

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.08</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.27)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0044</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1126</u>
f) "Other" Orchard Capitalization Rate	<u>0.1293</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$87.19)</u>	<u>\$273.81</u>	<u>(\$75.95)</u>	<u>\$285.05</u>
II	1.00	<u>(\$108.98)</u>	<u>\$215.92</u>	<u>(\$94.93)</u>	<u>\$229.97</u>
III	1.00	<u>(\$108.98)</u>	<u>\$131.69</u>	<u>(\$94.93)</u>	<u>\$145.73</u>
IV	1.00	<u>(\$108.98)</u>	<u>\$83.55</u>	<u>(\$94.93)</u>	<u>\$97.60</u>
V	0.75	<u>(\$81.74)</u>	<u>\$62.66</u>	<u>(\$71.20)</u>	<u>\$73.20</u>
VI	0.60	<u>(\$65.39)</u>	<u>\$54.94</u>	<u>(\$56.96)</u>	<u>\$63.37</u>
VII	0.40	<u>(\$43.59)</u>	<u>\$28.61</u>	<u>(\$37.97)</u>	<u>\$34.23</u>
VIII	0.00	<u>\$0.00</u>	<u>\$24.07</u>	<u>\$0.00</u>	<u>\$24.07</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$13.10</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$6.29)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0053</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1136</u>
f) "Other" Orchard Capitalization Rate	<u>0.1303</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$44.28)</u>	<u>\$200.51</u>	<u>(\$38.61)</u>	<u>\$206.18</u>
II	1.00	<u>(\$55.35)</u>	<u>\$164.97</u>	<u>(\$48.26)</u>	<u>\$172.05</u>
III	1.00	<u>(\$55.35)</u>	<u>\$107.85</u>	<u>(\$48.26)</u>	<u>\$114.93</u>
IV	1.00	<u>(\$55.35)</u>	<u>\$75.21</u>	<u>(\$48.26)</u>	<u>\$82.29</u>
V	0.75	<u>(\$41.51)</u>	<u>\$56.41</u>	<u>(\$36.20)</u>	<u>\$61.72</u>
VI	0.60	<u>(\$33.21)</u>	<u>\$48.39</u>	<u>(\$28.96)</u>	<u>\$52.64</u>
VII	0.40	<u>(\$22.14)</u>	<u>\$26.82</u>	<u>(\$19.31)</u>	<u>\$29.65</u>
VIII	0.00	<u>\$0.00</u>	<u>\$16.32</u>	<u>\$0.00</u>	<u>\$16.32</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.21</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.40)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0067</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1150</u>
f) "Other" Orchard Capitalization Rate	<u>0.1317</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$37.57)</u>	<u>\$186.72</u>	<u>(\$32.82)</u>	<u>\$191.48</u>
II	1.00	<u>(\$46.97)</u>	<u>\$154.90</u>	<u>(\$41.02)</u>	<u>\$160.85</u>
III	1.00	<u>(\$46.97)</u>	<u>\$102.57</u>	<u>(\$41.02)</u>	<u>\$108.51</u>
IV	1.00	<u>(\$46.97)</u>	<u>\$72.66</u>	<u>(\$41.02)</u>	<u>\$78.60</u>
V	0.75	<u>(\$35.22)</u>	<u>\$54.49</u>	<u>(\$30.77)</u>	<u>\$58.95</u>
VI	0.60	<u>(\$28.18)</u>	<u>\$46.59</u>	<u>(\$24.61)</u>	<u>\$50.15</u>
VII	0.40	<u>(\$18.79)</u>	<u>\$26.07</u>	<u>(\$16.41)</u>	<u>\$28.45</u>
VIII	0.00	<u>\$0.00</u>	<u>\$14.95</u>	<u>\$0.00</u>	<u>\$14.95</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.59</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$17.78)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0043</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1126</u>
f) "Other" Orchard Capitalization Rate	<u>0.1293</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$126.28)</u>	<u>\$338.87</u>	<u>(\$110.00)</u>	<u>\$355.15</u>
II	1.00	<u>(\$157.85)</u>	<u>\$260.78</u>	<u>(\$137.51)</u>	<u>\$281.13</u>
III	1.00	<u>(\$157.85)</u>	<u>\$152.25</u>	<u>(\$137.51)</u>	<u>\$172.60</u>
IV	1.00	<u>(\$157.85)</u>	<u>\$90.23</u>	<u>(\$137.51)</u>	<u>\$110.58</u>
V	0.75	<u>(\$118.39)</u>	<u>\$67.67</u>	<u>(\$103.13)</u>	<u>\$82.93</u>
VI	0.60	<u>(\$94.71)</u>	<u>\$60.34</u>	<u>(\$82.50)</u>	<u>\$72.55</u>
VII	0.40	<u>(\$63.14)</u>	<u>\$29.89</u>	<u>(\$55.00)</u>	<u>\$38.03</u>
VIII	0.00	<u>\$0.00</u>	<u>\$31.01</u>	<u>\$0.00</u>	<u>\$31.01</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$3.79</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$3.02</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0049</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1131</u>
f) "Other" Orchard Capitalization Rate	<u>0.1298</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$21.37</u>	<u>\$92.57</u>	<u>\$18.62</u>	<u>\$89.83</u>
II	1.00	<u>\$26.71</u>	<u>\$90.80</u>	<u>\$23.28</u>	<u>\$87.37</u>
III	1.00	<u>\$26.71</u>	<u>\$74.18</u>	<u>\$23.28</u>	<u>\$70.75</u>
IV	1.00	<u>\$26.71</u>	<u>\$64.69</u>	<u>\$23.28</u>	<u>\$61.26</u>
V	0.75	<u>\$20.03</u>	<u>\$48.51</u>	<u>\$17.46</u>	<u>\$45.94</u>
VI	0.60	<u>\$16.03</u>	<u>\$39.76</u>	<u>\$13.97</u>	<u>\$37.70</u>
VII	0.40	<u>\$10.68</u>	<u>\$24.93</u>	<u>\$9.31</u>	<u>\$23.55</u>
VIII	0.00	<u>\$0.00</u>	<u>\$4.75</u>	<u>\$0.00</u>	<u>\$4.75</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$27.68</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.87)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0052</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1134</u>
f) "Other" Orchard Capitalization Rate	<u>0.1301</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$147.21)</u>	<u>\$371.20</u>	<u>(\$128.35)</u>	<u>\$390.05</u>
II	1.00	<u>(\$184.01)</u>	<u>\$282.55</u>	<u>(\$160.44)</u>	<u>\$306.13</u>
III	1.00	<u>(\$184.01)</u>	<u>\$161.59</u>	<u>(\$160.44)</u>	<u>\$185.17</u>
IV	1.00	<u>(\$184.01)</u>	<u>\$92.47</u>	<u>(\$160.44)</u>	<u>\$116.04</u>
V	0.75	<u>(\$138.01)</u>	<u>\$69.35</u>	<u>(\$120.33)</u>	<u>\$87.03</u>
VI	0.60	<u>(\$110.41)</u>	<u>\$62.40</u>	<u>(\$96.26)</u>	<u>\$76.54</u>
VII	0.40	<u>(\$73.60)</u>	<u>\$30.08</u>	<u>(\$64.17)</u>	<u>\$39.51</u>
VIII	0.00	<u>\$0.00</u>	<u>\$34.56</u>	<u>\$0.00</u>	<u>\$34.56</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.75</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$1.06</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0054</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1137</u>
f) "Other" Orchard Capitalization Rate	<u>0.1304</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$7.47</u>	<u>\$114.73</u>	<u>\$6.52</u>	<u>\$113.77</u>
II	1.00	<u>\$9.34</u>	<u>\$105.87</u>	<u>\$8.15</u>	<u>\$104.68</u>
III	1.00	<u>\$9.34</u>	<u>\$80.85</u>	<u>\$8.15</u>	<u>\$79.65</u>
IV	1.00	<u>\$9.34</u>	<u>\$66.55</u>	<u>\$8.15</u>	<u>\$65.35</u>
V	0.75	<u>\$7.01</u>	<u>\$49.91</u>	<u>\$6.11</u>	<u>\$49.01</u>
VI	0.60	<u>\$5.61</u>	<u>\$41.36</u>	<u>\$4.89</u>	<u>\$40.64</u>
VII	0.40	<u>\$3.74</u>	<u>\$25.19</u>	<u>\$3.26</u>	<u>\$24.71</u>
VIII	0.00	<u>\$0.00</u>	<u>\$7.15</u>	<u>\$0.00</u>	<u>\$7.15</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$39.36</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$32.55)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0053</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1136</u>
f) "Other" Orchard Capitalization Rate	<u>0.1303</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$229.17)</u>	<u>\$506.15</u>	<u>(\$199.86)</u>	<u>\$535.46</u>
II	1.00	<u>(\$286.47)</u>	<u>\$375.32</u>	<u>(\$249.82)</u>	<u>\$411.97</u>
III	1.00	<u>(\$286.47)</u>	<u>\$203.75</u>	<u>(\$249.82)</u>	<u>\$240.39</u>
IV	1.00	<u>(\$286.47)</u>	<u>\$105.70</u>	<u>(\$249.82)</u>	<u>\$142.35</u>
V	0.75	<u>(\$214.85)</u>	<u>\$79.28</u>	<u>(\$187.37)</u>	<u>\$106.76</u>
VI	0.60	<u>(\$171.88)</u>	<u>\$73.23</u>	<u>(\$149.89)</u>	<u>\$95.21</u>
VII	0.40	<u>(\$114.59)</u>	<u>\$32.48</u>	<u>(\$99.93)</u>	<u>\$47.14</u>
VIII	0.00	<u>\$0.00</u>	<u>\$49.02</u>	<u>\$0.00</u>	<u>\$49.02</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$13.11</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$6.30)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1146</u>
f) "Other" Orchard Capitalization Rate	<u>0.1313</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$44.01)</u>	<u>\$198.08</u>	<u>(\$38.42)</u>	<u>\$203.67</u>
II	1.00	<u>(\$55.01)</u>	<u>\$162.87</u>	<u>(\$48.03)</u>	<u>\$169.86</u>
III	1.00	<u>(\$55.01)</u>	<u>\$106.38</u>	<u>(\$48.03)</u>	<u>\$113.37</u>
IV	1.00	<u>(\$55.01)</u>	<u>\$74.10</u>	<u>(\$48.03)</u>	<u>\$81.09</u>
V	0.75	<u>(\$41.26)</u>	<u>\$55.58</u>	<u>(\$36.02)</u>	<u>\$60.82</u>
VI	0.60	<u>(\$33.01)</u>	<u>\$47.69</u>	<u>(\$28.82)</u>	<u>\$51.88</u>
VII	0.40	<u>(\$22.00)</u>	<u>\$26.41</u>	<u>(\$19.21)</u>	<u>\$29.21</u>
VIII	0.00	<u>\$0.00</u>	<u>\$16.14</u>	<u>\$0.00</u>	<u>\$16.14</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Buena Vista 21/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.26</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.45)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0077</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1160</u>
f) "Other" Orchard Capitalization Rate	<u>0.1326</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$51.36)</u>	<u>\$207.39</u>	<u>(\$44.91)</u>	<u>\$213.84</u>
II	1.00	<u>(\$64.20)</u>	<u>\$168.67</u>	<u>(\$56.13)</u>	<u>\$176.74</u>
III	1.00	<u>(\$64.20)</u>	<u>\$108.30</u>	<u>(\$56.13)</u>	<u>\$116.37</u>
IV	1.00	<u>(\$64.20)</u>	<u>\$73.80</u>	<u>(\$56.13)</u>	<u>\$81.87</u>
V	0.75	<u>(\$48.15)</u>	<u>\$55.35</u>	<u>(\$42.10)</u>	<u>\$61.40</u>
VI	0.60	<u>(\$38.52)</u>	<u>\$47.73</u>	<u>(\$33.68)</u>	<u>\$52.57</u>
VII	0.40	<u>(\$25.68)</u>	<u>\$26.07</u>	<u>(\$22.45)</u>	<u>\$29.30</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.25</u>	<u>\$0.00</u>	<u>\$17.25</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$6.81</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$0.00</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0048</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1131</u>
f) "Other" Orchard Capitalization Rate	<u>0.1297</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$0.02</u>	<u>\$128.11</u>	<u>\$0.01</u>	<u>\$128.11</u>
II	1.00	<u>\$0.02</u>	<u>\$115.30</u>	<u>\$0.02</u>	<u>\$115.30</u>
III	1.00	<u>\$0.02</u>	<u>\$85.42</u>	<u>\$0.02</u>	<u>\$85.41</u>
IV	1.00	<u>\$0.02</u>	<u>\$68.34</u>	<u>\$0.02</u>	<u>\$68.33</u>
V	0.75	<u>\$0.01</u>	<u>\$51.25</u>	<u>\$0.01</u>	<u>\$51.25</u>
VI	0.60	<u>\$0.01</u>	<u>\$42.71</u>	<u>\$0.01</u>	<u>\$42.71</u>
VII	0.40	<u>\$0.01</u>	<u>\$25.63</u>	<u>\$0.01</u>	<u>\$25.63</u>
VIII	0.00	<u>\$0.00</u>	<u>\$8.54</u>	<u>\$0.00</u>	<u>\$8.54</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.33</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.52)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0064</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1146</u>
f) "Other" Orchard Capitalization Rate	<u>0.1313</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$38.54)</u>	<u>\$188.99</u>	<u>(\$33.65)</u>	<u>\$193.88</u>
II	1.00	<u>(\$48.17)</u>	<u>\$156.60</u>	<u>(\$42.06)</u>	<u>\$162.72</u>
III	1.00	<u>(\$48.17)</u>	<u>\$103.51</u>	<u>(\$42.06)</u>	<u>\$109.63</u>
IV	1.00	<u>(\$48.17)</u>	<u>\$73.18</u>	<u>(\$42.06)</u>	<u>\$79.29</u>
V	0.75	<u>(\$36.13)</u>	<u>\$54.88</u>	<u>(\$31.54)</u>	<u>\$59.47</u>
VI	0.60	<u>(\$28.90)</u>	<u>\$46.94</u>	<u>(\$25.23)</u>	<u>\$50.61</u>
VII	0.40	<u>(\$19.27)</u>	<u>\$26.24</u>	<u>(\$16.82)</u>	<u>\$28.68</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.17</u>	<u>\$0.00</u>	<u>\$15.17</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$0.00</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$6.81</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0048</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1131</u>
f) "Other" Orchard Capitalization Rate	<u>0.1298</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$48.16</u>	<u>\$48.16</u>	<u>\$41.98</u>	<u>\$41.98</u>
II	1.00	<u>\$60.20</u>	<u>\$60.20</u>	<u>\$52.47</u>	<u>\$52.47</u>
III	1.00	<u>\$60.20</u>	<u>\$60.20</u>	<u>\$52.47</u>	<u>\$52.47</u>
IV	1.00	<u>\$60.20</u>	<u>\$60.20</u>	<u>\$52.47</u>	<u>\$52.47</u>
V	0.75	<u>\$45.15</u>	<u>\$45.15</u>	<u>\$39.35</u>	<u>\$39.35</u>
VI	0.60	<u>\$36.12</u>	<u>\$36.12</u>	<u>\$31.48</u>	<u>\$31.48</u>
VII	0.40	<u>\$24.08</u>	<u>\$24.08</u>	<u>\$20.99</u>	<u>\$20.99</u>
VIII	0.00	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.54</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.73)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0123</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1206</u>
f) "Other" Orchard Capitalization Rate	<u>0.1372</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$84.46)</u>	<u>\$251.50</u>	<u>(\$74.20)</u>	<u>\$261.76</u>
II	1.00	<u>(\$105.57)</u>	<u>\$196.79</u>	<u>(\$92.75)</u>	<u>\$209.61</u>
III	1.00	<u>(\$105.57)</u>	<u>\$118.40</u>	<u>(\$92.75)</u>	<u>\$131.22</u>
IV	1.00	<u>(\$105.57)</u>	<u>\$73.60</u>	<u>(\$92.75)</u>	<u>\$86.43</u>
V	0.75	<u>(\$79.18)</u>	<u>\$55.20</u>	<u>(\$69.57)</u>	<u>\$64.82</u>
VI	0.60	<u>(\$63.34)</u>	<u>\$48.64</u>	<u>(\$55.65)</u>	<u>\$56.33</u>
VII	0.40	<u>(\$42.23)</u>	<u>\$24.96</u>	<u>(\$37.10)</u>	<u>\$30.09</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.40</u>	<u>\$0.00</u>	<u>\$22.40</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Chesterfield 17/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.59</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$17.78)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0098</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1180</u>
f) "Other" Orchard Capitalization Rate	<u>0.1347</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$120.49)</u>	<u>\$314.91</u>	<u>(\$105.58)</u>	<u>\$329.81</u>
II	1.00	<u>(\$150.61)</u>	<u>\$241.25</u>	<u>(\$131.97)</u>	<u>\$259.88</u>
III	1.00	<u>(\$150.61)</u>	<u>\$139.65</u>	<u>(\$131.97)</u>	<u>\$158.29</u>
IV	1.00	<u>(\$150.61)</u>	<u>\$81.60</u>	<u>(\$131.97)</u>	<u>\$100.24</u>
V	0.75	<u>(\$112.96)</u>	<u>\$61.20</u>	<u>(\$98.98)</u>	<u>\$75.18</u>
VI	0.60	<u>(\$90.36)</u>	<u>\$54.77</u>	<u>(\$79.18)</u>	<u>\$65.95</u>
VII	0.40	<u>(\$60.24)</u>	<u>\$26.84</u>	<u>(\$52.79)</u>	<u>\$34.29</u>
VIII	0.00	<u>\$0.00</u>	<u>\$29.03</u>	<u>\$0.00</u>	<u>\$29.03</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.10</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$8.29)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0070</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1153</u>
f) "Other" Orchard Capitalization Rate	<u>0.1319</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$57.53)</u>	<u>\$218.92</u>	<u>(\$50.26)</u>	<u>\$226.19</u>
II	1.00	<u>(\$71.91)</u>	<u>\$176.90</u>	<u>(\$62.83)</u>	<u>\$185.98</u>
III	1.00	<u>(\$71.91)</u>	<u>\$112.39</u>	<u>(\$62.83)</u>	<u>\$121.48</u>
IV	1.00	<u>(\$71.91)</u>	<u>\$75.53</u>	<u>(\$62.83)</u>	<u>\$84.62</u>
V	0.75	<u>(\$53.93)</u>	<u>\$56.65</u>	<u>(\$47.12)</u>	<u>\$63.46</u>
VI	0.60	<u>(\$43.15)</u>	<u>\$49.00</u>	<u>(\$37.70)</u>	<u>\$54.46</u>
VII	0.40	<u>(\$28.76)</u>	<u>\$26.53</u>	<u>(\$25.13)</u>	<u>\$30.16</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.43</u>	<u>\$0.00</u>	<u>\$18.43</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.97</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$13.16)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0070</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1153</u>
f) "Other" Orchard Capitalization Rate	<u>0.1320</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$91.27)</u>	<u>\$274.07</u>	<u>(\$79.75)</u>	<u>\$285.60</u>
II	1.00	<u>(\$114.09)</u>	<u>\$214.72</u>	<u>(\$99.68)</u>	<u>\$229.13</u>
III	1.00	<u>(\$114.09)</u>	<u>\$129.47</u>	<u>(\$99.68)</u>	<u>\$143.88</u>
IV	1.00	<u>(\$114.09)</u>	<u>\$80.76</u>	<u>(\$99.68)</u>	<u>\$95.17</u>
V	0.75	<u>(\$85.57)</u>	<u>\$60.57</u>	<u>(\$74.76)</u>	<u>\$71.38</u>
VI	0.60	<u>(\$68.45)</u>	<u>\$53.33</u>	<u>(\$59.81)</u>	<u>\$61.97</u>
VII	0.40	<u>(\$45.64)</u>	<u>\$27.43</u>	<u>(\$39.87)</u>	<u>\$33.20</u>
VIII	0.00	<u>\$0.00</u>	<u>\$24.36</u>	<u>\$0.00</u>	<u>\$24.36</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$9.44</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$2.63)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0053</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1136</u>
f) "Other" Orchard Capitalization Rate	<u>0.1303</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$18.52)</u>	<u>\$157.90</u>	<u>(\$16.15)</u>	<u>\$160.27</u>
II	1.00	<u>(\$23.15)</u>	<u>\$135.63</u>	<u>(\$20.19)</u>	<u>\$138.59</u>
III	1.00	<u>(\$23.15)</u>	<u>\$94.46</u>	<u>(\$20.19)</u>	<u>\$97.42</u>
IV	1.00	<u>(\$23.15)</u>	<u>\$70.94</u>	<u>(\$20.19)</u>	<u>\$73.90</u>
V	0.75	<u>(\$17.36)</u>	<u>\$53.21</u>	<u>(\$15.14)</u>	<u>\$55.43</u>
VI	0.60	<u>(\$13.89)</u>	<u>\$44.92</u>	<u>(\$12.11)</u>	<u>\$46.69</u>
VII	0.40	<u>(\$9.26)</u>	<u>\$26.02</u>	<u>(\$8.08)</u>	<u>\$27.21</u>
VIII	0.00	<u>\$0.00</u>	<u>\$11.76</u>	<u>\$0.00</u>	<u>\$11.76</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Danville 16/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$9.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$2.89)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0067</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1150</u>
f) "Other" Orchard Capitalization Rate	<u>0.1317</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$20.08)</u>	<u>\$158.03</u>	<u>(\$17.54)</u>	<u>\$160.57</u>
II	1.00	<u>(\$25.10)</u>	<u>\$135.20</u>	<u>(\$21.92)</u>	<u>\$138.38</u>
III	1.00	<u>(\$25.10)</u>	<u>\$93.64</u>	<u>(\$21.92)</u>	<u>\$96.82</u>
IV	1.00	<u>(\$25.10)</u>	<u>\$69.89</u>	<u>(\$21.92)</u>	<u>\$73.07</u>
V	0.75	<u>(\$18.83)</u>	<u>\$52.42</u>	<u>(\$16.44)</u>	<u>\$54.80</u>
VI	0.60	<u>(\$15.06)</u>	<u>\$44.31</u>	<u>(\$13.15)</u>	<u>\$46.22</u>
VII	0.40	<u>(\$10.04)</u>	<u>\$25.58</u>	<u>(\$8.77)</u>	<u>\$26.85</u>
VIII	0.00	<u>\$0.00</u>	<u>\$11.87</u>	<u>\$0.00</u>	<u>\$11.87</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie County, Coastal Plain**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.09)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0065</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1148</u>
f) "Other" Orchard Capitalization Rate	<u>0.1315</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$28.50)</u>	<u>\$172.16</u>	<u>(\$24.88)</u>	<u>\$175.77</u>
II	1.00	<u>(\$35.62)</u>	<u>\$144.97</u>	<u>(\$31.10)</u>	<u>\$149.48</u>
III	1.00	<u>(\$35.62)</u>	<u>\$98.15</u>	<u>(\$31.10)</u>	<u>\$102.67</u>
IV	1.00	<u>(\$35.62)</u>	<u>\$71.40</u>	<u>(\$31.10)</u>	<u>\$75.91</u>
V	0.75	<u>(\$26.71)</u>	<u>\$53.55</u>	<u>(\$23.33)</u>	<u>\$56.93</u>
VI	0.60	<u>(\$21.37)</u>	<u>\$45.51</u>	<u>(\$18.66)</u>	<u>\$48.22</u>
VII	0.40	<u>(\$14.25)</u>	<u>\$25.88</u>	<u>(\$12.44)</u>	<u>\$27.69</u>
VIII	0.00	<u>\$0.00</u>	<u>\$13.38</u>	<u>\$0.00</u>	<u>\$13.38</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie County, Piedmont 6/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.24</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$3.43)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0065</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1148</u>
f) "Other" Orchard Capitalization Rate	<u>0.1315</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$23.91)</u>	<u>\$164.63</u>	<u>(\$20.88)</u>	<u>\$167.66</u>
II	1.00	<u>(\$29.89)</u>	<u>\$139.80</u>	<u>(\$26.10)</u>	<u>\$143.59</u>
III	1.00	<u>(\$29.89)</u>	<u>\$95.81</u>	<u>(\$26.10)</u>	<u>\$99.60</u>
IV	1.00	<u>(\$29.89)</u>	<u>\$70.67</u>	<u>(\$26.10)</u>	<u>\$74.46</u>
V	0.75	<u>(\$22.42)</u>	<u>\$53.00</u>	<u>(\$19.58)</u>	<u>\$55.84</u>
VI	0.60	<u>(\$17.93)</u>	<u>\$44.91</u>	<u>(\$15.66)</u>	<u>\$47.19</u>
VII	0.40	<u>(\$11.96)</u>	<u>\$25.75</u>	<u>(\$10.44)</u>	<u>\$27.27</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.57</u>	<u>\$0.00</u>	<u>\$12.57</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.87</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.06)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0102</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1185</u>
f) "Other" Orchard Capitalization Rate	<u>0.1352</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$27.43)</u>	<u>\$164.08</u>	<u>(\$24.04)</u>	<u>\$167.46</u>
II	1.00	<u>(\$34.28)</u>	<u>\$138.07</u>	<u>(\$30.06)</u>	<u>\$142.30</u>
III	1.00	<u>(\$34.28)</u>	<u>\$93.39</u>	<u>(\$30.06)</u>	<u>\$97.61</u>
IV	1.00	<u>(\$34.28)</u>	<u>\$67.85</u>	<u>(\$30.06)</u>	<u>\$72.08</u>
V	0.75	<u>(\$25.71)</u>	<u>\$50.89</u>	<u>(\$22.54)</u>	<u>\$54.06</u>
VI	0.60	<u>(\$20.57)</u>	<u>\$43.26</u>	<u>(\$18.03)</u>	<u>\$45.80</u>
VII	0.40	<u>(\$13.71)</u>	<u>\$24.59</u>	<u>(\$12.02)</u>	<u>\$26.28</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.77</u>	<u>\$0.00</u>	<u>\$12.77</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.93</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.12)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0084</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1167</u>
f) "Other" Orchard Capitalization Rate	<u>0.1334</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$28.26)</u>	<u>\$168.44</u>	<u>(\$24.73)</u>	<u>\$171.97</u>
II	1.00	<u>(\$35.32)</u>	<u>\$141.70</u>	<u>(\$30.91)</u>	<u>\$146.12</u>
III	1.00	<u>(\$35.32)</u>	<u>\$95.81</u>	<u>(\$30.91)</u>	<u>\$100.22</u>
IV	1.00	<u>(\$35.32)</u>	<u>\$69.58</u>	<u>(\$30.91)</u>	<u>\$73.99</u>
V	0.75	<u>(\$26.49)</u>	<u>\$52.19</u>	<u>(\$23.18)</u>	<u>\$55.50</u>
VI	0.60	<u>(\$21.19)</u>	<u>\$44.37</u>	<u>(\$18.55)</u>	<u>\$47.02</u>
VII	0.40	<u>(\$14.13)</u>	<u>\$25.21</u>	<u>(\$12.36)</u>	<u>\$26.98</u>
VIII	0.00	<u>\$0.00</u>	<u>\$13.11</u>	<u>\$0.00</u>	<u>\$13.11</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.09</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$8.28)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1132</u>
f) "Other" Orchard Capitalization Rate	<u>0.1299</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$58.53)</u>	<u>\$224.84</u>	<u>(\$51.02)</u>	<u>\$232.35</u>
II	1.00	<u>(\$73.16)</u>	<u>\$181.87</u>	<u>(\$63.77)</u>	<u>\$191.26</u>
III	1.00	<u>(\$73.16)</u>	<u>\$115.75</u>	<u>(\$63.77)</u>	<u>\$125.14</u>
IV	1.00	<u>(\$73.16)</u>	<u>\$77.97</u>	<u>(\$63.77)</u>	<u>\$87.36</u>
V	0.75	<u>(\$54.87)</u>	<u>\$58.48</u>	<u>(\$47.83)</u>	<u>\$65.52</u>
VI	0.60	<u>(\$43.90)</u>	<u>\$50.56</u>	<u>(\$38.26)</u>	<u>\$56.19</u>
VII	0.40	<u>(\$29.26)</u>	<u>\$27.41</u>	<u>(\$25.51)</u>	<u>\$31.16</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.89</u>	<u>\$0.00</u>	<u>\$18.89</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.65</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$1.16</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0056</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1139</u>
f) "Other" Orchard Capitalization Rate	<u>0.1306</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$8.13</u>	<u>\$113.36</u>	<u>\$7.09</u>	<u>\$112.32</u>
II	1.00	<u>\$10.16</u>	<u>\$104.87</u>	<u>\$8.87</u>	<u>\$103.57</u>
III	1.00	<u>\$10.16</u>	<u>\$80.32</u>	<u>\$8.87</u>	<u>\$79.02</u>
IV	1.00	<u>\$10.16</u>	<u>\$66.29</u>	<u>\$8.87</u>	<u>\$64.99</u>
V	0.75	<u>\$7.62</u>	<u>\$49.71</u>	<u>\$6.65</u>	<u>\$48.74</u>
VI	0.60	<u>\$6.10</u>	<u>\$41.18</u>	<u>\$5.32</u>	<u>\$40.40</u>
VII	0.40	<u>\$4.07</u>	<u>\$25.11</u>	<u>\$3.55</u>	<u>\$24.59</u>
VIII	0.00	<u>\$0.00</u>	<u>\$7.02</u>	<u>\$0.00</u>	<u>\$7.02</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

#### 1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

#### 2. Weighted Average Net Return for 1999-2005.

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

#### 3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$13.83</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.02)</u>

#### 5. Capitalization Rate

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0047</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1130</u>
f) "Other" Orchard Capitalization Rate	<u>0.1296</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$49.70)</u>	<u>\$210.80</u>	<u>(\$43.31)</u>	<u>\$217.19</u>
II	1.00	<u>(\$62.12)</u>	<u>\$172.32</u>	<u>(\$54.14)</u>	<u>\$180.31</u>
III	1.00	<u>(\$62.12)</u>	<u>\$111.54</u>	<u>(\$54.14)</u>	<u>\$119.53</u>
IV	1.00	<u>(\$62.12)</u>	<u>\$76.81</u>	<u>(\$54.14)</u>	<u>\$84.79</u>
V	0.75	<u>(\$46.59)</u>	<u>\$57.60</u>	<u>(\$40.60)</u>	<u>\$63.60</u>
VI	0.60	<u>(\$37.27)</u>	<u>\$49.56</u>	<u>(\$32.48)</u>	<u>\$54.35</u>
VII	0.40	<u>(\$24.85)</u>	<u>\$27.25</u>	<u>(\$21.65)</u>	<u>\$30.44</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.37</u>	<u>\$0.00</u>	<u>\$17.37</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Franklin City 20/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.12</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.31)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0086</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1168</u>
f) "Other" Orchard Capitalization Rate	<u>0.1335</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$84.32)</u>	<u>\$259.22</u>	<u>(\$73.79)</u>	<u>\$269.75</u>
II	1.00	<u>(\$105.40)</u>	<u>\$203.79</u>	<u>(\$92.24)</u>	<u>\$216.95</u>
III	1.00	<u>(\$105.40)</u>	<u>\$123.63</u>	<u>(\$92.24)</u>	<u>\$136.79</u>
IV	1.00	<u>(\$105.40)</u>	<u>\$77.83</u>	<u>(\$92.24)</u>	<u>\$90.98</u>
V	0.75	<u>(\$79.05)</u>	<u>\$58.37</u>	<u>(\$69.18)</u>	<u>\$68.24</u>
VI	0.60	<u>(\$63.24)</u>	<u>\$51.28</u>	<u>(\$55.34)</u>	<u>\$59.17</u>
VII	0.40	<u>(\$42.16)</u>	<u>\$26.55</u>	<u>(\$36.90)</u>	<u>\$31.81</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.90</u>	<u>\$0.00</u>	<u>\$22.90</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$7.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$0.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0056</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1138</u>
f) "Other" Orchard Capitalization Rate	<u>0.1305</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$3.94)</u>	<u>\$133.38</u>	<u>(\$3.43)</u>	<u>\$133.88</u>
II	1.00	<u>(\$4.92)</u>	<u>\$118.66</u>	<u>(\$4.29)</u>	<u>\$119.29</u>
III	1.00	<u>(\$4.92)</u>	<u>\$86.62</u>	<u>(\$4.29)</u>	<u>\$87.25</u>
IV	1.00	<u>(\$4.92)</u>	<u>\$68.31</u>	<u>(\$4.29)</u>	<u>\$68.94</u>
V	0.75	<u>(\$3.69)</u>	<u>\$51.24</u>	<u>(\$3.22)</u>	<u>\$51.71</u>
VI	0.60	<u>(\$2.95)</u>	<u>\$42.82</u>	<u>(\$2.57)</u>	<u>\$43.20</u>
VII	0.40	<u>(\$1.97)</u>	<u>\$25.49</u>	<u>(\$1.72)</u>	<u>\$25.75</u>
VIII	0.00	<u>\$0.00</u>	<u>\$9.15</u>	<u>\$0.00</u>	<u>\$9.15</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Fredericksburg 8/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0100</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1183</u>
f) "Other" Orchard Capitalization Rate	<u>0.1350</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$51.09)</u>	<u>\$202.46</u>	<u>(\$44.78)</u>	<u>\$208.77</u>
II	1.00	<u>(\$63.86)</u>	<u>\$164.34</u>	<u>(\$55.98)</u>	<u>\$172.22</u>
III	1.00	<u>(\$63.86)</u>	<u>\$105.17</u>	<u>(\$55.98)</u>	<u>\$113.06</u>
IV	1.00	<u>(\$63.86)</u>	<u>\$71.37</u>	<u>(\$55.98)</u>	<u>\$79.25</u>
V	0.75	<u>(\$47.90)</u>	<u>\$53.52</u>	<u>(\$41.98)</u>	<u>\$59.44</u>
VI	0.60	<u>(\$38.32)</u>	<u>\$46.20</u>	<u>(\$33.59)</u>	<u>\$50.93</u>
VII	0.40	<u>(\$25.54)</u>	<u>\$25.17</u>	<u>(\$22.39)</u>	<u>\$28.32</u>
VIII	0.00	<u>\$0.00</u>	<u>\$16.90</u>	<u>\$0.00</u>	<u>\$16.90</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$13.72</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$6.91)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0053</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1136</u>
f) "Other" Orchard Capitalization Rate	<u>0.1303</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$48.66)</u>	<u>\$207.69</u>	<u>(\$42.43)</u>	<u>\$213.92</u>
II	1.00	<u>(\$60.82)</u>	<u>\$169.89</u>	<u>(\$53.04)</u>	<u>\$177.68</u>
III	1.00	<u>(\$60.82)</u>	<u>\$110.08</u>	<u>(\$53.04)</u>	<u>\$117.86</u>
IV	1.00	<u>(\$60.82)</u>	<u>\$75.90</u>	<u>(\$53.04)</u>	<u>\$83.68</u>
V	0.75	<u>(\$45.61)</u>	<u>\$56.93</u>	<u>(\$39.78)</u>	<u>\$62.76</u>
VI	0.60	<u>(\$36.49)</u>	<u>\$48.96</u>	<u>(\$31.82)</u>	<u>\$53.63</u>
VII	0.40	<u>(\$24.33)</u>	<u>\$26.94</u>	<u>(\$21.22)</u>	<u>\$30.05</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.09</u>	<u>\$0.00</u>	<u>\$17.09</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.89</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$9.08)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0081</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1164</u>
f) "Other" Orchard Capitalization Rate	<u>0.1331</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$62.38)</u>	<u>\$224.45</u>	<u>(\$54.57)</u>	<u>\$232.26</u>
II	1.00	<u>(\$77.97)</u>	<u>\$180.17</u>	<u>(\$68.21)</u>	<u>\$189.93</u>
III	1.00	<u>(\$77.97)</u>	<u>\$113.24</u>	<u>(\$68.21)</u>	<u>\$123.01</u>
IV	1.00	<u>(\$77.97)</u>	<u>\$75.00</u>	<u>(\$68.21)</u>	<u>\$84.76</u>
V	0.75	<u>(\$58.48)</u>	<u>\$56.25</u>	<u>(\$51.16)</u>	<u>\$63.57</u>
VI	0.60	<u>(\$46.78)</u>	<u>\$48.82</u>	<u>(\$40.93)</u>	<u>\$54.68</u>
VII	0.40	<u>(\$31.19)</u>	<u>\$26.18</u>	<u>(\$27.28)</u>	<u>\$30.08</u>
VIII	0.00	<u>\$0.00</u>	<u>\$19.12</u>	<u>\$0.00</u>	<u>\$19.12</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.63</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$11.82)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1146</u>
f) "Other" Orchard Capitalization Rate	<u>0.1313</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$82.47)</u>	<u>\$261.23</u>	<u>(\$72.00)</u>	<u>\$271.70</u>
II	1.00	<u>(\$103.09)</u>	<u>\$206.24</u>	<u>(\$90.00)</u>	<u>\$219.33</u>
III	1.00	<u>(\$103.09)</u>	<u>\$126.04</u>	<u>(\$90.00)</u>	<u>\$139.13</u>
IV	1.00	<u>(\$103.09)</u>	<u>\$80.22</u>	<u>(\$90.00)</u>	<u>\$93.30</u>
V	0.75	<u>(\$77.32)</u>	<u>\$60.16</u>	<u>(\$67.50)</u>	<u>\$69.98</u>
VI	0.60	<u>(\$61.85)</u>	<u>\$52.71</u>	<u>(\$54.00)</u>	<u>\$60.57</u>
VII	0.40	<u>(\$41.24)</u>	<u>\$27.50</u>	<u>(\$36.00)</u>	<u>\$32.74</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.91</u>	<u>\$0.00</u>	<u>\$22.91</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$8.91</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$2.10)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0066</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1149</u>
f) "Other" Orchard Capitalization Rate	<u>0.1315</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$14.65)</u>	<u>\$149.34</u>	<u>(\$12.79)</u>	<u>\$151.20</u>
II	1.00	<u>(\$18.31)</u>	<u>\$129.28</u>	<u>(\$15.99)</u>	<u>\$131.60</u>
III	1.00	<u>(\$18.31)</u>	<u>\$91.01</u>	<u>(\$15.99)</u>	<u>\$93.33</u>
IV	1.00	<u>(\$18.31)</u>	<u>\$69.15</u>	<u>(\$15.99)</u>	<u>\$71.47</u>
V	0.75	<u>(\$13.73)</u>	<u>\$51.86</u>	<u>(\$11.99)</u>	<u>\$53.60</u>
VI	0.60	<u>(\$10.99)</u>	<u>\$43.68</u>	<u>(\$9.59)</u>	<u>\$45.07</u>
VII	0.40	<u>(\$7.32)</u>	<u>\$25.47</u>	<u>(\$6.40)</u>	<u>\$26.40</u>
VIII	0.00	<u>\$0.00</u>	<u>\$10.93</u>	<u>\$0.00</u>	<u>\$10.93</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$17.88</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$11.07)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0034</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1117</u>
f) "Other" Orchard Capitalization Rate	<u>0.1283</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$79.29)</u>	<u>\$263.09</u>	<u>(\$69.00)</u>	<u>\$273.38</u>
II	1.00	<u>(\$99.12)</u>	<u>\$209.02</u>	<u>(\$86.24)</u>	<u>\$221.90</u>
III	1.00	<u>(\$99.12)</u>	<u>\$129.14</u>	<u>(\$86.24)</u>	<u>\$142.01</u>
IV	1.00	<u>(\$99.12)</u>	<u>\$83.48</u>	<u>(\$86.24)</u>	<u>\$96.36</u>
V	0.75	<u>(\$74.34)</u>	<u>\$62.61</u>	<u>(\$64.68)</u>	<u>\$72.27</u>
VI	0.60	<u>(\$59.47)</u>	<u>\$54.66</u>	<u>(\$51.75)</u>	<u>\$62.38</u>
VII	0.40	<u>(\$39.65)</u>	<u>\$28.83</u>	<u>(\$34.50)</u>	<u>\$33.98</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.83</u>	<u>\$0.00</u>	<u>\$22.83</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Hampton 7/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.89)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0119</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1202</u>
f) "Other" Orchard Capitalization Rate	<u>0.1368</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$85.83)</u>	<u>\$254.52</u>	<u>(\$75.37)</u>	<u>\$264.97</u>
II	1.00	<u>(\$107.28)</u>	<u>\$199.03</u>	<u>(\$94.21)</u>	<u>\$212.09</u>
III	1.00	<u>(\$107.28)</u>	<u>\$119.61</u>	<u>(\$94.21)</u>	<u>\$132.68</u>
IV	1.00	<u>(\$107.28)</u>	<u>\$74.23</u>	<u>(\$94.21)</u>	<u>\$87.30</u>
V	0.75	<u>(\$80.46)</u>	<u>\$55.68</u>	<u>(\$70.66)</u>	<u>\$65.48</u>
VI	0.60	<u>(\$64.37)</u>	<u>\$49.08</u>	<u>(\$56.53)</u>	<u>\$56.92</u>
VII	0.40	<u>(\$42.91)</u>	<u>\$25.16</u>	<u>(\$37.69)</u>	<u>\$30.38</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.69</u>	<u>\$0.00</u>	<u>\$22.69</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Hanover County, Coastal Plain-**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.71</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$11.90)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0067</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1149</u>
f) "Other" Orchard Capitalization Rate	<u>0.1316</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$82.81)</u>	<u>\$261.06</u>	<u>(\$72.32)</u>	<u>\$271.55</u>
II	1.00	<u>(\$103.51)</u>	<u>\$205.98</u>	<u>(\$90.40)</u>	<u>\$219.08</u>
III	1.00	<u>(\$103.51)</u>	<u>\$125.74</u>	<u>(\$90.40)</u>	<u>\$138.85</u>
IV	1.00	<u>(\$103.51)</u>	<u>\$79.89</u>	<u>(\$90.40)</u>	<u>\$93.00</u>
V	0.75	<u>(\$77.63)</u>	<u>\$59.92</u>	<u>(\$67.80)</u>	<u>\$69.75</u>
VI	0.60	<u>(\$62.11)</u>	<u>\$52.52</u>	<u>(\$54.24)</u>	<u>\$60.38</u>
VII	0.40	<u>(\$41.40)</u>	<u>\$27.37</u>	<u>(\$36.16)</u>	<u>\$32.61</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.92</u>	<u>\$0.00</u>	<u>\$22.92</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Hanover County, Piedmont- 8/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0067</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1149</u>
f) "Other" Orchard Capitalization Rate	<u>0.1316</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$52.60)</u>	<u>\$211.49</u>	<u>(\$45.94)</u>	<u>\$218.15</u>
II	1.00	<u>(\$65.75)</u>	<u>\$171.93</u>	<u>(\$57.42)</u>	<u>\$180.26</u>
III	1.00	<u>(\$65.75)</u>	<u>\$110.31</u>	<u>(\$57.42)</u>	<u>\$118.64</u>
IV	1.00	<u>(\$65.75)</u>	<u>\$75.10</u>	<u>(\$57.42)</u>	<u>\$83.43</u>
V	0.75	<u>(\$49.31)</u>	<u>\$56.33</u>	<u>(\$43.06)</u>	<u>\$62.57</u>
VI	0.60	<u>(\$39.45)</u>	<u>\$48.58</u>	<u>(\$34.45)</u>	<u>\$53.58</u>
VII	0.40	<u>(\$26.30)</u>	<u>\$26.52</u>	<u>(\$22.97)</u>	<u>\$29.85</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.61</u>	<u>\$0.00</u>	<u>\$17.61</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Harrisonburg 13/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$44.75</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$37.94)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0056</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1138</u>
f) "Other" Orchard Capitalization Rate	<u>0.1305</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$266.63)</u>	<u>\$567.21</u>	<u>(\$232.58)</u>	<u>\$601.26</u>
II	1.00	<u>(\$333.29)</u>	<u>\$417.16</u>	<u>(\$290.72)</u>	<u>\$459.73</u>
III	1.00	<u>(\$333.29)</u>	<u>\$222.60</u>	<u>(\$290.72)</u>	<u>\$265.17</u>
IV	1.00	<u>(\$333.29)</u>	<u>\$111.42</u>	<u>(\$290.72)</u>	<u>\$153.99</u>
V	0.75	<u>(\$249.97)</u>	<u>\$83.57</u>	<u>(\$218.04)</u>	<u>\$115.49</u>
VI	0.60	<u>(\$199.97)</u>	<u>\$77.97</u>	<u>(\$174.43)</u>	<u>\$103.51</u>
VII	0.40	<u>(\$133.32)</u>	<u>\$33.45</u>	<u>(\$116.29)</u>	<u>\$50.48</u>
VIII	0.00	<u>\$0.00</u>	<u>\$55.59</u>	<u>\$0.00</u>	<u>\$55.59</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.71</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$11.90)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0083</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1165</u>
f) "Other" Orchard Capitalization Rate	<u>0.1332</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$81.67)</u>	<u>\$255.59</u>	<u>(\$71.45)</u>	<u>\$265.81</u>
II	1.00	<u>(\$102.09)</u>	<u>\$201.45</u>	<u>(\$89.32)</u>	<u>\$214.22</u>
III	1.00	<u>(\$102.09)</u>	<u>\$122.75</u>	<u>(\$89.32)</u>	<u>\$135.52</u>
IV	1.00	<u>(\$102.09)</u>	<u>\$77.78</u>	<u>(\$89.32)</u>	<u>\$90.56</u>
V	0.75	<u>(\$76.57)</u>	<u>\$58.34</u>	<u>(\$66.99)</u>	<u>\$67.92</u>
VI	0.60	<u>(\$61.25)</u>	<u>\$51.17</u>	<u>(\$53.59)</u>	<u>\$58.83</u>
VII	0.40	<u>(\$40.84)</u>	<u>\$26.62</u>	<u>(\$35.73)</u>	<u>\$31.73</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.48</u>	<u>\$0.00</u>	<u>\$22.48</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Henrico County, Piedmont 8/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0083</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1165</u>
f) "Other" Orchard Capitalization Rate	<u>0.1332</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$51.87)</u>	<u>\$207.13</u>	<u>(\$45.38)</u>	<u>\$213.62</u>
II	1.00	<u>(\$64.84)</u>	<u>\$168.26</u>	<u>(\$56.73)</u>	<u>\$176.38</u>
III	1.00	<u>(\$64.84)</u>	<u>\$107.83</u>	<u>(\$56.73)</u>	<u>\$115.94</u>
IV	1.00	<u>(\$64.84)</u>	<u>\$73.29</u>	<u>(\$56.73)</u>	<u>\$81.41</u>
V	0.75	<u>(\$48.63)</u>	<u>\$54.97</u>	<u>(\$42.55)</u>	<u>\$61.06</u>
VI	0.60	<u>(\$38.91)</u>	<u>\$47.43</u>	<u>(\$34.04)</u>	<u>\$52.30</u>
VII	0.40	<u>(\$25.94)</u>	<u>\$25.86</u>	<u>(\$22.69)</u>	<u>\$29.11</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.27</u>	<u>\$0.00</u>	<u>\$17.27</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.35</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$1.46</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1133</u>
f) "Other" Orchard Capitalization Rate	<u>0.1299</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$10.29</u>	<u>\$110.73</u>	<u>\$8.97</u>	<u>\$109.41</u>
II	1.00	<u>\$12.86</u>	<u>\$103.26</u>	<u>\$11.21</u>	<u>\$101.61</u>
III	1.00	<u>\$12.86</u>	<u>\$79.82</u>	<u>\$11.21</u>	<u>\$78.17</u>
IV	1.00	<u>\$12.86</u>	<u>\$66.43</u>	<u>\$11.21</u>	<u>\$64.78</u>
V	0.75	<u>\$9.65</u>	<u>\$49.82</u>	<u>\$8.41</u>	<u>\$48.59</u>
VI	0.60	<u>\$7.72</u>	<u>\$41.20</u>	<u>\$6.73</u>	<u>\$40.21</u>
VII	0.40	<u>\$5.15</u>	<u>\$25.23</u>	<u>\$4.49</u>	<u>\$24.57</u>
VIII	0.00	<u>\$0.00</u>	<u>\$6.70</u>	<u>\$0.00</u>	<u>\$6.70</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

#### 1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

#### 2. Weighted Average Net Return for 1999-2005.

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

#### 3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.12</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.31)</u>

#### 5. Capitalization Rate

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0066</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1149</u>
f) "Other" Orchard Capitalization Rate	<u>0.1315</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$85.76)</u>	<u>\$266.04</u>	<u>(\$74.89)</u>	<u>\$276.91</u>
II	1.00	<u>(\$107.20)</u>	<u>\$209.42</u>	<u>(\$93.61)</u>	<u>\$223.01</u>
III	1.00	<u>(\$107.20)</u>	<u>\$127.34</u>	<u>(\$93.61)</u>	<u>\$140.92</u>
IV	1.00	<u>(\$107.20)</u>	<u>\$80.43</u>	<u>(\$93.61)</u>	<u>\$94.01</u>
V	0.75	<u>(\$80.40)</u>	<u>\$60.32</u>	<u>(\$70.21)</u>	<u>\$70.51</u>
VI	0.60	<u>(\$64.32)</u>	<u>\$52.95</u>	<u>(\$56.17)</u>	<u>\$61.10</u>
VII	0.40	<u>(\$42.88)</u>	<u>\$27.48</u>	<u>(\$37.45)</u>	<u>\$32.91</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.45</u>	<u>\$0.00</u>	<u>\$23.45</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in James City**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.89)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0079</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1161</u>
f) "Other" Orchard Capitalization Rate	<u>0.1328</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$88.80)</u>	<u>\$268.07</u>	<u>(\$77.65)</u>	<u>\$279.21</u>
II	1.00	<u>(\$111.00)</u>	<u>\$210.18</u>	<u>(\$97.07)</u>	<u>\$224.11</u>
III	1.00	<u>(\$111.00)</u>	<u>\$126.91</u>	<u>(\$97.07)</u>	<u>\$140.84</u>
IV	1.00	<u>(\$111.00)</u>	<u>\$79.33</u>	<u>(\$97.07)</u>	<u>\$93.26</u>
V	0.75	<u>(\$83.25)</u>	<u>\$59.50</u>	<u>(\$72.80)</u>	<u>\$69.95</u>
VI	0.60	<u>(\$66.60)</u>	<u>\$52.36</u>	<u>(\$58.24)</u>	<u>\$60.71</u>
VII	0.40	<u>(\$44.40)</u>	<u>\$26.97</u>	<u>(\$38.83)</u>	<u>\$32.55</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.79</u>	<u>\$0.00</u>	<u>\$23.79</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in King George**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$17.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0062</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1145</u>
f) "Other" Orchard Capitalization Rate	<u>0.1312</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$122.71)</u>	<u>\$327.73</u>	<u>(\$107.12)</u>	<u>\$343.33</u>
II	1.00	<u>(\$153.39)</u>	<u>\$252.01</u>	<u>(\$133.90)</u>	<u>\$271.50</u>
III	1.00	<u>(\$153.39)</u>	<u>\$146.91</u>	<u>(\$133.90)</u>	<u>\$166.40</u>
IV	1.00	<u>(\$153.39)</u>	<u>\$86.85</u>	<u>(\$133.90)</u>	<u>\$106.34</u>
V	0.75	<u>(\$115.04)</u>	<u>\$65.14</u>	<u>(\$100.42)</u>	<u>\$79.75</u>
VI	0.60	<u>(\$92.03)</u>	<u>\$58.11</u>	<u>(\$80.34)</u>	<u>\$69.81</u>
VII	0.40	<u>(\$61.36)</u>	<u>\$28.73</u>	<u>(\$53.56)</u>	<u>\$36.53</u>
VIII	0.00	<u>\$0.00</u>	<u>\$30.03</u>	<u>\$0.00</u>	<u>\$30.03</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in King William**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.71</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$11.90)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1145</u>
f) "Other" Orchard Capitalization Rate	<u>0.1312</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$83.10)</u>	<u>\$262.47</u>	<u>(\$72.54)</u>	<u>\$273.03</u>
II	1.00	<u>(\$103.87)</u>	<u>\$207.14</u>	<u>(\$90.68)</u>	<u>\$220.33</u>
III	1.00	<u>(\$103.87)</u>	<u>\$126.51</u>	<u>(\$90.68)</u>	<u>\$139.70</u>
IV	1.00	<u>(\$103.87)</u>	<u>\$80.43</u>	<u>(\$90.68)</u>	<u>\$93.63</u>
V	0.75	<u>(\$77.90)</u>	<u>\$60.32</u>	<u>(\$68.01)</u>	<u>\$70.22</u>
VI	0.60	<u>(\$62.32)</u>	<u>\$52.87</u>	<u>(\$54.41)</u>	<u>\$60.78</u>
VII	0.40	<u>(\$41.55)</u>	<u>\$27.56</u>	<u>(\$36.27)</u>	<u>\$32.84</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.04</u>	<u>\$0.00</u>	<u>\$23.04</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$24.94</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$18.13)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0047</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1129</u>
f) "Other" Orchard Capitalization Rate	<u>0.1296</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$128.42)</u>	<u>\$341.53</u>	<u>(\$111.91)</u>	<u>\$358.05</u>
II	1.00	<u>(\$160.53)</u>	<u>\$262.43</u>	<u>(\$139.88)</u>	<u>\$283.07</u>
III	1.00	<u>(\$160.53)</u>	<u>\$152.77</u>	<u>(\$139.88)</u>	<u>\$173.42</u>
IV	1.00	<u>(\$160.53)</u>	<u>\$90.11</u>	<u>(\$139.88)</u>	<u>\$110.76</u>
V	0.75	<u>(\$120.40)</u>	<u>\$67.59</u>	<u>(\$104.91)</u>	<u>\$83.07</u>
VI	0.60	<u>(\$96.32)</u>	<u>\$60.33</u>	<u>(\$83.93)</u>	<u>\$72.72</u>
VII	0.40	<u>(\$64.21)</u>	<u>\$29.78</u>	<u>(\$55.95)</u>	<u>\$38.04</u>
VIII	0.00	<u>\$0.00</u>	<u>\$31.33</u>	<u>\$0.00</u>	<u>\$31.33</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Loudoun**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.87</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.06)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0094</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1177</u>
f) "Other" Orchard Capitalization Rate	<u>0.1343</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$27.62)</u>	<u>\$165.77</u>	<u>(\$24.19)</u>	<u>\$169.19</u>
II	1.00	<u>(\$34.52)</u>	<u>\$139.52</u>	<u>(\$30.24)</u>	<u>\$143.81</u>
III	1.00	<u>(\$34.52)</u>	<u>\$94.40</u>	<u>(\$30.24)</u>	<u>\$98.68</u>
IV	1.00	<u>(\$34.52)</u>	<u>\$68.62</u>	<u>(\$30.24)</u>	<u>\$72.90</u>
V	0.75	<u>(\$25.89)</u>	<u>\$51.46</u>	<u>(\$22.68)</u>	<u>\$54.67</u>
VI	0.60	<u>(\$20.71)</u>	<u>\$43.75</u>	<u>(\$18.14)</u>	<u>\$46.32</u>
VII	0.40	<u>(\$13.81)</u>	<u>\$24.87</u>	<u>(\$12.10)</u>	<u>\$26.58</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.89</u>	<u>\$0.00</u>	<u>\$12.89</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Louisa**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.55</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.74)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1143</u>
f) "Other" Orchard Capitalization Rate	<u>0.1310</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$40.15)</u>	<u>\$192.24</u>	<u>(\$35.04)</u>	<u>\$197.35</u>
II	1.00	<u>(\$50.19)</u>	<u>\$158.96</u>	<u>(\$43.80)</u>	<u>\$165.35</u>
III	1.00	<u>(\$50.19)</u>	<u>\$104.74</u>	<u>(\$43.80)</u>	<u>\$111.12</u>
IV	1.00	<u>(\$50.19)</u>	<u>\$73.75</u>	<u>(\$43.80)</u>	<u>\$80.14</u>
V	0.75	<u>(\$37.64)</u>	<u>\$55.32</u>	<u>(\$32.85)</u>	<u>\$60.10</u>
VI	0.60	<u>(\$30.11)</u>	<u>\$47.35</u>	<u>(\$26.28)</u>	<u>\$51.18</u>
VII	0.40	<u>(\$20.07)</u>	<u>\$26.40</u>	<u>(\$17.52)</u>	<u>\$28.96</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.49</u>	<u>\$0.00</u>	<u>\$15.49</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$5.75</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$1.06</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0100</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1183</u>
f) "Other" Orchard Capitalization Rate	<u>0.1350</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$7.19</u>	<u>\$108.67</u>	<u>\$6.30</u>	<u>\$107.78</u>
II	1.00	<u>\$8.98</u>	<u>\$100.32</u>	<u>\$7.87</u>	<u>\$99.21</u>
III	1.00	<u>\$8.98</u>	<u>\$76.64</u>	<u>\$7.87</u>	<u>\$75.53</u>
IV	1.00	<u>\$8.98</u>	<u>\$63.11</u>	<u>\$7.87</u>	<u>\$62.00</u>
V	0.75	<u>\$6.74</u>	<u>\$47.33</u>	<u>\$5.90</u>	<u>\$46.50</u>
VI	0.60	<u>\$5.39</u>	<u>\$39.22</u>	<u>\$4.72</u>	<u>\$38.55</u>
VII	0.40	<u>\$3.59</u>	<u>\$23.89</u>	<u>\$3.15</u>	<u>\$23.45</u>
VIII	0.00	<u>\$0.00</u>	<u>\$6.77</u>	<u>\$0.00</u>	<u>\$6.77</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Madison**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$23.76</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$16.95)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1140</u>
f) "Other" Orchard Capitalization Rate	<u>0.1306</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$118.97)</u>	<u>\$323.04</u>	<u>(\$103.79)</u>	<u>\$338.22</u>
II	1.00	<u>(\$148.71)</u>	<u>\$249.09</u>	<u>(\$129.74)</u>	<u>\$268.07</u>
III	1.00	<u>(\$148.71)</u>	<u>\$145.96</u>	<u>(\$129.74)</u>	<u>\$164.93</u>
IV	1.00	<u>(\$148.71)</u>	<u>\$87.02</u>	<u>(\$129.74)</u>	<u>\$106.00</u>
V	0.75	<u>(\$111.54)</u>	<u>\$65.27</u>	<u>(\$97.30)</u>	<u>\$79.50</u>
VI	0.60	<u>(\$89.23)</u>	<u>\$58.11</u>	<u>(\$77.84)</u>	<u>\$69.49</u>
VII	0.40	<u>(\$59.49)</u>	<u>\$28.92</u>	<u>(\$51.90)</u>	<u>\$36.51</u>
VIII	0.00	<u>\$0.00</u>	<u>\$29.47</u>	<u>\$0.00</u>	<u>\$29.47</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.35</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.54)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0111</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1194</u>
f) "Other" Orchard Capitalization Rate	<u>0.1360</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$37.15)</u>	<u>\$178.24</u>	<u>(\$32.60)</u>	<u>\$182.79</u>
II	1.00	<u>(\$46.44)</u>	<u>\$147.41</u>	<u>(\$40.75)</u>	<u>\$153.10</u>
III	1.00	<u>(\$46.44)</u>	<u>\$97.15</u>	<u>(\$40.75)</u>	<u>\$102.84</u>
IV	1.00	<u>(\$46.44)</u>	<u>\$68.43</u>	<u>(\$40.75)</u>	<u>\$74.12</u>
V	0.75	<u>(\$34.83)</u>	<u>\$51.33</u>	<u>(\$30.56)</u>	<u>\$55.59</u>
VI	0.60	<u>(\$27.87)</u>	<u>\$43.93</u>	<u>(\$24.45)</u>	<u>\$47.35</u>
VII	0.40	<u>(\$18.58)</u>	<u>\$24.50</u>	<u>(\$16.30)</u>	<u>\$26.78</u>
VIII	0.00	<u>\$0.00</u>	<u>\$14.36</u>	<u>\$0.00</u>	<u>\$14.36</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Middlesex**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$16.53</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$9.72)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0045</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1128</u>
f) "Other" Orchard Capitalization Rate	<u>0.1295</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$68.95)</u>	<u>\$243.10</u>	<u>(\$60.08)</u>	<u>\$251.97</u>
II	1.00	<u>(\$86.19)</u>	<u>\$194.65</u>	<u>(\$75.09)</u>	<u>\$205.75</u>
III	1.00	<u>(\$86.19)</u>	<u>\$121.84</u>	<u>(\$75.09)</u>	<u>\$132.94</u>
IV	1.00	<u>(\$86.19)</u>	<u>\$80.24</u>	<u>(\$75.09)</u>	<u>\$91.33</u>
V	0.75	<u>(\$64.64)</u>	<u>\$60.18</u>	<u>(\$56.32)</u>	<u>\$68.50</u>
VI	0.60	<u>(\$51.71)</u>	<u>\$52.30</u>	<u>(\$45.06)</u>	<u>\$58.96</u>
VII	0.40	<u>(\$34.48)</u>	<u>\$27.93</u>	<u>(\$30.04)</u>	<u>\$32.37</u>
VIII	0.00	<u>\$0.00</u>	<u>\$20.80</u>	<u>\$0.00</u>	<u>\$20.80</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Montgomery**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.32</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$14.51)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0059</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1142</u>
f) "Other" Orchard Capitalization Rate	<u>0.1309</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$101.67)</u>	<u>\$293.90</u>	<u>(\$88.72)</u>	<u>\$306.85</u>
II	1.00	<u>(\$127.09)</u>	<u>\$228.92</u>	<u>(\$110.90)</u>	<u>\$245.11</u>
III	1.00	<u>(\$127.09)</u>	<u>\$136.62</u>	<u>(\$110.90)</u>	<u>\$152.81</u>
IV	1.00	<u>(\$127.09)</u>	<u>\$83.88</u>	<u>(\$110.90)</u>	<u>\$100.07</u>
V	0.75	<u>(\$95.31)</u>	<u>\$62.91</u>	<u>(\$83.17)</u>	<u>\$75.05</u>
VI	0.60	<u>(\$76.25)</u>	<u>\$55.60</u>	<u>(\$66.54)</u>	<u>\$65.32</u>
VII	0.40	<u>(\$50.83)</u>	<u>\$28.28</u>	<u>(\$44.36)</u>	<u>\$34.75</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.37</u>	<u>\$0.00</u>	<u>\$26.37</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Nelson**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$4.83</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$1.98</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0064</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1147</u>
f) "Other" Orchard Capitalization Rate	<u>0.1313</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$13.82</u>	<u>\$102.86</u>	<u>\$12.07</u>	<u>\$101.11</u>
II	1.00	<u>\$17.28</u>	<u>\$97.42</u>	<u>\$15.09</u>	<u>\$95.22</u>
III	1.00	<u>\$17.28</u>	<u>\$76.64</u>	<u>\$15.09</u>	<u>\$74.45</u>
IV	1.00	<u>\$17.28</u>	<u>\$64.77</u>	<u>\$15.09</u>	<u>\$62.58</u>
V	0.75	<u>\$12.96</u>	<u>\$48.58</u>	<u>\$11.32</u>	<u>\$46.93</u>
VI	0.60	<u>\$10.37</u>	<u>\$40.05</u>	<u>\$9.05</u>	<u>\$38.73</u>
VII	0.40	<u>\$6.91</u>	<u>\$24.72</u>	<u>\$6.04</u>	<u>\$23.84</u>
VIII	0.00	<u>\$0.00</u>	<u>\$5.94</u>	<u>\$0.00</u>	<u>\$5.94</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	(\$596.75)
b) 2004	\$14.54
c) 2003	\$19.52
d) 2002	\$34.64
e) 2001	(\$113.52)
f) 2000	(\$154.70)
g) 1999	(\$108.20)

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	\$6.81
b) Net return attributable to land only (class III) /4/	\$19.70
c) Net return attributable to trees only (3a - 3b)	(\$12.89)

**5. Capitalization Rate**

a) Interest Rate	0.0750
b) Property Tax	0.0068
c) Depreciation of Apple Trees /5/	0.0333
d) Depreciation of "Other" Trees	0.0500
e) Apple Orchard Capitalization Rate	0.1151
f) "Other" Orchard Capitalization Rate	0.1318

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	(\$89.61)	\$271.84	(\$78.27)	\$283.18
II	1.00	(\$112.01)	\$213.29	(\$97.84)	\$227.46
III	1.00	(\$112.01)	\$128.96	(\$97.84)	\$143.13
IV	1.00	(\$112.01)	\$80.76	(\$97.84)	\$94.93
V	0.75	(\$64.01)	\$60.57	(\$73.38)	\$71.20
VI	0.60	(\$67.20)	\$53.28	(\$58.70)	\$61.78
VII	0.40	(\$44.80)	\$27.49	(\$39.14)	\$33.15
VIII	0.00	\$0.00	\$24.10	\$0.00	\$24.10

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.89)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0114</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1197</u>
f) "Other" Orchard Capitalization Rate	<u>0.1363</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$86.19)</u>	<u>\$256.16</u>	<u>(\$75.65)</u>	<u>\$266.70</u>
II	1.00	<u>(\$107.74)</u>	<u>\$200.38</u>	<u>(\$94.57)</u>	<u>\$213.55</u>
III	1.00	<u>(\$107.74)</u>	<u>\$120.50</u>	<u>(\$94.57)</u>	<u>\$133.67</u>
IV	1.00	<u>(\$107.74)</u>	<u>\$74.85</u>	<u>(\$94.57)</u>	<u>\$88.02</u>
V	0.75	<u>(\$80.80)</u>	<u>\$56.14</u>	<u>(\$70.93)</u>	<u>\$66.02</u>
VI	0.60	<u>(\$64.64)</u>	<u>\$49.47</u>	<u>(\$56.74)</u>	<u>\$57.38</u>
VII	0.40	<u>(\$43.10)</u>	<u>\$25.37</u>	<u>(\$37.83)</u>	<u>\$30.64</u>
VIII	0.00	<u>\$0.00</u>	<u>\$22.82</u>	<u>\$0.00</u>	<u>\$22.82</u>

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

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

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

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

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

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

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

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



**Table 5: Worksheet for estimating the use value of orchard land in Northampton**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$59.67</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$52.86)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0052</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1134</u>
f) "Other" Orchard Capitalization Rate	<u>0.1301</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$372.76)</u>	<u>\$744.50</u>	<u>(\$325.01)</u>	<u>\$792.25</u>
II	1.00	<u>(\$465.95)</u>	<u>\$539.58</u>	<u>(\$406.27)</u>	<u>\$599.27</u>
III	1.00	<u>(\$465.95)</u>	<u>\$278.89</u>	<u>(\$406.27)</u>	<u>\$338.57</u>
IV	1.00	<u>(\$465.95)</u>	<u>\$129.92</u>	<u>(\$406.27)</u>	<u>\$189.61</u>
V	0.75	<u>(\$349.47)</u>	<u>\$97.44</u>	<u>(\$304.70)</u>	<u>\$142.20</u>
VI	0.60	<u>(\$279.57)</u>	<u>\$92.85</u>	<u>(\$243.76)</u>	<u>\$128.66</u>
VII	0.40	<u>(\$186.38)</u>	<u>\$37.07</u>	<u>(\$162.51)</u>	<u>\$60.95</u>
VIII	0.00	<u>\$0.00</u>	<u>\$74.48</u>	<u>\$0.00</u>	<u>\$74.48</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Northumberland**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$18.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.09)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0046</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1129</u>
f) "Other" Orchard Capitalization Rate	<u>0.1296</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$85.66)</u>	<u>\$270.58</u>	<u>(\$74.64)</u>	<u>\$281.60</u>
II	1.00	<u>(\$107.07)</u>	<u>\$213.54</u>	<u>(\$93.30)</u>	<u>\$227.32</u>
III	1.00	<u>(\$107.07)</u>	<u>\$130.42</u>	<u>(\$93.30)</u>	<u>\$144.19</u>
IV	1.00	<u>(\$107.07)</u>	<u>\$82.92</u>	<u>(\$93.30)</u>	<u>\$96.69</u>
V	0.75	<u>(\$80.30)</u>	<u>\$62.19</u>	<u>(\$69.97)</u>	<u>\$72.52</u>
VI	0.60	<u>(\$64.24)</u>	<u>\$54.50</u>	<u>(\$55.98)</u>	<u>\$62.77</u>
VII	0.40	<u>(\$42.83)</u>	<u>\$28.42</u>	<u>(\$37.32)</u>	<u>\$33.93</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.75</u>	<u>\$0.00</u>	<u>\$23.75</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Nottoway**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.24</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$3.43)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0048</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1131</u>
f) "Other" Orchard Capitalization Rate	<u>0.1297</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$24.28)</u>	<u>\$168.38</u>	<u>(\$21.16)</u>	<u>\$171.50</u>
II	1.00	<u>(\$30.35)</u>	<u>\$143.04</u>	<u>(\$26.45)</u>	<u>\$146.94</u>
III	1.00	<u>(\$30.35)</u>	<u>\$98.09</u>	<u>(\$26.45)</u>	<u>\$101.99</u>
IV	1.00	<u>(\$30.35)</u>	<u>\$72.40</u>	<u>(\$26.45)</u>	<u>\$76.30</u>
V	0.75	<u>(\$22.76)</u>	<u>\$54.30</u>	<u>(\$19.84)</u>	<u>\$57.22</u>
VI	0.60	<u>(\$18.21)</u>	<u>\$46.01</u>	<u>(\$15.87)</u>	<u>\$48.35</u>
VII	0.40	<u>(\$12.14)</u>	<u>\$26.39</u>	<u>(\$10.58)</u>	<u>\$27.95</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.84</u>	<u>\$0.00</u>	<u>\$12.84</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Orange**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.91</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$8.10)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1145</u>
f) "Other" Orchard Capitalization Rate	<u>0.1312</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$56.55)</u>	<u>\$218.79</u>	<u>(\$49.37)</u>	<u>\$225.97</u>
II	1.00	<u>(\$70.69)</u>	<u>\$177.12</u>	<u>(\$61.71)</u>	<u>\$186.09</u>
III	1.00	<u>(\$70.69)</u>	<u>\$112.87</u>	<u>(\$61.71)</u>	<u>\$121.85</u>
IV	1.00	<u>(\$70.69)</u>	<u>\$76.16</u>	<u>(\$61.71)</u>	<u>\$85.14</u>
V	0.75	<u>(\$53.02)</u>	<u>\$57.12</u>	<u>(\$46.28)</u>	<u>\$63.85</u>
VI	0.60	<u>(\$42.41)</u>	<u>\$49.37</u>	<u>(\$37.03)</u>	<u>\$54.75</u>
VII	0.40	<u>(\$28.28)</u>	<u>\$26.79</u>	<u>(\$24.68)</u>	<u>\$30.38</u>
VIII	0.00	<u>\$0.00</u>	<u>\$18.36</u>	<u>\$0.00</u>	<u>\$18.36</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Page**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$20.06</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$13.25)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0053</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1136</u>
f) "Other" Orchard Capitalization Rate	<u>0.1303</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$93.31)</u>	<u>\$281.55</u>	<u>(\$81.37)</u>	<u>\$293.49</u>
II	1.00	<u>(\$116.63)</u>	<u>\$220.74</u>	<u>(\$101.71)</u>	<u>\$235.66</u>
III	1.00	<u>(\$116.63)</u>	<u>\$133.27</u>	<u>(\$101.71)</u>	<u>\$148.19</u>
IV	1.00	<u>(\$116.63)</u>	<u>\$83.29</u>	<u>(\$101.71)</u>	<u>\$98.21</u>
V	0.75	<u>(\$87.48)</u>	<u>\$62.47</u>	<u>(\$76.28)</u>	<u>\$73.66</u>
VI	0.60	<u>(\$69.98)</u>	<u>\$54.97</u>	<u>(\$61.03)</u>	<u>\$63.93</u>
VII	0.40	<u>(\$46.65)</u>	<u>\$28.32</u>	<u>(\$40.68)</u>	<u>\$34.29</u>
VIII	0.00	<u>\$0.00</u>	<u>\$24.99</u>	<u>\$0.00</u>	<u>\$24.99</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.09)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0135</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1217</u>
f) "Other" Orchard Capitalization Rate	<u>0.1384</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$26.87)</u>	<u>\$158.05</u>	<u>(\$23.64)</u>	<u>\$161.29</u>
II	1.00	<u>(\$33.59)</u>	<u>\$132.84</u>	<u>(\$29.55)</u>	<u>\$136.89</u>
III	1.00	<u>(\$33.59)</u>	<u>\$89.69</u>	<u>(\$29.55)</u>	<u>\$93.74</u>
IV	1.00	<u>(\$33.59)</u>	<u>\$65.04</u>	<u>(\$29.55)</u>	<u>\$69.08</u>
V	0.75	<u>(\$25.19)</u>	<u>\$48.78</u>	<u>(\$22.16)</u>	<u>\$51.81</u>
VI	0.60	<u>(\$20.16)</u>	<u>\$41.49</u>	<u>(\$17.73)</u>	<u>\$43.91</u>
VII	0.40	<u>(\$13.44)</u>	<u>\$23.55</u>	<u>(\$11.82)</u>	<u>\$25.17</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.33</u>	<u>\$0.00</u>	<u>\$12.33</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Pittsylvania**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$9.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$2.89)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0047</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1130</u>
f) "Other" Orchard Capitalization Rate	<u>0.1297</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$20.43)</u>	<u>\$162.08</u>	<u>(\$17.80)</u>	<u>\$164.71</u>
II	1.00	<u>(\$25.54)</u>	<u>\$138.72</u>	<u>(\$22.26)</u>	<u>\$142.01</u>
III	1.00	<u>(\$25.54)</u>	<u>\$96.14</u>	<u>(\$22.26)</u>	<u>\$99.42</u>
IV	1.00	<u>(\$25.54)</u>	<u>\$71.80</u>	<u>(\$22.26)</u>	<u>\$75.08</u>
V	0.75	<u>(\$19.15)</u>	<u>\$53.85</u>	<u>(\$16.69)</u>	<u>\$56.31</u>
VI	0.60	<u>(\$15.32)</u>	<u>\$45.52</u>	<u>(\$13.35)</u>	<u>\$47.48</u>
VII	0.40	<u>(\$10.22)</u>	<u>\$26.29</u>	<u>(\$8.90)</u>	<u>\$27.60</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.17</u>	<u>\$0.00</u>	<u>\$12.17</u>

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

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

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

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

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

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

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

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

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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$9.12</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$2.31)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0072</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1155</u>
f) "Other" Orchard Capitalization Rate	<u>0.1322</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$15.98)</u>	<u>\$150.42</u>	<u>(\$13.97)</u>	<u>\$152.43</u>
II	1.00	<u>(\$19.97)</u>	<u>\$129.78</u>	<u>(\$17.46)</u>	<u>\$132.30</u>
III	1.00	<u>(\$19.97)</u>	<u>\$90.96</u>	<u>(\$17.46)</u>	<u>\$93.48</u>
IV	1.00	<u>(\$19.97)</u>	<u>\$68.77</u>	<u>(\$17.46)</u>	<u>\$71.29</u>
V	0.75	<u>(\$14.98)</u>	<u>\$51.58</u>	<u>(\$13.09)</u>	<u>\$53.47</u>
VI	0.60	<u>(\$11.98)</u>	<u>\$43.48</u>	<u>(\$10.47)</u>	<u>\$44.99</u>
VII	0.40	<u>(\$7.99)</u>	<u>\$25.29</u>	<u>(\$6.98)</u>	<u>\$26.30</u>
VIII	0.00	<u>\$0.00</u>	<u>\$11.09</u>	<u>\$0.00</u>	<u>\$11.09</u>

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

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

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

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

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

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

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

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



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

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.11</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.30)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0044</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1126</u>
f) "Other" Orchard Capitalization Rate	<u>0.1293</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$87.39)</u>	<u>\$274.15</u>	<u>(\$76.12)</u>	<u>\$285.42</u>
II	1.00	<u>(\$109.24)</u>	<u>\$216.15</u>	<u>(\$95.16)</u>	<u>\$230.23</u>
III	1.00	<u>(\$109.24)</u>	<u>\$131.79</u>	<u>(\$95.16)</u>	<u>\$145.87</u>
IV	1.00	<u>(\$109.24)</u>	<u>\$83.59</u>	<u>(\$95.16)</u>	<u>\$97.67</u>
V	0.75	<u>(\$81.93)</u>	<u>\$62.69</u>	<u>(\$71.37)</u>	<u>\$73.25</u>
VI	0.60	<u>(\$65.54)</u>	<u>\$54.97</u>	<u>(\$57.09)</u>	<u>\$63.42</u>
VII	0.40	<u>(\$43.69)</u>	<u>\$28.61</u>	<u>(\$38.06)</u>	<u>\$34.25</u>
VIII	0.00	<u>\$0.00</u>	<u>\$24.10</u>	<u>\$0.00</u>	<u>\$24.10</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Prince George**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$4.09)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0081</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1164</u>
f) "Other" Orchard Capitalization Rate	<u>0.1331</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$28.11)</u>	<u>\$168.73</u>	<u>(\$24.59)</u>	<u>\$172.25</u>
II	1.00	<u>(\$35.14)</u>	<u>\$142.02</u>	<u>(\$30.74)</u>	<u>\$146.42</u>
III	1.00	<u>(\$35.14)</u>	<u>\$96.09</u>	<u>(\$30.74)</u>	<u>\$100.49</u>
IV	1.00	<u>(\$35.14)</u>	<u>\$69.84</u>	<u>(\$30.74)</u>	<u>\$74.24</u>
V	0.75	<u>(\$26.35)</u>	<u>\$52.38</u>	<u>(\$23.05)</u>	<u>\$55.68</u>
VI	0.60	<u>(\$21.08)</u>	<u>\$44.53</u>	<u>(\$18.44)</u>	<u>\$47.17</u>
VII	0.40	<u>(\$14.05)</u>	<u>\$25.31</u>	<u>(\$12.29)</u>	<u>\$27.07</u>
VIII	0.00	<u>\$0.00</u>	<u>\$13.12</u>	<u>\$0.00</u>	<u>\$13.12</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Prince William**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.35</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.54)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0116</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1199</u>
f) "Other" Orchard Capitalization Rate	<u>0.1366</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$36.99)</u>	<u>\$177.06</u>	<u>(\$32.47)</u>	<u>\$181.58</u>
II	1.00	<u>(\$46.23)</u>	<u>\$146.41</u>	<u>(\$40.59)</u>	<u>\$152.05</u>
III	1.00	<u>(\$46.23)</u>	<u>\$96.47</u>	<u>(\$40.59)</u>	<u>\$102.11</u>
IV	1.00	<u>(\$46.23)</u>	<u>\$67.93</u>	<u>(\$40.59)</u>	<u>\$73.57</u>
V	0.75	<u>(\$34.68)</u>	<u>\$50.94</u>	<u>(\$30.44)</u>	<u>\$55.18</u>
VI	0.60	<u>(\$27.74)</u>	<u>\$43.61</u>	<u>(\$24.35)</u>	<u>\$46.99</u>
VII	0.40	<u>(\$18.49)</u>	<u>\$24.32</u>	<u>(\$16.24)</u>	<u>\$26.57</u>
VIII	0.00	<u>\$0.00</u>	<u>\$14.27</u>	<u>\$0.00</u>	<u>\$14.27</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Pulaski**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$27.21</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.40)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0052</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1135</u>
f) "Other" Orchard Capitalization Rate	<u>0.1302</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$143.75)</u>	<u>\$365.24</u>	<u>(\$125.35)</u>	<u>\$383.64</u>
II	1.00	<u>(\$179.69)</u>	<u>\$278.40</u>	<u>(\$156.68)</u>	<u>\$301.40</u>
III	1.00	<u>(\$179.69)</u>	<u>\$159.64</u>	<u>(\$156.68)</u>	<u>\$182.64</u>
IV	1.00	<u>(\$179.69)</u>	<u>\$91.77</u>	<u>(\$156.68)</u>	<u>\$114.78</u>
V	0.75	<u>(\$134.77)</u>	<u>\$68.83</u>	<u>(\$117.51)</u>	<u>\$86.08</u>
VI	0.60	<u>(\$107.81)</u>	<u>\$61.85</u>	<u>(\$94.01)</u>	<u>\$75.65</u>
VII	0.40	<u>(\$71.88)</u>	<u>\$29.92</u>	<u>(\$62.67)</u>	<u>\$39.12</u>
VIII	0.00	<u>\$0.00</u>	<u>\$33.93</u>	<u>\$0.00</u>	<u>\$33.93</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Radford 11/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$21.32</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$14.51)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0059</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1141</u>
f) "Other" Orchard Capitalization Rate	<u>0.1308</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$101.70)</u>	<u>\$294.06</u>	<u>(\$88.75)</u>	<u>\$307.01</u>
II	1.00	<u>(\$127.13)</u>	<u>\$229.05</u>	<u>(\$110.93)</u>	<u>\$245.25</u>
III	1.00	<u>(\$127.13)</u>	<u>\$136.71</u>	<u>(\$110.93)</u>	<u>\$152.91</u>
IV	1.00	<u>(\$127.13)</u>	<u>\$83.94</u>	<u>(\$110.93)</u>	<u>\$100.14</u>
V	0.75	<u>(\$95.35)</u>	<u>\$62.96</u>	<u>(\$83.20)</u>	<u>\$75.11</u>
VI	0.60	<u>(\$76.28)</u>	<u>\$55.64</u>	<u>(\$66.56)</u>	<u>\$65.36</u>
VII	0.40	<u>(\$50.85)</u>	<u>\$28.30</u>	<u>(\$44.37)</u>	<u>\$34.78</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.38</u>	<u>\$0.00</u>	<u>\$26.38</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Rappahannock**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$10.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$3.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0066</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1149</u>
f) "Other" Orchard Capitalization Rate	<u>0.1316</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$24.76)</u>	<u>\$165.85</u>	<u>(\$21.63)</u>	<u>\$168.99</u>
II	1.00	<u>(\$30.95)</u>	<u>\$140.60</u>	<u>(\$27.03)</u>	<u>\$144.52</u>
III	1.00	<u>(\$30.95)</u>	<u>\$96.12</u>	<u>(\$27.03)</u>	<u>\$100.04</u>
IV	1.00	<u>(\$30.95)</u>	<u>\$70.71</u>	<u>(\$27.03)</u>	<u>\$74.63</u>
V	0.75	<u>(\$23.22)</u>	<u>\$53.03</u>	<u>(\$20.27)</u>	<u>\$55.97</u>
VI	0.60	<u>(\$18.57)</u>	<u>\$44.97</u>	<u>(\$16.22)</u>	<u>\$47.32</u>
VII	0.40	<u>(\$12.38)</u>	<u>\$25.74</u>	<u>(\$10.81)</u>	<u>\$27.31</u>
VIII	0.00	<u>\$0.00</u>	<u>\$12.71</u>	<u>\$0.00</u>	<u>\$12.71</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Richmond**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$13.24</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$6.43)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0069</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1152</u>
f) "Other" Orchard Capitalization Rate	<u>0.1319</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$44.66)</u>	<u>\$197.94</u>	<u>(\$39.01)</u>	<u>\$203.58</u>
II	1.00	<u>(\$55.82)</u>	<u>\$162.51</u>	<u>(\$48.77)</u>	<u>\$169.57</u>
III	1.00	<u>(\$55.82)</u>	<u>\$105.91</u>	<u>(\$48.77)</u>	<u>\$112.96</u>
IV	1.00	<u>(\$55.82)</u>	<u>\$73.56</u>	<u>(\$48.77)</u>	<u>\$80.62</u>
V	0.75	<u>(\$41.87)</u>	<u>\$55.17</u>	<u>(\$36.58)</u>	<u>\$60.46</u>
VI	0.60	<u>(\$33.49)</u>	<u>\$47.37</u>	<u>(\$29.26)</u>	<u>\$51.60</u>
VII	0.40	<u>(\$22.33)</u>	<u>\$26.19</u>	<u>(\$19.51)</u>	<u>\$29.01</u>
VIII	0.00	<u>\$0.00</u>	<u>\$16.17</u>	<u>\$0.00</u>	<u>\$16.17</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Roanoke**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$11.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.09)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0102</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1185</u>
f) "Other" Orchard Capitalization Rate	<u>0.1351</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$34.35)</u>	<u>\$175.25</u>	<u>(\$30.11)</u>	<u>\$179.49</u>
II	1.00	<u>(\$42.94)</u>	<u>\$145.70</u>	<u>(\$37.64)</u>	<u>\$151.00</u>
III	1.00	<u>(\$42.94)</u>	<u>\$96.80</u>	<u>(\$37.64)</u>	<u>\$102.09</u>
IV	1.00	<u>(\$42.94)</u>	<u>\$68.85</u>	<u>(\$37.64)</u>	<u>\$74.14</u>
V	0.75	<u>(\$32.20)</u>	<u>\$51.64</u>	<u>(\$28.23)</u>	<u>\$55.61</u>
VI	0.60	<u>(\$25.76)</u>	<u>\$44.10</u>	<u>(\$22.59)</u>	<u>\$47.28</u>
VII	0.40	<u>(\$17.18)</u>	<u>\$24.75</u>	<u>(\$15.06)</u>	<u>\$26.86</u>
VIII	0.00	<u>\$0.00</u>	<u>\$13.97</u>	<u>\$0.00</u>	<u>\$13.97</u>

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

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

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

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

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

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

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

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



**Table 5: Worksheet for estimating the use value of orchard land in Roanoke City 12/**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$11.90</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.09)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0111</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1193</u>
f) "Other" Orchard Capitalization Rate	<u>0.1360</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$34.10)</u>	<u>\$173.38</u>	<u>(\$29.92)</u>	<u>\$177.56</u>
II	1.00	<u>(\$42.63)</u>	<u>\$144.11</u>	<u>(\$37.40)</u>	<u>\$149.33</u>
III	1.00	<u>(\$42.63)</u>	<u>\$95.70</u>	<u>(\$37.40)</u>	<u>\$100.92</u>
IV	1.00	<u>(\$42.63)</u>	<u>\$68.03</u>	<u>(\$37.40)</u>	<u>\$73.25</u>
V	0.75	<u>(\$31.97)</u>	<u>\$51.02</u>	<u>(\$28.05)</u>	<u>\$54.94</u>
VI	0.60	<u>(\$25.58)</u>	<u>\$43.59</u>	<u>(\$22.44)</u>	<u>\$46.72</u>
VII	0.40	<u>(\$17.05)</u>	<u>\$24.45</u>	<u>(\$14.96)</u>	<u>\$26.54</u>
VIII	0.00	<u>\$0.00</u>	<u>\$13.83</u>	<u>\$0.00</u>	<u>\$13.83</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Rockbridge**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.26</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.45)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1133</u>
f) "Other" Orchard Capitalization Rate	<u>0.1299</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$52.58)</u>	<u>\$214.90</u>	<u>(\$45.84)</u>	<u>\$221.65</u>
II	1.00	<u>(\$65.73)</u>	<u>\$175.01</u>	<u>(\$57.30)</u>	<u>\$183.44</u>
III	1.00	<u>(\$65.73)</u>	<u>\$112.60</u>	<u>(\$57.30)</u>	<u>\$121.03</u>
IV	1.00	<u>(\$65.73)</u>	<u>\$76.93</u>	<u>(\$57.30)</u>	<u>\$85.36</u>
V	0.75	<u>(\$49.30)</u>	<u>\$57.70</u>	<u>(\$42.97)</u>	<u>\$64.02</u>
VI	0.60	<u>(\$39.44)</u>	<u>\$49.72</u>	<u>(\$34.38)</u>	<u>\$54.78</u>
VII	0.40	<u>(\$26.29)</u>	<u>\$27.21</u>	<u>(\$22.92)</u>	<u>\$30.58</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.83</u>	<u>\$0.00</u>	<u>\$17.83</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Rockingham**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$44.75</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$37.94)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0060</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1143</u>
f) "Other" Orchard Capitalization Rate	<u>0.1310</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$265.54)</u>	<u>\$563.46</u>	<u>(\$231.74)</u>	<u>\$597.25</u>
II	1.00	<u>(\$331.92)</u>	<u>\$414.18</u>	<u>(\$289.68)</u>	<u>\$456.42</u>
III	1.00	<u>(\$331.92)</u>	<u>\$220.75</u>	<u>(\$289.68)</u>	<u>\$262.98</u>
IV	1.00	<u>(\$331.92)</u>	<u>\$110.21</u>	<u>(\$289.68)</u>	<u>\$152.45</u>
V	0.75	<u>(\$248.94)</u>	<u>\$82.66</u>	<u>(\$217.26)</u>	<u>\$114.34</u>
VI	0.60	<u>(\$199.15)</u>	<u>\$77.18</u>	<u>(\$173.81)</u>	<u>\$102.52</u>
VII	0.40	<u>(\$132.77)</u>	<u>\$33.03</u>	<u>(\$115.87)</u>	<u>\$49.93</u>
VIII	0.00	<u>\$0.00</u>	<u>\$55.27</u>	<u>\$0.00</u>	<u>\$55.27</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Russell**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$15.91</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$9.10)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1133</u>
f) "Other" Orchard Capitalization Rate	<u>0.1299</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$64.28)</u>	<u>\$234.34</u>	<u>(\$56.04)</u>	<u>\$242.58</u>
II	1.00	<u>(\$80.36)</u>	<u>\$188.40</u>	<u>(\$70.05)</u>	<u>\$198.71</u>
III	1.00	<u>(\$80.36)</u>	<u>\$118.72</u>	<u>(\$70.05)</u>	<u>\$129.03</u>
IV	1.00	<u>(\$80.36)</u>	<u>\$78.91</u>	<u>(\$70.05)</u>	<u>\$89.22</u>
V	0.75	<u>(\$60.27)</u>	<u>\$59.18</u>	<u>(\$52.54)</u>	<u>\$66.91</u>
VI	0.60	<u>(\$48.21)</u>	<u>\$51.33</u>	<u>(\$42.03)</u>	<u>\$57.51</u>
VII	0.40	<u>(\$32.14)</u>	<u>\$27.58</u>	<u>(\$28.02)</u>	<u>\$31.71</u>
VIII	0.00	<u>\$0.00</u>	<u>\$19.91</u>	<u>\$0.00</u>	<u>\$19.91</u>

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

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

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

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

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

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

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

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

**Table 5: Worksheet for estimating the use value of orchard land in Shenandoah**

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

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.28</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.47)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0056</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1139</u>
f) "Other" Orchard Capitalization Rate	<u>0.1306</u>

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

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$52.44)</u>	<u>\$213.35</u>	<u>(\$45.75)</u>	<u>\$220.05</u>
II	1.00	<u>(\$65.55)</u>	<u>\$173.66</u>	<u>(\$57.19)</u>	<u>\$182.03</u>
III	1.00	<u>(\$65.55)</u>	<u>\$111.64</u>	<u>(\$57.19)</u>	<u>\$120.01</u>
IV	1.00	<u>(\$65.55)</u>	<u>\$76.20</u>	<u>(\$57.19)</u>	<u>\$84.57</u>
V	0.75	<u>(\$49.17)</u>	<u>\$57.15</u>	<u>(\$42.89)</u>	<u>\$63.43</u>
VI	0.60	<u>(\$39.33)</u>	<u>\$49.27</u>	<u>(\$34.31)</u>	<u>\$54.29</u>
VII	0.40	<u>(\$26.22)</u>	<u>\$26.94</u>	<u>(\$22.87)</u>	<u>\$30.28</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.72</u>	<u>\$0.00</u>	<u>\$17.72</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Smyth**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$34.40</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$27.59)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1140</u>
f) "Other" Orchard Capitalization Rate	<u>0.1307</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$193.68)</u>	<u>\$446.21</u>	<u>(\$168.97)</u>	<u>\$470.92</u>
II	1.00	<u>(\$242.09)</u>	<u>\$333.80</u>	<u>(\$211.21)</u>	<u>\$364.69</u>
III	1.00	<u>(\$242.09)</u>	<u>\$184.50</u>	<u>(\$211.21)</u>	<u>\$215.38</u>
IV	1.00	<u>(\$242.09)</u>	<u>\$99.18</u>	<u>(\$211.21)</u>	<u>\$130.06</u>
V	0.75	<u>(\$181.57)</u>	<u>\$74.38</u>	<u>(\$158.41)</u>	<u>\$97.55</u>
VI	0.60	<u>(\$145.26)</u>	<u>\$68.04</u>	<u>(\$126.73)</u>	<u>\$86.57</u>
VII	0.40	<u>(\$96.84)</u>	<u>\$31.14</u>	<u>(\$84.48)</u>	<u>\$43.49</u>
VIII	0.00	<u>\$0.00</u>	<u>\$42.66</u>	<u>\$0.00</u>	<u>\$42.66</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Southhampton**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$1.47</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$5.34</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0057</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1139</u>
f) "Other" Orchard Capitalization Rate	<u>0.1306</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$37.47</u>	<u>\$64.90</u>	<u>\$32.68</u>	<u>\$60.12</u>
II	1.00	<u>\$46.83</u>	<u>\$71.52</u>	<u>\$40.86</u>	<u>\$65.55</u>
III	1.00	<u>\$46.83</u>	<u>\$65.12</u>	<u>\$40.86</u>	<u>\$59.15</u>
IV	1.00	<u>\$46.83</u>	<u>\$61.46</u>	<u>\$40.86</u>	<u>\$55.49</u>
V	0.75	<u>\$35.12</u>	<u>\$46.10</u>	<u>\$30.64</u>	<u>\$41.62</u>
VI	0.60	<u>\$28.10</u>	<u>\$37.24</u>	<u>\$24.51</u>	<u>\$33.66</u>
VII	0.40	<u>\$18.73</u>	<u>\$24.22</u>	<u>\$16.34</u>	<u>\$21.83</u>
VIII	0.00	<u>\$0.00</u>	<u>\$1.83</u>	<u>\$0.00</u>	<u>\$1.83</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Spotsylvania**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$14.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$7.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0084</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1167</u>
f) "Other" Orchard Capitalization Rate	<u>0.1333</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$51.82)</u>	<u>\$206.81</u>	<u>(\$45.34)</u>	<u>\$213.29</u>
II	1.00	<u>(\$64.78)</u>	<u>\$168.00</u>	<u>(\$56.68)</u>	<u>\$176.09</u>
III	1.00	<u>(\$64.78)</u>	<u>\$107.65</u>	<u>(\$56.68)</u>	<u>\$115.74</u>
IV	1.00	<u>(\$64.78)</u>	<u>\$73.16</u>	<u>(\$56.68)</u>	<u>\$81.26</u>
V	0.75	<u>(\$48.58)</u>	<u>\$54.87</u>	<u>(\$42.51)</u>	<u>\$60.95</u>
VI	0.60	<u>(\$38.87)</u>	<u>\$47.35</u>	<u>(\$34.01)</u>	<u>\$52.20</u>
VII	0.40	<u>(\$25.91)</u>	<u>\$25.82</u>	<u>(\$22.67)</u>	<u>\$29.06</u>
VIII	0.00	<u>\$0.00</u>	<u>\$17.24</u>	<u>\$0.00</u>	<u>\$17.24</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.



**Table 5: Worksheet for estimating the use value of orchard land in Stafford**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.29</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.48)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0096</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1179</u>
f) "Other" Orchard Capitalization Rate	<u>0.1345</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$37.20)</u>	<u>\$180.92</u>	<u>(\$32.59)</u>	<u>\$185.53</u>
II	1.00	<u>(\$46.50)</u>	<u>\$149.80</u>	<u>(\$40.74)</u>	<u>\$155.57</u>
III	1.00	<u>(\$46.50)</u>	<u>\$98.91</u>	<u>(\$40.74)</u>	<u>\$104.67</u>
IV	1.00	<u>(\$46.50)</u>	<u>\$69.83</u>	<u>(\$40.74)</u>	<u>\$75.59</u>
V	0.75	<u>(\$34.88)</u>	<u>\$52.37</u>	<u>(\$30.55)</u>	<u>\$56.69</u>
VI	0.60	<u>(\$27.90)</u>	<u>\$44.81</u>	<u>(\$24.44)</u>	<u>\$48.26</u>
VII	0.40	<u>(\$18.60)</u>	<u>\$25.02</u>	<u>(\$16.30)</u>	<u>\$27.33</u>
VIII	0.00	<u>\$0.00</u>	<u>\$14.54</u>	<u>\$0.00</u>	<u>\$14.54</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Staunton 14/**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$27.68</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.87)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0091</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1174</u>
f) "Other" Orchard Capitalization Rate	<u>0.1341</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$142.24)</u>	<u>\$351.74</u>	<u>(\$124.56)</u>	<u>\$369.42</u>
II	1.00	<u>(\$177.80)</u>	<u>\$266.78</u>	<u>(\$155.70)</u>	<u>\$288.89</u>
III	1.00	<u>(\$177.80)</u>	<u>\$151.52</u>	<u>(\$155.70)</u>	<u>\$173.62</u>
IV	1.00	<u>(\$177.80)</u>	<u>\$85.65</u>	<u>(\$155.70)</u>	<u>\$107.76</u>
V	0.75	<u>(\$133.35)</u>	<u>\$64.24</u>	<u>(\$116.77)</u>	<u>\$80.82</u>
VI	0.60	<u>(\$106.68)</u>	<u>\$57.98</u>	<u>(\$93.42)</u>	<u>\$71.24</u>
VII	0.40	<u>(\$71.12)</u>	<u>\$27.68</u>	<u>(\$62.28)</u>	<u>\$36.52</u>
VIII	0.00	<u>\$0.00</u>	<u>\$32.93</u>	<u>\$0.00</u>	<u>\$32.93</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Suffolk City**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$22.66</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.85)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0094</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1177</u>
f) "Other" Orchard Capitalization Rate	<u>0.1344</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$107.77)</u>	<u>\$295.22</u>	<u>(\$94.40)</u>	<u>\$308.59</u>
II	1.00	<u>(\$134.71)</u>	<u>\$227.98</u>	<u>(\$118.00)</u>	<u>\$244.69</u>
III	1.00	<u>(\$134.71)</u>	<u>\$133.95</u>	<u>(\$118.00)</u>	<u>\$150.66</u>
IV	1.00	<u>(\$134.71)</u>	<u>\$80.22</u>	<u>(\$118.00)</u>	<u>\$96.93</u>
V	0.75	<u>(\$101.03)</u>	<u>\$60.16</u>	<u>(\$88.50)</u>	<u>\$72.70</u>
VI	0.60	<u>(\$80.82)</u>	<u>\$53.51</u>	<u>(\$70.80)</u>	<u>\$63.53</u>
VII	0.40	<u>(\$53.88)</u>	<u>\$26.71</u>	<u>(\$47.20)</u>	<u>\$33.40</u>
VIII	0.00	<u>\$0.00</u>	<u>\$26.87</u>	<u>\$0.00</u>	<u>\$26.87</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Tazewell**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$38.42</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$31.61)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0050</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1133</u>
f) "Other" Orchard Capitalization Rate	<u>0.1300</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$223.13)</u>	<u>\$497.28</u>	<u>(\$194.52)</u>	<u>\$525.89</u>
II	1.00	<u>(\$278.91)</u>	<u>\$369.46</u>	<u>(\$243.15)</u>	<u>\$405.22</u>
III	1.00	<u>(\$278.91)</u>	<u>\$201.36</u>	<u>(\$243.15)</u>	<u>\$237.12</u>
IV	1.00	<u>(\$278.91)</u>	<u>\$105.31</u>	<u>(\$243.15)</u>	<u>\$141.07</u>
V	0.75	<u>(\$209.18)</u>	<u>\$78.98</u>	<u>(\$182.36)</u>	<u>\$105.80</u>
VI	0.60	<u>(\$167.35)</u>	<u>\$72.79</u>	<u>(\$145.89)</u>	<u>\$94.25</u>
VII	0.40	<u>(\$111.56)</u>	<u>\$32.52</u>	<u>(\$97.26)</u>	<u>\$46.82</u>
VIII	0.00	<u>\$0.00</u>	<u>\$48.03</u>	<u>\$0.00</u>	<u>\$48.03</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Virginia Beach**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$26.92</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.11)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0107</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1189</u>
f) "Other" Orchard Capitalization Rate	<u>0.1356</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$135.25)</u>	<u>\$336.43</u>	<u>(\$118.63)</u>	<u>\$353.05</u>
II	1.00	<u>(\$169.06)</u>	<u>\$255.45</u>	<u>(\$148.28)</u>	<u>\$276.23</u>
III	1.00	<u>(\$169.06)</u>	<u>\$145.39</u>	<u>(\$148.28)</u>	<u>\$166.17</u>
IV	1.00	<u>(\$169.06)</u>	<u>\$82.50</u>	<u>(\$148.28)</u>	<u>\$103.28</u>
V	0.75	<u>(\$126.80)</u>	<u>\$61.87</u>	<u>(\$111.21)</u>	<u>\$77.46</u>
VI	0.60	<u>(\$101.44)</u>	<u>\$55.79</u>	<u>(\$88.97)</u>	<u>\$68.26</u>
VII	0.40	<u>(\$67.62)</u>	<u>\$26.71</u>	<u>(\$59.31)</u>	<u>\$35.02</u>
VIII	0.00	<u>\$0.00</u>	<u>\$31.45</u>	<u>\$0.00</u>	<u>\$31.45</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Warren**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$4.65</u>
c) Net return attributable to trees only (3a - 3b)	<u>\$2.16</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0063</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1146</u>
f) "Other" Orchard Capitalization Rate	<u>0.1313</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>\$15.11</u>	<u>\$100.87</u>	<u>\$13.19</u>	<u>\$98.96</u>
II	1.00	<u>\$18.89</u>	<u>\$96.08</u>	<u>\$16.49</u>	<u>\$93.68</u>
III	1.00	<u>\$18.89</u>	<u>\$76.07</u>	<u>\$16.49</u>	<u>\$73.67</u>
IV	1.00	<u>\$18.89</u>	<u>\$64.63</u>	<u>\$16.49</u>	<u>\$62.23</u>
V	0.75	<u>\$14.17</u>	<u>\$48.47</u>	<u>\$12.37</u>	<u>\$46.67</u>
VI	0.60	<u>\$11.33</u>	<u>\$39.92</u>	<u>\$9.89</u>	<u>\$38.48</u>
VII	0.40	<u>\$7.56</u>	<u>\$24.71</u>	<u>\$6.60</u>	<u>\$23.75</u>
VIII	0.00	<u>\$0.00</u>	<u>\$5.72</u>	<u>\$0.00</u>	<u>\$5.72</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

## Table 5: Worksheet for estimating the use value of orchard land in Washington

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

### 1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

### 2. Weighted Average Net Return for 1999-2005.

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

### 3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$22.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$15.89)</u>

### 5. Capitalization Rate

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0054</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1137</u>
f) "Other" Orchard Capitalization Rate	<u>0.1304</u>

### 6. Use Value of Apple Orchard and "Other" Orchard

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$111.82)</u>	<u>\$311.95</u>	<u>(\$97.52)</u>	<u>\$326.25</u>
II	1.00	<u>(\$139.78)</u>	<u>\$241.62</u>	<u>(\$121.91)</u>	<u>\$259.49</u>
III	1.00	<u>(\$139.78)</u>	<u>\$142.74</u>	<u>(\$121.91)</u>	<u>\$160.61</u>
IV	1.00	<u>(\$139.78)</u>	<u>\$86.24</u>	<u>(\$121.91)</u>	<u>\$104.11</u>
V	0.75	<u>(\$104.83)</u>	<u>\$64.68</u>	<u>(\$91.43)</u>	<u>\$78.08</u>
VI	0.60	<u>(\$83.87)</u>	<u>\$57.39</u>	<u>(\$73.14)</u>	<u>\$68.12</u>
VII	0.40	<u>(\$55.91)</u>	<u>\$28.84</u>	<u>(\$48.76)</u>	<u>\$35.99</u>
VIII	0.00	<u>\$0.00</u>	<u>\$28.25</u>	<u>\$0.00</u>	<u>\$28.25</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Waynesboro 14/**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$27.68</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$20.87)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0084</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1167</u>
f) "Other" Orchard Capitalization Rate	<u>0.1334</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$143.10)</u>	<u>\$355.04</u>	<u>(\$125.21)</u>	<u>\$372.92</u>
II	1.00	<u>(\$178.87)</u>	<u>\$269.45</u>	<u>(\$156.52)</u>	<u>\$291.80</u>
III	1.00	<u>(\$178.87)</u>	<u>\$153.22</u>	<u>(\$156.52)</u>	<u>\$175.57</u>
IV	1.00	<u>(\$178.87)</u>	<u>\$86.80</u>	<u>(\$156.52)</u>	<u>\$109.15</u>
V	0.75	<u>(\$134.15)</u>	<u>\$65.10</u>	<u>(\$117.39)</u>	<u>\$81.87</u>
VI	0.60	<u>(\$107.32)</u>	<u>\$58.72</u>	<u>(\$93.91)</u>	<u>\$72.13</u>
VII	0.40	<u>(\$71.55)</u>	<u>\$28.08</u>	<u>(\$62.61)</u>	<u>\$37.02</u>
VIII	0.00	<u>\$0.00</u>	<u>\$33.21</u>	<u>\$0.00</u>	<u>\$33.21</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.



**Table 5: Worksheet for estimating the use value of orchard land in Westmoreland**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$12.29</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$5.48)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0052</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1135</u>
f) "Other" Orchard Capitalization Rate	<u>0.1302</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$38.60)</u>	<u>\$191.28</u>	<u>(\$33.65)</u>	<u>\$196.22</u>
II	1.00	<u>(\$48.24)</u>	<u>\$158.64</u>	<u>(\$42.07)</u>	<u>\$164.82</u>
III	1.00	<u>(\$48.24)</u>	<u>\$105.00</u>	<u>(\$42.07)</u>	<u>\$111.18</u>
IV	1.00	<u>(\$48.24)</u>	<u>\$74.35</u>	<u>(\$42.07)</u>	<u>\$80.53</u>
V	0.75	<u>(\$36.18)</u>	<u>\$55.77</u>	<u>(\$31.55)</u>	<u>\$60.40</u>
VI	0.60	<u>(\$28.95)</u>	<u>\$47.68</u>	<u>(\$25.24)</u>	<u>\$51.38</u>
VII	0.40	<u>(\$19.30)</u>	<u>\$26.68</u>	<u>(\$16.83)</u>	<u>\$29.15</u>
VIII	0.00	<u>\$0.00</u>	<u>\$15.32</u>	<u>\$0.00</u>	<u>\$15.32</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Winchester 19/**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$7.37</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$0.56)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0055</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1138</u>
f) "Other" Orchard Capitalization Rate	<u>0.1305</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$3.94)</u>	<u>\$133.43</u>	<u>(\$3.43)</u>	<u>\$133.93</u>
II	1.00	<u>(\$4.92)</u>	<u>\$118.71</u>	<u>(\$4.29)</u>	<u>\$119.33</u>
III	1.00	<u>(\$4.92)</u>	<u>\$86.65</u>	<u>(\$4.29)</u>	<u>\$87.28</u>
IV	1.00	<u>(\$4.92)</u>	<u>\$68.34</u>	<u>(\$4.29)</u>	<u>\$68.97</u>
V	0.75	<u>(\$3.69)</u>	<u>\$51.25</u>	<u>(\$3.22)</u>	<u>\$51.73</u>
VI	0.60	<u>(\$2.95)</u>	<u>\$42.84</u>	<u>(\$2.58)</u>	<u>\$43.21</u>
VII	0.40	<u>(\$1.97)</u>	<u>\$25.50</u>	<u>(\$1.72)</u>	<u>\$25.76</u>
VIII	0.00	<u>\$0.00</u>	<u>\$9.16</u>	<u>\$0.00</u>	<u>\$9.16</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in Wise**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>26.65</u>
c) Net return attributable to trees only (3a - 3b)	<u>(19.84)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0047</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1129</u>
f) "Other" Orchard Capitalization Rate	<u>0.1296</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	(140.34)	360.61	(122.28)	378.67
II	1.00	(175.42)	275.43	(152.85)	298.00
III	1.00	(175.42)	158.54	(152.85)	181.11
IV	1.00	(175.42)	91.75	(152.85)	114.32
V	0.75	(131.57)	68.81	(114.64)	85.74
VI	0.60	(105.25)	61.73	(91.71)	75.27
VII	0.40	(70.17)	30.02	(61.14)	39.05
VIII	0.00	0.00	33.40	0.00	33.40

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

## Table 5: Worksheet for estimating the use value of orchard land in Wythe

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

### 1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

### 2. Weighted Average Net Return for 1999-2005.

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

### 3. Net Returns

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$32.11</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$25.30)</u>

### 5. Capitalization Rate

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0049</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1132</u>
f) "Other" Orchard Capitalization Rate	<u>0.1299</u>

### 6. Use Value of Apple Orchard and "Other" Orchard

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$178.77)</u>	<u>\$424.17</u>	<u>(\$155.83)</u>	<u>\$447.11</u>
II	1.00	<u>(\$223.46)</u>	<u>\$319.19</u>	<u>(\$194.79)</u>	<u>\$347.86</u>
III	1.00	<u>(\$223.46)</u>	<u>\$178.50</u>	<u>(\$194.79)</u>	<u>\$207.18</u>
IV	1.00	<u>(\$223.46)</u>	<u>\$98.11</u>	<u>(\$194.79)</u>	<u>\$126.78</u>
V	0.75	<u>(\$167.60)</u>	<u>\$73.58</u>	<u>(\$146.09)</u>	<u>\$95.09</u>
VI	0.60	<u>(\$134.08)</u>	<u>\$66.90</u>	<u>(\$116.87)</u>	<u>\$84.11</u>
VII	0.40	<u>(\$89.38)</u>	<u>\$31.20</u>	<u>(\$77.91)</u>	<u>\$42.67</u>
VIII	0.00	<u>\$0.00</u>	<u>\$40.20</u>	<u>\$0.00</u>	<u>\$40.20</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

**Table 5: Worksheet for estimating the use value of orchard land in York**

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2007.

**1. Estimated net returns (loss) per acre applicable to tax-year 2007 (see Table 4 for more detail).**

<u>Age of Trees</u>	<u>Processed Fruit</u>	<u>Percent of Total /1/</u>	<u>Fresh Fruit</u>	<u>Percent of Total /1/</u>
Pre-production aged trees (1 - 4 years)	(\$1,545.61)	7.0%	(\$1,632.71)	3.0%
Early-production aged trees (5 - 10 years)	(\$822.82)	17.5%	(\$1,570.33)	7.5%
Full-production aged trees (11 - 25 years)	\$619.81	35.0%	(\$1966.25)	15.0%
Late-production aged trees (26 - 30 years)	\$166.58	10.5%	(\$2606.51)	4.5%

**2. Weighted Average Net Return for 1999-2005.**

a) 2005 /2/	<u>(\$596.75)</u>
b) 2004	<u>\$14.54</u>
c) 2003	<u>\$19.52</u>
d) 2002	<u>\$34.64</u>
e) 2001	<u>(\$113.52)</u>
f) 2000	<u>(\$154.70)</u>
g) 1999	<u>(\$108.20)</u>

**3. Net Returns**

a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/	<u>\$6.81</u>
b) Net return attributable to land only (class III) /4/	<u>\$19.70</u>
c) Net return attributable to trees only (3a - 3b)	<u>(\$12.89)</u>

**5. Capitalization Rate**

a) Interest Rate	<u>0.0750</u>
b) Property Tax	<u>0.0080</u>
c) Depreciation of Apple Trees /5/	<u>0.0333</u>
d) Depreciation of "Other" Trees	<u>0.0500</u>
e) Apple Orchard Capitalization Rate	<u>0.1162</u>
f) "Other" Orchard Capitalization Rate	<u>0.1329</u>

**6. Use Value of Apple Orchard and "Other" Orchard**

<u>Land Class</u>	<u>Orchard Index /7/</u>	<u>APPLE ORCHARD</u>		<u>"OTHER" ORCHARD</u>	
		<u>Trees Only</u>	<u>Trees and Land /8/</u>	<u>Trees Only</u>	<u>Trees and Land /8/</u>
I	0.80	<u>(\$88.72)</u>	<u>\$267.71</u>	<u>(\$77.59)</u>	<u>\$278.84</u>
II	1.00	<u>(\$110.90)</u>	<u>\$209.89</u>	<u>(\$96.99)</u>	<u>\$223.80</u>
III	1.00	<u>(\$110.90)</u>	<u>\$126.72</u>	<u>(\$96.99)</u>	<u>\$140.63</u>
IV	1.00	<u>(\$110.90)</u>	<u>\$79.20</u>	<u>(\$96.99)</u>	<u>\$93.10</u>
V	0.75	<u>(\$83.17)</u>	<u>\$59.40</u>	<u>(\$72.74)</u>	<u>\$69.83</u>
VI	0.60	<u>(\$66.54)</u>	<u>\$52.27</u>	<u>(\$58.20)</u>	<u>\$60.62</u>
VII	0.40	<u>(\$44.36)</u>	<u>\$26.93</u>	<u>(\$38.80)</u>	<u>\$32.49</u>
VIII	0.00	<u>\$0.00</u>	<u>\$23.76</u>	<u>\$0.00</u>	<u>\$23.76</u>

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.