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0839</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2799</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$106.53</u>	<u>\$101.45</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	0	1.50	0
	II	10092	1.35	13624
	III	20554	1.00	20554
	IV	<u>3010</u>	0.80	<u>2408</u>
	TOTAL	33656		36586
	Soil index factor /6/		<u>1.087</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$146.99</u>	<u>\$139.99</u>
II	1.35	<u>\$132.29</u>	<u>\$125.99</u>
III	1.00	<u>\$98.00</u>	<u>\$93.33</u>
IV	0.80	<u>\$78.40</u>	<u>\$74.66</u>
V	0.60	<u>\$58.80</u>	<u>\$56.00</u>
VI	0.50	<u>\$49.00</u>	<u>\$46.66</u>
VII	0.30	<u>\$29.40</u>	<u>\$28.00</u>
VIII	0.10	<u>\$9.80</u>	<u>\$9.33</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,210.74</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,325.85</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$20.55</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0106</u>
c) Rate without risk component	<u>0.0839</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0881</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2839</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$245.07</u>	<u>\$233.40</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	7329	1.50	10993
II	40198	1.35	54267
III	30646	1.00	30646
IV	<u>11324</u>	0.80	<u>9059</u>
TOTAL	89497		104965
Soil index factor /6/		<u>1.173</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$313.43</u>	<u>\$298.50</u>
II	1.35	<u>\$282.08</u>	<u>\$268.65</u>
III	1.00	<u>\$208.95</u>	<u>\$199.00</u>
IV	0.80	<u>\$167.16</u>	<u>\$159.20</u>
V	0.60	<u>\$125.37</u>	<u>\$119.40</u>
VI	0.50	<u>\$104.48</u>	<u>\$99.50</u>
VII	0.30	<u>\$62.69</u>	<u>\$59.70</u>
VIII	0.10	<u>\$20.90</u>	<u>\$19.90</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$10.87</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0090</u>
c) Rate without risk component	<u>0.0823</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0864</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2823</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$132.10</u>	<u>\$125.81</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	6976	1.50	10464
II	15533	1.35	20969
III	41916	1.00	41916
IV	<u>18373</u>	0.80	<u>14698</u>
TOTAL	82798		88047
Soil index factor /6/		<u>1.063</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$186.34</u>	<u>\$177.47</u>
II	1.35	<u>\$167.70</u>	<u>\$159.72</u>
III	1.00	<u>\$124.23</u>	<u>\$118.31</u>
IV	0.80	<u>\$99.38</u>	<u>\$94.65</u>
V	0.60	<u>\$74.54</u>	<u>\$70.99</u>
VI	0.50	<u>\$62.11</u>	<u>\$59.16</u>
VII	0.30	<u>\$37.27</u>	<u>\$35.49</u>
VIII	0.10	<u>\$12.42</u>	<u>\$11.83</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$18.34</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0053</u>
c) Rate without risk component	<u>0.0785</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0825</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2785</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$233.50</u>	<u>\$222.38</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	1125	1.50	1687
	II	3168	1.35	4276
	III	16224	1.00	16224
	IV	<u>5172</u>	0.80	<u>4137</u>
	TOTAL	25689		26324
	Soil index factor /6/		<u>1.025</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$341.80</u>	<u>\$325.52</u>
II	1.35	<u>\$307.62</u>	<u>\$292.97</u>
III	1.00	<u>\$227.87</u>	<u>\$217.02</u>
IV	0.80	<u>\$182.29</u>	<u>\$173.61</u>
V	0.60	<u>\$136.72</u>	<u>\$130.21</u>
VI	0.50	<u>\$113.93</u>	<u>\$108.51</u>
VII	0.30	<u>\$68.36</u>	<u>\$65.10</u>
VIII	0.10	<u>\$22.79</u>	<u>\$21.70</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$4.67</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0058</u>
c) Rate without risk component	<u>0.0790</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2790</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$59.09</u>	<u>\$56.28</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	10411	1.35	14054
III	7824	1.00	7824
IV	<u>187</u>	0.80	<u>149</u>
TOTAL	18422		22027
Soil index factor /6/			
	<u>1.196</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		W/O Risk	W/Risk
I	1.50	<u>\$74.13</u>	<u>\$70.60</u>
II	1.35	<u>\$66.72</u>	<u>\$63.54</u>
III	1.00	<u>\$49.42</u>	<u>\$47.07</u>
IV	0.80	<u>\$39.53</u>	<u>\$37.65</u>
V	0.60	<u>\$29.65</u>	<u>\$28.24</u>
VI	0.50	<u>\$24.71</u>	<u>\$23.53</u>
VII	0.30	<u>\$14.83</u>	<u>\$14.12</u>
VIII	0.10	<u>\$4.94</u>	<u>\$4.71</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$11.83</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0048</u>
c) Rate without risk component	<u>0.0781</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0820</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2781</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$151.55</u>	<u>\$144.33</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	3071	1.50	4606
	II	18222	1.35	24599
	III	26540	1.00	26540
	IV	<u>12493</u>	0.80	<u>9994</u>
	TOTAL	60326		65739
	Soil index factor /6/		<u>1.090</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$208.60</u>	<u>\$198.67</u>
II	1.35	<u>\$187.74</u>	<u>\$178.80</u>
III	1.00	<u>\$139.07</u>	<u>\$132.45</u>
IV	0.80	<u>\$111.26</u>	<u>\$105.96</u>
V	0.60	<u>\$83.44</u>	<u>\$79.47</u>
VI	0.50	<u>\$69.53</u>	<u>\$66.22</u>
VII	0.30	<u>\$41.72</u>	<u>\$39.73</u>
VIII	0.10	<u>\$13.91</u>	<u>\$13.24</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,772.84</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$6,375.17</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$32.56</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0084</u>
c) Rate without risk component	<u>0.0817</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0858</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2817</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$398.47</u>	<u>\$379.50</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4723	1.50	7084
II	52438	1.35	70791
III	8849	1.00	8849
IV	<u>199</u>	0.80	<u>159</u>
TOTAL	66209		86883
	Soil index factor /6/ <u>1.312</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$455.48</u>	<u>\$433.79</u>
II	1.35	<u>\$409.93</u>	<u>\$390.41</u>
III	1.00	<u>\$303.65</u>	<u>\$289.19</u>
IV	0.80	<u>\$242.92</u>	<u>\$231.36</u>
V	0.60	<u>\$182.19</u>	<u>\$173.52</u>
VI	0.50	<u>\$151.83</u>	<u>\$144.60</u>
VII	0.30	<u>\$91.10</u>	<u>\$86.76</u>
VIII	0.10	<u>\$30.37</u>	<u>\$28.92</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>Peanuts</u>	<u>\$13.17</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$46.76</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$6.33

2. Capitalization rates:

a) Interest rate component /1/ 0.0733
 b) Property tax component /2/ 0.0057
 c) Rate without risk component 0.0790
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0829
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2790

3. Unadjusted use value of cropland harvested: **W/O Risk** **W/Risk**
 \$80.14 \$76.32

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	846	1.50	1269
II	17066	1.35	23039
III	6027	1.00	6027
IV	<u>15909</u>	0.80	<u>12727</u>
TOTAL	39848		43062
Soil index factor /6/ <u>1.081</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$111.24</u>	<u>\$105.94</u>
II	1.35	<u>\$100.11</u>	<u>\$95.35</u>
III	1.00	<u>\$74.16</u>	<u>\$70.63</u>
IV	0.80	<u>\$59.33</u>	<u>\$56.50</u>
V	0.60	<u>\$44.50</u>	<u>\$42.38</u>
VI	0.50	<u>\$37.08</u>	<u>\$35.31</u>
VII	0.30	<u>\$22.25</u>	<u>\$21.19</u>
VIII	0.10	<u>\$7.42</u>	<u>\$7.06</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$12.27</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0055</u>
c) Rate without risk component	<u>0.0788</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0827</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2788</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$155.72</u>	<u>\$148.30</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	100	1.50	150
	II	393	1.35	530
	III	2881	1.00	2881
	IV	<u>4371</u>	0.80	<u>3496</u>
	TOTAL	7745		7057
	Soil index factor /6/ <u>0.911</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$256.35</u>	<u>\$244.14</u>
II	1.35	<u>\$230.71</u>	<u>\$219.73</u>
III	1.00	<u>\$170.90</u>	<u>\$162.76</u>
IV	0.80	<u>\$136.72</u>	<u>\$130.21</u>
V	0.60	<u>\$102.54</u>	<u>\$97.66</u>
VI	0.50	<u>\$85.45</u>	<u>\$81.38</u>
VII	0.30	<u>\$51.27</u>	<u>\$48.83</u>
VIII	0.10	<u>\$17.09</u>	<u>\$16.28</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$22.22</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0065</u>
c) Rate without risk component	<u>0.0798</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0838</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2798</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$278.41</u>	<u>\$265.16</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	2196	1.50	3294
	II	16681	1.35	22519
	III	8598	1.00	8598
	IV	<u>7443</u>	0.80	<u>5954</u>
	TOTAL	34918		40365
	Soil index factor /6/		<u>1.156</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$361.27</u>	<u>\$344.06</u>
II	1.35	<u>\$325.14</u>	<u>\$309.66</u>
III	1.00	<u>\$240.84</u>	<u>\$229.38</u>
IV	0.80	<u>\$192.68</u>	<u>\$183.50</u>
V	0.60	<u>\$144.51</u>	<u>\$137.63</u>
VI	0.50	<u>\$120.42</u>	<u>\$114.69</u>
VII	0.30	<u>\$72.25</u>	<u>\$68.81</u>
VIII	0.10	<u>\$24.08</u>	<u>\$22.94</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$21.97</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0032</u>
c) Rate without risk component	<u>0.0765</u>
d) Risk component (0.05 times 2c)	<u>0.0038</u>
e) Rate with risk component /3/	<u>0.0804</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2765</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$287.14</u>	<u>\$273.46</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	796	1.50	1194
II	69156	1.35	93360
III	34247	1.00	34247
IV	<u>16752</u>	0.80	<u>13401</u>
TOTAL	120951		142202
Soil index factor /6/		<u>1.176</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$366.34</u>	<u>\$348.90</u>
II	1.35	<u>\$329.71</u>	<u>\$314.01</u>
III	1.00	<u>\$244.23</u>	<u>\$232.60</u>
IV	0.80	<u>\$195.38</u>	<u>\$186.08</u>
V	0.60	<u>\$146.54</u>	<u>\$139.56</u>
VI	0.50	<u>\$122.11</u>	<u>\$116.30</u>
VII	0.30	<u>\$73.27</u>	<u>\$69.78</u>
VIII	0.10	<u>\$24.42</u>	<u>\$23.26</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$947.10</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$3,424.99</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$39.37</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0119</u>
c) Rate without risk component	<u>0.0852</u>
d) Risk component (0.05 times 2c)	<u>0.0043</u>
e) Rate with risk component /3/	<u>0.0895</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2852</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$462.11</u>	<u>\$440.11</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418
	Soil index factor /6/ <u>1.260</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$550.14</u>	<u>\$523.94</u>
II	1.35	<u>\$495.13</u>	<u>\$471.55</u>
III	1.00	<u>\$366.76</u>	<u>\$349.29</u>
IV	0.80	<u>\$293.41</u>	<u>\$279.44</u>
V	0.60	<u>\$220.06</u>	<u>\$209.58</u>
VI	0.50	<u>\$183.38</u>	<u>\$174.65</u>
VII	0.30	<u>\$110.03</u>	<u>\$104.79</u>
VIII	0.10	<u>\$36.68</u>	<u>\$34.93</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$27.39</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0065</u>
c) Rate without risk component	<u>0.0798</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0838</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2798</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$343.37</u>	<u>\$327.02</u>

4. Soil Index Factor				
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage	
I	9575	1.50	14362	
II	17371	1.35	23450	
III	5808	1.00	5808	
IV	<u>195</u>	0.80	<u>156</u>	
TOTAL	32949		43776	
Soil index factor /6/		<u>1.329</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$387.67</u>	<u>\$369.21</u>
II	1.35	<u>\$348.91</u>	<u>\$332.29</u>
III	1.00	<u>\$258.45</u>	<u>\$246.14</u>
IV	0.80	<u>\$206.76</u>	<u>\$196.91</u>
V	0.60	<u>\$155.07</u>	<u>\$147.69</u>
VI	0.50	<u>\$129.22</u>	<u>\$123.07</u>
VII	0.30	<u>\$77.53</u>	<u>\$73.84</u>
VIII	0.10	<u>\$25.84</u>	<u>\$24.61</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$36.13</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0057</u>
c) Rate without risk component	<u>0.0790</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2790</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$457.28</u>	<u>\$435.51</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1020	1.50	1530
II	38198	1.35	51567
III	22554	1.00	22554
IV	<u>25062</u>	0.80	<u>20049</u>
TOTAL	86834		95700
Soil index factor /6/		<u>1.102</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$622.38</u>	<u>\$592.74</u>
II	1.35	<u>\$560.14</u>	<u>\$533.46</u>
III	1.00	<u>\$414.92</u>	<u>\$395.16</u>
IV	0.80	<u>\$331.93</u>	<u>\$316.13</u>
V	0.60	<u>\$248.95</u>	<u>\$237.10</u>
VI	0.50	<u>\$207.46</u>	<u>\$197.58</u>
VII	0.30	<u>\$124.48</u>	<u>\$118.55</u>
VIII	0.10	<u>\$41.49</u>	<u>\$39.52</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$27.39</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0085</u>
c) Rate without risk component	<u>0.0818</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0859</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2818</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$335.02</u>	<u>\$319.06</u>

4. Soil Index Factor				
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage	
I	9575	1.50	14362	
II	17371	1.35	23450	
III	5808	1.00	5808	
IV	<u>195</u>	0.80	<u>156</u>	
TOTAL	32949		43776	
Soil index factor /6/		<u>1.329</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$378.24</u>	<u>\$360.23</u>
II	1.35	<u>\$340.41</u>	<u>\$324.20</u>
III	1.00	<u>\$252.16</u>	<u>\$240.15</u>
IV	0.80	<u>\$201.73</u>	<u>\$192.12</u>
V	0.60	<u>\$151.30</u>	<u>\$144.09</u>
VI	0.50	<u>\$126.08</u>	<u>\$120.08</u>
VII	0.30	<u>\$75.65</u>	<u>\$72.05</u>
VIII	0.10	<u>\$25.22</u>	<u>\$24.02</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$18.11</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0085</u>
c) Rate without risk component	<u>0.0818</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0859</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2818</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$221.53</u>	<u>\$210.98</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	2399	1.50	3598
	II	20485	1.35	27654
	III	5572	1.00	5572
	IV	<u>1814</u>	0.80	<u>1451</u>
	TOTAL	30270		38275
	Soil index factor /6/		<u>1.264</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$262.80</u>	<u>\$250.28</u>
II	1.35	<u>\$236.52</u>	<u>\$225.25</u>
III	1.00	<u>\$175.20</u>	<u>\$166.85</u>
IV	0.80	<u>\$140.16</u>	<u>\$133.48</u>
V	0.60	<u>\$105.12</u>	<u>\$100.11</u>
VI	0.50	<u>\$87.60</u>	<u>\$83.43</u>
VII	0.30	<u>\$52.56</u>	<u>\$50.06</u>
VIII	0.10	<u>\$17.52</u>	<u>\$16.69</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$1.24</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0051</u>
c) Rate without risk component	<u>0.0783</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0823</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2783</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$15.87</u>	<u>\$15.12</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	0	1.50	0
	II	24408	1.35	32950
	III	10151	1.00	10151
	IV	<u>7249</u>	0.80	<u>5799</u>
	TOTAL	41808		48900
	Soil index factor /6/		<u>1.170</u>	

5. Agricultural use value adjusted by land class:

	<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
			<u>W/O Risk</u>	<u>W/Risk</u>
	I	1.50	<u>\$20.35</u>	<u>\$19.39</u>
	II	1.35	<u>\$18.32</u>	<u>\$17.45</u>
	III	1.00	<u>\$13.57</u>	<u>\$12.92</u>
	IV	0.80	<u>\$10.86</u>	<u>\$10.34</u>
	V	0.60	<u>\$8.14</u>	<u>\$7.75</u>
	VI	0.50	<u>\$6.78</u>	<u>\$6.46</u>
	VII	0.30	<u>\$4.07</u>	<u>\$3.88</u>
	VIII	0.10	<u>\$1.36</u>	<u>\$1.29</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,359.84</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,885.45</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$39.37

2. Capitalization rates:

a) Interest rate component /1/ 0.0733
 b) Property tax component /2/ 0.0079
 c) Rate without risk component 0.0812
 d) Risk component (0.05 times 2c) 0.0041
 e) Rate with risk component /3/ 0.0852
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2812

3. Unadjusted use value of cropland harvested: **W/O Risk** **W/Risk**
 \$485.11 \$462.01

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418
Soil index factor /6/ <u>1.260</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$577.52</u>	<u>\$550.02</u>
II	1.35	<u>\$519.77</u>	<u>\$495.02</u>
III	1.00	<u>\$385.01</u>	<u>\$366.68</u>
IV	0.80	<u>\$308.01</u>	<u>\$293.34</u>
V	0.60	<u>\$231.01</u>	<u>\$220.01</u>
VI	0.50	<u>\$192.51</u>	<u>\$183.34</u>
VII	0.30	<u>\$115.50</u>	<u>\$110.00</u>
VIII	0.10	<u>\$38.50</u>	<u>\$36.67</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$42.14

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0798</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0838</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2798</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$527.87</u>	<u>\$502.73</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	6115	1.50	9172
II	12303	1.35	16609
III	1183	1.00	1183
IV	<u>443</u>	0.80	<u>354</u>
TOTAL	20044		27318
Soil index factor /6/	<u>1.363</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$580.97</u>	<u>\$553.31</u>
II	1.35	<u>\$522.87</u>	<u>\$497.98</u>
III	1.00	<u>\$387.31</u>	<u>\$368.87</u>
IV	0.80	<u>\$309.85</u>	<u>\$295.10</u>
V	0.60	<u>\$232.39</u>	<u>\$221.32</u>
VI	0.50	<u>\$193.66</u>	<u>\$184.44</u>
VII	0.30	<u>\$116.19</u>	<u>\$110.66</u>
VIII	0.10	<u>\$38.73</u>	<u>\$36.89</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$27.39</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0799</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0838</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2799</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$343.03</u>	<u>\$326.70</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	9575	1.50	14362
	II	17371	1.35	23450
	III	5808	1.00	5808
	IV	<u>195</u>	0.80	<u>156</u>
	TOTAL	32949		43776
	Soil index factor /6/ <u>1.329</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$387.29</u>	<u>\$368.84</u>
II	1.35	<u>\$348.56</u>	<u>\$331.96</u>
III	1.00	<u>\$258.19</u>	<u>\$245.90</u>
IV	0.80	<u>\$206.55</u>	<u>\$196.72</u>
V	0.60	<u>\$154.91</u>	<u>\$147.54</u>
VI	0.50	<u>\$129.10</u>	<u>\$122.95</u>
VII	0.30	<u>\$77.46</u>	<u>\$73.77</u>
VIII	0.10	<u>\$25.82</u>	<u>\$24.59</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$41.92</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0047</u>
c) Rate without risk component	<u>0.0780</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0819</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2780</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$537.25</u>	<u>\$511.67</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	7380	1.50	11070
	II	13627	1.35	18396
	III	670	1.00	670
	IV	<u>15</u>	0.80	<u>12</u>
	TOTAL	21692		30148
	Soil index factor /6/		<u>1.390</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$579.84</u>	<u>\$552.23</u>
II	1.35	<u>\$521.86</u>	<u>\$497.01</u>
III	1.00	<u>\$386.56</u>	<u>\$368.15</u>
IV	0.80	<u>\$309.25</u>	<u>\$294.52</u>
V	0.60	<u>\$231.94</u>	<u>\$220.89</u>
VI	0.50	<u>\$193.28</u>	<u>\$184.08</u>
VII	0.30	<u>\$115.97</u>	<u>\$110.45</u>
VIII	0.10	<u>\$38.66</u>	<u>\$36.82</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$20.55</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0095</u>
c) Rate without risk component	<u>0.0828</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0869</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2828</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$248.26</u>	<u>\$236.44</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	7329	1.50	10993
II	40198	1.35	54267
III	30646	1.00	30646
IV	<u>11324</u>	0.80	<u>9059</u>
TOTAL	89497		104965
Soil index factor /6/			<u>1.173</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$317.52</u>	<u>\$302.40</u>
II	1.35	<u>\$285.76</u>	<u>\$272.16</u>
III	1.00	<u>\$211.68</u>	<u>\$201.60</u>
IV	0.80	<u>\$169.34</u>	<u>\$161.28</u>
V	0.60	<u>\$127.01</u>	<u>\$120.96</u>
VI	0.50	<u>\$105.84</u>	<u>\$100.80</u>
VII	0.30	<u>\$63.50</u>	<u>\$60.48</u>
VIII	0.10	<u>\$21.17</u>	<u>\$20.16</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$8.43</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0101</u>
c) Rate without risk component	<u>0.0834</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0876</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2834</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$101.04</u>	<u>\$96.23</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	5114	1.50	7671
II	35922	1.35	48494
III	16102	1.00	16102
IV	<u>11646</u>	0.80	<u>9316</u>
TOTAL	68784		81583
	Soil index factor /6/ <u>1.186</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$127.78</u>	<u>\$121.70</u>
II	1.35	<u>\$115.00</u>	<u>\$109.53</u>
III	1.00	<u>\$85.19</u>	<u>\$81.13</u>
IV	0.80	<u>\$68.15</u>	<u>\$64.90</u>
V	0.60	<u>\$51.11</u>	<u>\$48.68</u>
VI	0.50	<u>\$42.59</u>	<u>\$40.57</u>
VII	0.30	<u>\$25.56</u>	<u>\$24.34</u>
VIII	0.10	<u>\$8.52</u>	<u>\$8.11</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$32.76</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0057</u>
c) Rate without risk component	<u>0.0790</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0829</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2790</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$414.78</u>	<u>\$395.03</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	3732	1.50	5598
	II	8212	1.35	11086
	III	10925	1.00	10925
	IV	<u>9354</u>	0.80	<u>7483</u>
	TOTAL	32223		35092
	Soil index factor /6/		<u>1.089</u>	

5. Agricultural use value adjusted by land class:

	<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
			<u>W/O Risk</u>	<u>W/Risk</u>
	I	1.50	<u>\$571.31</u>	<u>\$544.10</u>
	II	1.35	<u>\$514.17</u>	<u>\$489.69</u>
	III	1.00	<u>\$380.87</u>	<u>\$362.73</u>
	IV	0.80	<u>\$304.70</u>	<u>\$290.19</u>
	V	0.60	<u>\$228.52</u>	<u>\$217.64</u>
	VI	0.50	<u>\$190.44</u>	<u>\$181.37</u>
	VII	0.30	<u>\$114.26</u>	<u>\$108.82</u>
	VIII	0.10	<u>\$38.09</u>	<u>\$36.27</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$15.41</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0114</u>
c) Rate without risk component	<u>0.0847</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0889</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2847</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$181.91</u>	<u>\$173.25</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1038	1.50	1557
II	8524	1.35	11507
III	12430	1.00	12430
IV	<u>4181</u>	0.80	<u>3344</u>
TOTAL	26173		28838
Soil index factor /6/		<u>1.102</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$247.65</u>	<u>\$235.86</u>
II	1.35	<u>\$222.88</u>	<u>\$212.27</u>
III	1.00	<u>\$165.10</u>	<u>\$157.24</u>
IV	0.80	<u>\$132.08</u>	<u>\$125.79</u>
V	0.60	<u>\$99.06</u>	<u>\$94.34</u>
VI	0.50	<u>\$82.55</u>	<u>\$78.62</u>
VII	0.30	<u>\$49.53</u>	<u>\$47.17</u>
VIII	0.10	<u>\$16.51</u>	<u>\$15.72</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.67</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0047</u>
c) Rate without risk component	<u>0.0780</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0819</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2780</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$303.61</u>	<u>\$289.15</u>

4. Soil Index Factor				
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage	
I	3991	1.50	5986	
II	16075	1.35	21701	
III	798	1.00	798	
IV	<u>0</u>	0.80	<u>0</u>	
TOTAL	20864		28485	
Soil index factor /6/		<u>1.365</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$333.57</u>	<u>\$317.68</u>
II	1.35	<u>\$300.21</u>	<u>\$285.91</u>
III	1.00	<u>\$222.38</u>	<u>\$211.79</u>
IV	0.80	<u>\$177.90</u>	<u>\$169.43</u>
V	0.60	<u>\$133.43</u>	<u>\$127.07</u>
VI	0.50	<u>\$111.19</u>	<u>\$105.89</u>
VII	0.30	<u>\$66.71</u>	<u>\$63.54</u>
VIII	0.10	<u>\$22.24</u>	<u>\$21.18</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$4.33</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0065</u>
c) Rate without risk component	<u>0.0798</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0838</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2798</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$54.24</u>	<u>\$51.66</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3729	1.50	5593
II	7438	1.35	10041
III	5190	1.00	5190
IV	<u>5896</u>	0.80	<u>4716</u>
TOTAL	22253		25540
Soil index factor /6/		<u>1.148</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$70.89</u>	<u>\$67.51</u>
II	1.35	<u>\$63.80</u>	<u>\$60.76</u>
III	1.00	<u>\$47.26</u>	<u>\$45.01</u>
IV	0.80	<u>\$37.81</u>	<u>\$36.01</u>
V	0.60	<u>\$28.35</u>	<u>\$27.00</u>
VI	0.50	<u>\$23.63</u>	<u>\$22.50</u>
VII	0.30	<u>\$14.18</u>	<u>\$13.50</u>
VIII	0.10	<u>\$4.73</u>	<u>\$4.50</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$39.37

2. Capitalization rates:

a) Interest rate component /1/ 0.0733
 b) Property tax component /2/ 0.0070
 c) Rate without risk component 0.0802
 d) Risk component (0.05 times 2c) 0.0040
 e) Rate with risk component /3/ 0.0843
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2802

3. Unadjusted use value of cropland harvested: **W/O Risk** **W/Risk**
 \$490.67 \$467.31

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418
Soil index factor /6/	<u>1.260</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	\$524.14	\$556.33
II	1.35	\$526.78	\$500.69
III	1.00	\$389.43	\$370.88
IV	0.80	\$311.54	\$296.71
V	0.60	\$233.66	\$222.53
VI	0.50	\$194.71	\$185.44
VII	0.30	\$116.83	\$111.27
VIII	0.10	\$38.94	\$37.09

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$39.37

2. Capitalization rates:

a) Interest rate component /1/ 0.0733
 b) Property tax component /2/ 0.0116
 c) Rate without risk component 0.0848
 d) Risk component (0.05 times 2c) 0.0042
 e) Rate with risk component /3/ 0.0891
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2848

3. Unadjusted use value of cropland harvested: **W/O Risk** **W/Risk**
 \$464.13 \$442.03

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418
Soil index factor /6/ <u>1.260</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$552.54</u>	<u>\$526.23</u>
II	1.35	<u>\$497.28</u>	<u>\$473.60</u>
III	1.00	<u>\$368.36</u>	<u>\$350.82</u>
IV	0.80	<u>\$294.69</u>	<u>\$280.65</u>
V	0.60	<u>\$221.02</u>	<u>\$210.49</u>
VI	0.50	<u>\$184.18</u>	<u>\$175.41</u>
VII	0.30	<u>\$110.51</u>	<u>\$105.25</u>
VIII	0.10	<u>\$36.84</u>	<u>\$35.08</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$30.57</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0048</u>
c) Rate without risk component	<u>0.0781</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0820</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2781</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$391.38</u>	<u>\$372.74</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	8895	1.50	13342
	II	26010	1.35	35113
	III	2184	1.00	2184
	IV	<u>924</u>	0.80	<u>739</u>
	TOTAL	38013		51378
	Soil index factor /6/ <u>1.352</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$434.35</u>	<u>\$413.67</u>
II	1.35	<u>\$390.92</u>	<u>\$372.30</u>
III	1.00	<u>\$289.57</u>	<u>\$275.78</u>
IV	0.80	<u>\$231.66</u>	<u>\$220.62</u>
V	0.60	<u>\$173.74</u>	<u>\$165.47</u>
VI	0.50	<u>\$144.78</u>	<u>\$137.89</u>
VII	0.30	<u>\$86.87</u>	<u>\$82.73</u>
VIII	0.10	<u>\$28.96</u>	<u>\$27.58</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.99</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0053</u>
c) Rate without risk component	<u>0.0785</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0825</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2785</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$305.47</u>	<u>\$290.92</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2060	1.50	3090
II	21760	1.35	29376
III	9604	1.00	9604
IV	<u>3374</u>	0.80	<u>2699</u>
TOTAL	36798		44769
Soil index factor /6/			<u>1.217</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$376.62</u>	<u>\$358.68</u>
II	1.35	<u>\$338.96</u>	<u>\$322.81</u>
III	1.00	<u>\$251.08</u>	<u>\$239.12</u>
IV	0.80	<u>\$200.86</u>	<u>\$191.30</u>
V	0.60	<u>\$150.65</u>	<u>\$143.47</u>
VI	0.50	<u>\$125.54</u>	<u>\$119.56</u>
VII	0.30	<u>\$75.32</u>	<u>\$71.74</u>
VIII	0.10	<u>\$25.11</u>	<u>\$23.91</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$19.33</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0136</u>
c) Rate without risk component	<u>0.0869</u>
d) Risk component (0.05 times 2c)	<u>0.0043</u>
e) Rate with risk component /3/	<u>0.0912</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2869</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$222.54</u>	<u>\$211.95</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	259	1.50	388
II	25944	1.35	35024
III	2193	1.00	2193
IV	<u>2501</u>	0.80	<u>2000</u>
TOTAL	30897		39605
Soil index factor /6/			<u>1.282</u>

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$260.42</u>	<u>\$248.02</u>
II	1.35	<u>\$234.38</u>	<u>\$223.22</u>
III	1.00	<u>\$173.61</u>	<u>\$165.35</u>
IV	0.80	<u>\$138.89</u>	<u>\$132.28</u>
V	0.60	<u>\$104.17</u>	<u>\$99.21</u>
VI	0.50	<u>\$86.81</u>	<u>\$82.67</u>
VII	0.30	<u>\$52.08</u>	<u>\$49.60</u>
VIII	0.10	<u>\$17.36</u>	<u>\$16.53</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>Peanuts</u>	<u>\$95.60</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$333.28</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$14.03</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0046</u>
c) Rate without risk component	<u>0.0779</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0817</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2779</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$180.22</u>	<u>\$171.64</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4421	1.50	6631
II	71949	1.35	97131
III	51911	1.00	51911
IV	<u>24215</u>	0.80	<u>19372</u>
TOTAL	152496		175045
Soil index factor /6/		<u>1.148</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$235.50</u>	<u>\$224.29</u>
II	1.35	<u>\$211.95</u>	<u>\$201.86</u>
III	1.00	<u>\$157.00</u>	<u>\$149.53</u>
IV	0.80	<u>\$125.60</u>	<u>\$119.62</u>
V	0.60	<u>\$94.20</u>	<u>\$89.72</u>
VI	0.50	<u>\$78.50</u>	<u>\$74.76</u>
VII	0.30	<u>\$47.10</u>	<u>\$44.86</u>
VIII	0.10	<u>\$15.70</u>	<u>\$14.95</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,295.49</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,662.45</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$21.50</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0043</u>
c) Rate without risk component	<u>0.0776</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0815</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2776</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$276.98</u>	<u>\$263.79</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	418	1.50	627
II	21273	1.35	28718
III	10617	1.00	10617
IV	<u>8196</u>	0.80	<u>6556</u>
TOTAL	40504		46518
Soil index factor /6/			<u>1.148</u>

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$361.76</u>	<u>\$344.53</u>
II	1.35	<u>\$325.59</u>	<u>\$310.08</u>
III	1.00	<u>\$241.17</u>	<u>\$229.69</u>
IV	0.80	<u>\$192.94</u>	<u>\$183.75</u>
V	0.60	<u>\$144.70</u>	<u>\$137.81</u>
VI	0.50	<u>\$120.59</u>	<u>\$114.84</u>
VII	0.30	<u>\$72.35</u>	<u>\$68.91</u>
VIII	0.10	<u>\$24.12</u>	<u>\$22.97</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$230.59</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$830.60</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$19.33</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0079</u>
c) Rate without risk component	<u>0.0812</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0852</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2812</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$238.12</u>	<u>\$226.78</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	259	1.50	388
	II	25944	1.35	35024
	III	2193	1.00	2193
	IV	<u>2501</u>	0.80	<u>2000</u>
	TOTAL	30897		39605
	Soil index factor /6/		<u>1.282</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$278.64</u>	<u>\$265.37</u>
II	1.35	<u>\$250.78</u>	<u>\$238.84</u>
III	1.00	<u>\$185.76</u>	<u>\$176.92</u>
IV	0.80	<u>\$148.61</u>	<u>\$141.53</u>
V	0.60	<u>\$111.46</u>	<u>\$106.15</u>
VI	0.50	<u>\$92.88</u>	<u>\$88.46</u>
VII	0.30	<u>\$55.73</u>	<u>\$53.07</u>
VIII	0.10	<u>\$18.58</u>	<u>\$17.69</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>Peanuts</u>	<u>\$95.60</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$340.01</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.02</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0055</u>
c) Rate without risk component	<u>0.0787</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0827</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2787</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$292.39</u>	<u>\$278.47</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	1115	1.50	1672
	II	3896	1.35	5259
	III	5807	1.00	5807
	IV	<u>4122</u>	0.80	<u>3297</u>
	TOTAL	14940		16035
	Soil index factor /6/		<u>1.073</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$408.64</u>	<u>\$389.18</u>
II	1.35	<u>\$367.78</u>	<u>\$350.26</u>
III	1.00	<u>\$272.43</u>	<u>\$259.45</u>
IV	0.80	<u>\$217.94</u>	<u>\$207.56</u>
V	0.60	<u>\$163.46</u>	<u>\$155.67</u>
VI	0.50	<u>\$136.21</u>	<u>\$129.73</u>
VII	0.30	<u>\$81.73</u>	<u>\$77.84</u>
VIII	0.10	<u>\$27.24</u>	<u>\$25.95</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$20.70</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0059</u>
c) Rate without risk component	<u>0.0792</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0832</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2792</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$261.30</u>	<u>\$248.86</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	901	1.50	1351
II	1345	1.35	1815
III	12064	1.00	12064
IV	<u>11018</u>	0.80	<u>8814</u>
TOTAL	25328		24044
Soil index factor /6/		<u>0.949</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$412.89</u>	<u>\$393.23</u>
II	1.35	<u>\$371.60</u>	<u>\$353.90</u>
III	1.00	<u>\$275.26</u>	<u>\$262.15</u>
IV	0.80	<u>\$220.21</u>	<u>\$209.72</u>
V	0.60	<u>\$165.16</u>	<u>\$157.29</u>
VI	0.50	<u>\$137.63</u>	<u>\$131.08</u>
VII	0.30	<u>\$82.58</u>	<u>\$78.65</u>
VIII	0.10	<u>\$27.53</u>	<u>\$26.22</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$11.12</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0069</u>
c) Rate without risk component	<u>0.0802</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0842</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2802</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$138.68</u>	<u>\$132.08</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	933	1.50	1399
II	1378	1.35	1860
III	6393	1.00	6393
IV	<u>1378</u>	0.80	<u>1102</u>
TOTAL	10082		10754
Soil index factor /6/		<u>1.067</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		W/O Risk	W/Risk
I	1.50	<u>\$195.02</u>	<u>\$185.73</u>
II	1.35	<u>\$175.52</u>	<u>\$167.16</u>
III	1.00	<u>\$130.01</u>	<u>\$123.82</u>
IV	0.80	<u>\$104.01</u>	<u>\$99.06</u>
V	0.60	<u>\$78.01</u>	<u>\$74.29</u>
VI	0.50	<u>\$65.01</u>	<u>\$61.91</u>
VII	0.30	<u>\$39.00</u>	<u>\$37.15</u>
VIII	0.10	<u>\$13.00</u>	<u>\$12.38</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$16.77</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0102</u>
c) Rate without risk component	<u>0.0835</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0877</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2835</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$200.74</u>	<u>\$191.18</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	3991	1.35	5387
III	3996	1.00	3996
IV	<u>3182</u>	0.80	<u>2545</u>
TOTAL	11169		11928
Soil index factor /6/		<u>1.068</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$281.96</u>	<u>\$268.53</u>
II	1.35	<u>\$253.76</u>	<u>\$241.68</u>
III	1.00	<u>\$187.97</u>	<u>\$179.02</u>
IV	0.80	<u>\$150.38</u>	<u>\$143.22</u>
V	0.60	<u>\$112.78</u>	<u>\$107.41</u>
VI	0.50	<u>\$93.99</u>	<u>\$89.51</u>
VII	0.30	<u>\$56.39</u>	<u>\$53.71</u>
VIII	0.10	<u>\$18.80</u>	<u>\$17.90</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$16.77</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0113</u>
c) Rate without risk component	<u>0.0846</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0888</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2846</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$198.25</u>	<u>\$188.81</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	0	1.50	0
	II	3991	1.35	5387
	III	3996	1.00	3996
	IV	<u>3182</u>	0.80	<u>2545</u>
	TOTAL	11169		11928
	Soil index factor /6/		<u>1.068</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$278.45</u>	<u>\$265.19</u>
II	1.35	<u>\$250.61</u>	<u>\$238.68</u>
III	1.00	<u>\$185.64</u>	<u>\$176.80</u>
IV	0.80	<u>\$148.51</u>	<u>\$141.44</u>
V	0.60	<u>\$111.38</u>	<u>\$106.08</u>
VI	0.50	<u>\$92.82</u>	<u>\$88.40</u>
VII	0.30	<u>\$55.69</u>	<u>\$53.04</u>
VIII	0.10	<u>\$18.56</u>	<u>\$17.68</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$12.62</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0051</u>
c) Rate without risk component	<u>0.0784</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0823</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2784</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$161.06</u>	<u>\$153.39</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	3300	1.50	4950
	II	11715	1.35	15815
	III	9639	1.00	9639
	IV	<u>7042</u>	0.80	<u>5633</u>
	TOTAL	31696		36037
	Soil index factor /6/		<u>1.137</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$212.48</u>	<u>\$202.36</u>
II	1.35	<u>\$191.23</u>	<u>\$182.13</u>
III	1.00	<u>\$141.66</u>	<u>\$134.91</u>
IV	0.80	<u>\$113.32</u>	<u>\$107.93</u>
V	0.60	<u>\$84.99</u>	<u>\$80.95</u>
VI	0.50	<u>\$70.83</u>	<u>\$67.45</u>
VII	0.30	<u>\$42.50</u>	<u>\$40.47</u>
VIII	0.10	<u>\$14.17</u>	<u>\$13.49</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$36.13</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0061</u>
c) Rate without risk component	<u>0.0793</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0833</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2793</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$455.32</u>	<u>\$433.64</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1020	1.50	1530
II	38198	1.35	51567
III	22554	1.00	22554
IV	<u>25062</u>	0.80	<u>20049</u>
TOTAL	86834		95700
Soil index factor /6/		<u>1.102</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$619.71</u>	<u>\$590.20</u>
II	1.35	<u>\$557.74</u>	<u>\$531.18</u>
III	1.00	<u>\$413.14</u>	<u>\$393.47</u>
IV	0.80	<u>\$330.51</u>	<u>\$314.77</u>
V	0.60	<u>\$247.88</u>	<u>\$236.08</u>
VI	0.50	<u>\$206.57</u>	<u>\$196.73</u>
VII	0.30	<u>\$123.94</u>	<u>\$118.04</u>
VIII	0.10	<u>\$41.31</u>	<u>\$39.35</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$12.85</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0052</u>
c) Rate without risk component	<u>0.0785</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0824</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2785</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$163.75</u>	<u>\$155.95</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	0	1.50	0
	II	3021	1.35	4078
	III	3308	1.00	3308
	IV	<u>8772</u>	0.80	<u>7017</u>
	TOTAL	15101		14403
	Soil index factor /6/ <u>0.954</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$257.53</u>	<u>\$245.27</u>
II	1.35	<u>\$231.78</u>	<u>\$220.74</u>
III	1.00	<u>\$171.69</u>	<u>\$163.51</u>
IV	0.80	<u>\$137.35</u>	<u>\$130.81</u>
V	0.60	<u>\$103.01</u>	<u>\$98.11</u>
VI	0.50	<u>\$85.84</u>	<u>\$81.76</u>
VII	0.30	<u>\$51.51</u>	<u>\$49.05</u>
VIII	0.10	<u>\$17.17</u>	<u>\$16.35</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,395.18</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$5,010.24</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$15.44

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0058</u>
c) Rate without risk component	<u>0.0790</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2790</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$195.37</u>	<u>\$186.07</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1022	1.50	1533
II	18299	1.35	24703
III	23508	1.00	23508
IV	<u>6522</u>	0.80	<u>5217</u>
TOTAL	49351		54961
Soil index factor /6/	<u>1.114</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$263.15</u>	<u>\$250.62</u>
II	1.35	<u>\$236.83</u>	<u>\$225.56</u>
III	1.00	<u>\$175.43</u>	<u>\$167.08</u>
IV	0.80	<u>\$140.35</u>	<u>\$133.66</u>
V	0.60	<u>\$105.26</u>	<u>\$100.25</u>
VI	0.50	<u>\$87.72</u>	<u>\$83.54</u>
VII	0.30	<u>\$52.63</u>	<u>\$50.12</u>
VIII	0.10	<u>\$17.54</u>	<u>\$16.71</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$28.70

2. Capitalization rates:

a) Interest rate component /1/ 0.0733
 b) Property tax component /2/ 0.0056
 c) Rate without risk component 0.0789
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0829
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2789

3. Unadjusted use value of cropland harvested: **W/O Risk** **W/Risk**
 \$363.67 \$346.35

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2795	1.50	4192
II	5155	1.35	6959
III	6718	1.00	6718
IV	<u>5660</u>	0.80	<u>4528</u>
TOTAL	20328		22397
Soil index factor /6/ <u>1.102</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$495.11</u>	<u>\$471.54</u>
II	1.35	<u>\$445.60</u>	<u>\$424.38</u>
III	1.00	<u>\$330.08</u>	<u>\$314.36</u>
IV	0.80	<u>\$264.06</u>	<u>\$251.49</u>
V	0.60	<u>\$198.05</u>	<u>\$188.62</u>
VI	0.50	<u>\$165.04</u>	<u>\$157.18</u>
VII	0.30	<u>\$99.02</u>	<u>\$94.31</u>
VIII	0.10	<u>\$33.01</u>	<u>\$31.44</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$18.11</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0085</u>
c) Rate without risk component	<u>0.0818</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0859</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2818</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$221.39</u>	<u>\$210.85</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	2399	1.50	3598
	II	20485	1.35	27654
	III	5572	1.00	5572
	IV	<u>1814</u>	0.80	<u>1451</u>
	TOTAL	30270		38275
	Soil index factor /6/		<u>1.264</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$262.64</u>	<u>\$250.13</u>
II	1.35	<u>\$236.37</u>	<u>\$225.12</u>
III	1.00	<u>\$175.09</u>	<u>\$166.75</u>
IV	0.80	<u>\$140.07</u>	<u>\$133.40</u>
V	0.60	<u>\$105.05</u>	<u>\$100.05</u>
VI	0.50	<u>\$87.55</u>	<u>\$83.38</u>
VII	0.30	<u>\$52.53</u>	<u>\$50.03</u>
VIII	0.10	<u>\$17.51</u>	<u>\$16.68</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$15.91

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0100</u>
c) Rate without risk component	<u>0.0832</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0874</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2832</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$191.16</u>	<u>\$182.06</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2098	1.50	3147
II	2032	1.35	2743
III	2842	1.00	2842
IV	<u>4134</u>	0.80	<u>3307</u>
TOTAL	11106		12039
Soil index factor /6/		<u>1.084</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$264.52</u>	<u>\$251.93</u>
II	1.35	<u>\$238.07</u>	<u>\$226.73</u>
III	1.00	<u>\$176.35</u>	<u>\$167.95</u>
IV	0.80	<u>\$141.08</u>	<u>\$134.36</u>
V	0.60	<u>\$105.81</u>	<u>\$100.77</u>
VI	0.50	<u>\$88.17</u>	<u>\$83.98</u>
VII	0.30	<u>\$52.90</u>	<u>\$50.39</u>
VIII	0.10	<u>\$17.63</u>	<u>\$16.80</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.12</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0093</u>
c) Rate without risk component	<u>0.0826</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0867</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2826</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$280.00</u>	<u>\$266.67</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3022	1.50	4533
II	32246	1.35	43532
III	33817	1.00	33817
IV	<u>15954</u>	0.80	<u>12763</u>
TOTAL	85039		94645
Soil index factor /6/		<u>1.113</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$377.37</u>	<u>\$359.40</u>
II	1.35	<u>\$339.64</u>	<u>\$323.46</u>
III	1.00	<u>\$251.58</u>	<u>\$239.60</u>
IV	0.80	<u>\$201.27</u>	<u>\$191.68</u>
V	0.60	<u>\$150.95</u>	<u>\$143.76</u>
VI	0.50	<u>\$125.79</u>	<u>\$119.80</u>
VII	0.30	<u>\$75.47</u>	<u>\$71.88</u>
VIII	0.10	<u>\$25.16</u>	<u>\$23.96</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested \$36.83

2. Capitalization rates:

a) Interest rate component /1/ 0.0733
 b) Property tax component /2/ 0.0096
 c) Rate without risk component 0.0829
 d) Risk component (0.05 times 2c) 0.0041
 e) Rate with risk component /3/ 0.0870
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2829

3. Unadjusted use value of cropland harvested: **W/O Risk** **W/Risk**
 \$444.29 \$423.13

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1429	1.50	2143
II	53492	1.35	72214
III	9930	1.00	9930
IV	<u>115</u>	0.80	<u>92</u>
TOTAL	64966		84379
Soil index factor /6/ <u>1.299</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$513.11</u>	<u>\$488.68</u>
II	1.35	<u>\$461.80</u>	<u>\$439.81</u>
III	1.00	<u>\$342.07</u>	<u>\$325.78</u>
IV	0.80	<u>\$273.66</u>	<u>\$260.63</u>
V	0.60	<u>\$205.24</u>	<u>\$195.47</u>
VI	0.50	<u>\$171.04</u>	<u>\$162.89</u>
VII	0.30	<u>\$102.62</u>	<u>\$97.74</u>
VIII	0.10	<u>\$34.21</u>	<u>\$32.58</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of Peanuts \$2.00
 b) Capitalized per acre quota value of Peanuts \$7.07
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$44.67</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0109</u>
c) Rate without risk component	<u>0.0842</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0884</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2842</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$530.83</u>	<u>\$505.56</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	15921	1.50	23881
II	14791	1.35	19967
III	34190	1.00	34190
IV	<u>0</u>	0.80	<u>0</u>
TOTAL	64902		78038
Soil index factor /6/		<u>1.202</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$662.22</u>	<u>\$630.68</u>
II	1.35	<u>\$596.00</u>	<u>\$567.62</u>
III	1.00	<u>\$441.48</u>	<u>\$420.46</u>
IV	0.80	<u>\$353.18</u>	<u>\$336.36</u>
V	0.60	<u>\$264.89</u>	<u>\$252.27</u>
VI	0.50	<u>\$220.74</u>	<u>\$210.23</u>
VII	0.30	<u>\$132.44</u>	<u>\$126.14</u>
VIII	0.10	<u>\$44.15</u>	<u>\$42.05</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$4.51</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0064</u>
c) Rate without risk component	<u>0.0797</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0837</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2797</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$56.57</u>	<u>\$53.87</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	0	1.50	0
	II	6253	1.35	8441
	III	4564	1.00	4564
	IV	<u>1490</u>	0.80	<u>1192</u>
	TOTAL	12307		14197
	Soil index factor /6/		<u>1.154</u>	

5. Agricultural use value adjusted by land class:

	Class	Land Index	Estimated use value	
			W/O Risk	W/Risk
	I	1.50	<u>\$73.55</u>	<u>\$70.05</u>
	II	1.35	<u>\$66.20</u>	<u>\$63.05</u>
	III	1.00	<u>\$49.04</u>	<u>\$46.70</u>
	IV	0.80	<u>\$39.23</u>	<u>\$37.36</u>
	V	0.60	<u>\$29.42</u>	<u>\$28.02</u>
	VI	0.50	<u>\$24.52</u>	<u>\$23.35</u>
	VII	0.30	<u>\$14.71</u>	<u>\$14.01</u>
	VIII	0.10	<u>\$4.90</u>	<u>\$4.67</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.10</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0056</u>
c) Rate without risk component	<u>0.0789</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0828</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2789</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$292.81</u>	<u>\$278.86</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2168	1.50	3252
II	12003	1.35	16204
III	20392	1.00	20392
IV	<u>10757</u>	0.80	<u>8605</u>
TOTAL	45320		48453
Soil index factor /6/		<u>1.069</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$410.81</u>	<u>\$391.25</u>
II	1.35	<u>\$369.73</u>	<u>\$352.12</u>
III	1.00	<u>\$273.87</u>	<u>\$260.83</u>
IV	0.80	<u>\$219.10</u>	<u>\$208.66</u>
V	0.60	<u>\$164.32</u>	<u>\$156.50</u>
VI	0.50	<u>\$136.94</u>	<u>\$130.42</u>
VII	0.30	<u>\$82.16</u>	<u>\$78.25</u>
VIII	0.10	<u>\$27.39</u>	<u>\$26.08</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>Tobacco</u>	<u>\$1,178.16</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,224.55</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.12</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0086</u>
c) Rate without risk component	<u>0.0819</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0859</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2819</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$282.40</u>	<u>\$268.95</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	3022	1.50	4533
	II	32246	1.35	43532
	III	33817	1.00	33817
	IV	<u>15954</u>	0.80	<u>12763</u>
	TOTAL	85039		94645
	Soil index factor /6/		<u>1.113</u>	

5. Agricultural use value adjusted by land class:

	<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
			<u>W/O Risk</u>	<u>W/Risk</u>
	I	1.50	<u>\$380.60</u>	<u>\$362.48</u>
	II	1.35	<u>\$342.54</u>	<u>\$326.23</u>
	III	1.00	<u>\$253.73</u>	<u>\$241.65</u>
	IV	0.80	<u>\$202.99</u>	<u>\$193.32</u>
	V	0.60	<u>\$152.24</u>	<u>\$144.99</u>
	VI	0.50	<u>\$126.87</u>	<u>\$120.83</u>
	VII	0.30	<u>\$76.12</u>	<u>\$72.50</u>
	VIII	0.10	<u>\$25.37</u>	<u>\$24.17</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$23.39</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0057</u>
c) Rate without risk component	<u>0.0789</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0829</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2789</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$296.24</u>	<u>\$282.14</u>

4. Soil Index Factor				
	Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
	I	11556	1.50	17334
	II	23949	1.35	32331
	III	4624	1.00	4624
	IV	<u>1066</u>	0.80	<u>852</u>
	TOTAL	41195		55141
	Soil index factor /6/		<u>1.339</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$331.98</u>	<u>\$316.17</u>
II	1.35	<u>\$298.78</u>	<u>\$284.55</u>
III	1.00	<u>\$221.32</u>	<u>\$210.78</u>
IV	0.80	<u>\$177.06</u>	<u>\$168.62</u>
V	0.60	<u>\$132.79</u>	<u>\$126.47</u>
VI	0.50	<u>\$110.66</u>	<u>\$105.39</u>
VII	0.30	<u>\$66.40</u>	<u>\$63.23</u>
VIII	0.10	<u>\$22.13</u>	<u>\$21.08</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$6.33</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0058</u>
c) Rate without risk component	<u>0.0791</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2791</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$80.04</u>	<u>\$76.23</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	846	1.50	1269
II	17066	1.35	23039
III	6027	1.00	6027
IV	<u>15909</u>	0.80	<u>12727</u>
TOTAL	39848		43062
Soil index factor /6/		<u>1.081</u>	

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$111.10</u>	<u>\$105.81</u>
II	1.35	<u>\$99.99</u>	<u>\$95.23</u>
III	1.00	<u>\$74.07</u>	<u>\$70.54</u>
IV	0.80	<u>\$59.25</u>	<u>\$56.43</u>
V	0.60	<u>\$44.44</u>	<u>\$42.32</u>
VI	0.50	<u>\$37.03</u>	<u>\$35.27</u>
VII	0.30	<u>\$22.22</u>	<u>\$21.16</u>
VIII	0.10	<u>\$7.41</u>	<u>\$7.05</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$0.00</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0045</u>
c) Rate without risk component	<u>0.0777</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0816</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2777</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$117.89</u>	<u>\$112.26</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	1208	1.35	2446
III	1957	1.00	1957
IV	<u>771</u>	0.80	<u>617</u>
TOTAL	3936		5020
Soil index factor /6/			<u>1.28</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$138.15</u>	<u>\$131.55</u>
II	1.35	<u>\$124.34</u>	<u>\$118.40</u>
III	1.00	<u>\$92.10</u>	<u>\$87.70</u>
IV	0.80	<u>\$73.68</u>	<u>\$70.16</u>
V	0.60	<u>\$55.26</u>	<u>\$52.62</u>
VI	0.50	<u>\$46.05</u>	<u>\$43.85</u>
VII	0.30	<u>\$27.63</u>	<u>\$26.31</u>
VIII	0.10	<u>\$9.21</u>	<u>\$8.77</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2005

1. Estimated net return per acre of cropland harvested	<u>\$32.02</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0733</u>
b) Property tax component /2/	<u>0.0050</u>
c) Rate without risk component	<u>0.0783</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0822</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2783</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$409.11</u>	<u>\$389.63</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	924	1.50	1386
II	16671	1.35	22505
III	14204	1.00	14204
IV	<u>11100</u>	0.80	<u>8880</u>
TOTAL	42899		46975
Soil index factor /6/			<u>1.095</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$560.42</u>	<u>\$533.74</u>
II	1.35	<u>\$504.38</u>	<u>\$480.36</u>
III	1.00	<u>\$373.62</u>	<u>\$355.82</u>
IV	0.80	<u>\$298.89</u>	<u>\$284.66</u>
V	0.60	<u>\$224.17</u>	<u>\$213.49</u>
VI	0.50	<u>\$186.81</u>	<u>\$177.91</u>
VII	0.30	<u>\$112.08</u>	<u>\$106.75</u>
VIII	0.10	<u>\$37.36</u>	<u>\$35.58</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

