

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$160.98
c)	Net return attributable to "trees only"	-\$160.98

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0039
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1165
f)	"Other" Orchard Capitalization Rate	0.1165

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1,105.66	\$2,526.67	-\$1,105.66	\$2,526.67
II	1.0	-\$1,382.07	\$1,887.02	-\$1,382.07	\$1,887.02
III	1.0	-\$1,382.07	\$1,039.48	-\$1,382.07	\$1,039.48
IV	1.0	-\$1,382.07	\$555.17	-\$1,382.07	\$555.17
V	0.8	-\$1,036.56	\$416.38	-\$1,036.56	\$416.38
VI	0.6	-\$829.24	\$381.53	-\$829.24	\$381.53
VII	0.4	-\$552.83	\$173.64	-\$552.83	\$173.64
VIII	0.0	\$0.00	\$242.16	\$0.00	\$242.16

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.82
c) Net return attributable to "trees only"	-\$10.82

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1194
f) "Other" Orchard Capitalization Rate	0.1194

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$72.48	\$161.31	-\$72.48	\$161.31
II	1.0	-\$90.60	\$119.81	-\$90.60	\$119.81
III	1.0	-\$90.60	\$65.26	-\$90.60	\$65.26
IV	1.0	-\$90.60	\$34.09	-\$90.60	\$34.09
V	0.8	-\$67.95	\$25.57	-\$67.95	\$25.57
VI	0.6	-\$54.36	\$23.57	-\$54.36	\$23.57
VII	0.4	-\$36.24	\$10.52	-\$36.24	\$10.52
VIII	0.0	\$0.00	\$15.59	\$0.00	\$15.59

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.10
c) Net return attributable to "trees only"	-\$0.10

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0061
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1187
f) "Other" Orchard Capitalization Rate	0.1187

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$0.70	\$1.57	-\$0.70	\$1.57
II	1.0	-\$0.88	\$1.17	-\$0.88	\$1.17
III	1.0	-\$0.88	\$0.64	-\$0.88	\$0.64
IV	1.0	-\$0.88	\$0.34	-\$0.88	\$0.34
V	0.8	-\$0.66	\$0.25	-\$0.66	\$0.25
VI	0.6	-\$0.53	\$0.23	-\$0.53	\$0.23
VII	0.4	-\$0.35	\$0.10	-\$0.35	\$0.10
VIII	0.0	\$0.00	\$0.15	\$0.00	\$0.15

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$53.95
c) Net return attributable to "trees only"	-\$53.95

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0036
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1162
f) "Other" Orchard Capitalization Rate	0.1162

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$371.56	\$851.56	-\$371.56	\$851.56
II	1.0	-\$464.45	\$636.36	-\$464.45	\$636.36
III	1.0	-\$464.45	\$350.96	-\$464.45	\$350.96
IV	1.0	-\$464.45	\$187.88	-\$464.45	\$187.88
V	0.8	-\$348.34	\$140.91	-\$348.34	\$140.91
VI	0.6	-\$278.67	\$129.04	-\$278.67	\$129.04
VII	0.4	-\$185.78	\$58.84	-\$185.78	\$58.84
VIII	0.0	\$0.00	\$81.54	\$0.00	\$81.54

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.20
c) Net return attributable to "trees only"	-\$0.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0049
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1175
f) "Other" Orchard Capitalization Rate	0.1175

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1.38	\$3.13	-\$1.38	\$3.13
II	1.0	-\$1.73	\$2.33	-\$1.73	\$2.33
III	1.0	-\$1.73	\$1.28	-\$1.73	\$1.28
IV	1.0	-\$1.73	\$0.68	-\$1.73	\$0.68
V	0.8	-\$1.30	\$0.51	-\$1.30	\$0.51
VI	0.6	-\$1.04	\$0.47	-\$1.04	\$0.47
VII	0.4	-\$0.69	\$0.21	-\$0.69	\$0.21
VIII	0.0	\$0.00	\$0.30	\$0.00	\$0.30

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.79
c) Net return attributable to "trees only"	-\$6.79

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0050
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1175
f) "Other" Orchard Capitalization Rate	0.1175

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$46.23	\$104.63	-\$46.23	\$104.63
II	1.0	-\$57.79	\$77.98	-\$57.79	\$77.98
III	1.0	-\$57.79	\$42.78	-\$57.79	\$42.78
IV	1.0	-\$57.79	\$22.67	-\$57.79	\$22.67
V	0.8	-\$43.34	\$17.00	-\$43.34	\$17.00
VI	0.6	-\$34.68	\$15.61	-\$34.68	\$15.61
VII	0.4	-\$23.12	\$7.06	-\$23.12	\$7.06
VIII	0.0	\$0.00	\$10.06	\$0.00	\$10.06

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$25.58
c) Net return attributable to "trees only"	-\$25.58

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$174.64	\$396.47	-\$174.64	\$396.47
II	1.0	-\$218.30	\$295.70	-\$218.30	\$295.70
III	1.0	-\$218.30	\$162.44	-\$218.30	\$162.44
IV	1.0	-\$218.30	\$86.30	-\$218.30	\$86.30
V	0.8	-\$163.72	\$64.72	-\$163.72	\$64.72
VI	0.6	-\$130.98	\$59.39	-\$130.98	\$59.39
VII	0.4	-\$87.32	\$26.90	-\$87.32	\$26.90
VIII	0.0	\$0.00	\$38.07	\$0.00	\$38.07

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$2.43
c) Net return attributable to "trees only"	-\$2.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0040
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1166
f) "Other" Orchard Capitalization Rate	0.1166

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$16.68	\$38.07	-\$16.68	\$38.07
II	1.0	-\$20.85	\$28.42	-\$20.85	\$28.42
III	1.0	-\$20.85	\$15.65	-\$20.85	\$15.65
IV	1.0	-\$20.85	\$8.35	-\$20.85	\$8.35
V	0.8	-\$15.64	\$6.26	-\$15.64	\$6.26
VI	0.6	-\$12.51	\$5.74	-\$12.51	\$5.74
VII	0.4	-\$8.34	\$2.61	-\$8.34	\$2.61
VIII	0.0	\$0.00	\$3.65	\$0.00	\$3.65

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$3.96
c)	Net return attributable to "trees only"	-\$3.96

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0048
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1174
f)	"Other" Orchard Capitalization Rate	0.1174

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$27.01	\$61.21	-\$27.01	\$61.21
II	1.0	-\$33.77	\$45.63	-\$33.77	\$45.63
III	1.0	-\$33.77	\$25.05	-\$33.77	\$25.05
IV	1.0	-\$33.77	\$13.28	-\$33.77	\$13.28
V	0.8	-\$25.33	\$9.96	-\$25.33	\$9.96
VI	0.6	-\$20.26	\$9.15	-\$20.26	\$9.15
VII	0.4	-\$13.51	\$4.14	-\$13.51	\$4.14
VIII	0.0	\$0.00	\$5.88	\$0.00	\$5.88

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$15.28
c) Net return attributable to "trees only"	-\$15.28

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1181
f) "Other" Orchard Capitalization Rate	0.1181

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$103.46	\$232.86	-\$103.46	\$232.86
II	1.0	-\$129.33	\$173.37	-\$129.33	\$173.37
III	1.0	-\$129.33	\$94.89	-\$129.33	\$94.89
IV	1.0	-\$129.33	\$50.05	-\$129.33	\$50.05
V	0.8	-\$96.99	\$37.54	-\$96.99	\$37.54
VI	0.6	-\$77.60	\$34.51	-\$77.60	\$34.51
VII	0.4	-\$51.73	\$15.53	-\$51.73	\$15.53
VIII	0.0	\$0.00	\$22.42	\$0.00	\$22.42

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.60
c) Net return attributable to "trees only"	-\$8.60

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0061
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1187
f) "Other" Orchard Capitalization Rate	0.1187

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$58.00	\$129.91	-\$58.00	\$129.91
II	1.0	-\$72.50	\$96.62	-\$72.50	\$96.62
III	1.0	-\$72.50	\$52.77	-\$72.50	\$52.77
IV	1.0	-\$72.50	\$27.72	-\$72.50	\$27.72
V	0.8	-\$54.37	\$20.79	-\$54.37	\$20.79
VI	0.6	-\$43.50	\$19.14	-\$43.50	\$19.14
VII	0.4	-\$29.00	\$8.58	-\$29.00	\$8.58
VIII	0.0	\$0.00	\$12.53	\$0.00	\$12.53

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$10.84
c)	Net return attributable to "trees only"	-\$10.84

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0091
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1217
f)	"Other" Orchard Capitalization Rate	0.1217

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$71.30	\$155.67	-\$71.30	\$155.67
II	1.0	-\$89.12	\$115.15	-\$89.12	\$115.15
III	1.0	-\$89.12	\$62.19	-\$89.12	\$62.19
IV	1.0	-\$89.12	\$31.93	-\$89.12	\$31.93
V	0.8	-\$66.84	\$23.95	-\$66.84	\$23.95
VI	0.6	-\$53.47	\$22.18	-\$53.47	\$22.18
VII	0.4	-\$35.65	\$9.74	-\$35.65	\$9.74
VIII	0.0	\$0.00	\$15.13	\$0.00	\$15.13

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.26
c) Net return attributable to "trees only"	-\$8.26

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$56.37	\$127.96	-\$56.37	\$127.96
II	1.0	-\$70.47	\$95.44	-\$70.47	\$95.44
III	1.0	-\$70.47	\$52.42	-\$70.47	\$52.42
IV	1.0	-\$70.47	\$27.85	-\$70.47	\$27.85
V	0.8	-\$52.85	\$20.88	-\$52.85	\$20.88
VI	0.6	-\$42.28	\$19.17	-\$42.28	\$19.17
VII	0.4	-\$28.19	\$8.68	-\$28.19	\$8.68
VIII	0.0	\$0.00	\$12.29	\$0.00	\$12.29

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$98.72
c) Net return attributable to "trees only"	-\$98.72

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0058
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1184
f) "Other" Orchard Capitalization Rate	0.1184

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$666.84	\$1,497.03	-\$666.84	\$1,497.03
II	1.0	-\$833.55	\$1,113.93	-\$833.55	\$1,113.93
III	1.0	-\$833.55	\$609.03	-\$833.55	\$609.03
IV	1.0	-\$833.55	\$320.51	-\$833.55	\$320.51
V	0.8	-\$625.16	\$240.39	-\$625.16	\$240.39
VI	0.6	-\$500.13	\$221.16	-\$500.13	\$221.16
VII	0.4	-\$333.42	\$99.35	-\$333.42	\$99.35
VIII	0.0	\$0.00	\$144.26	\$0.00	\$144.26

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.93
c) Net return attributable to "trees only"	-\$10.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0060
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1186
f) "Other" Orchard Capitalization Rate	0.1186

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$73.72	\$165.30	-\$73.72	\$165.30
II	1.0	-\$92.15	\$122.97	-\$92.15	\$122.97
III	1.0	-\$92.15	\$67.20	-\$92.15	\$67.20
IV	1.0	-\$92.15	\$35.33	-\$92.15	\$35.33
V	0.8	-\$69.11	\$26.50	-\$69.11	\$26.50
VI	0.6	-\$55.29	\$24.38	-\$55.29	\$24.38
VII	0.4	-\$36.86	\$10.94	-\$36.86	\$10.94
VIII	0.0	\$0.00	\$15.93	\$0.00	\$15.93

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$179.20
c) Net return attributable to "trees only"	-\$179.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0106
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1231
f) "Other" Orchard Capitalization Rate	0.1231

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1,164.11	\$2,510.60	-\$1,164.11	\$2,510.60
II	1.0	-\$1,455.14	\$1,852.10	-\$1,455.14	\$1,852.10
III	1.0	-\$1,455.14	\$994.67	-\$1,455.14	\$994.67
IV	1.0	-\$1,455.14	\$504.71	-\$1,455.14	\$504.71
V	0.8	-\$1,091.36	\$378.53	-\$1,091.36	\$378.53
VI	0.6	-\$873.08	\$351.82	-\$873.08	\$351.82
VII	0.4	-\$582.06	\$152.89	-\$582.06	\$152.89
VIII	0.0	\$0.00	\$244.98	\$0.00	\$244.98

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$53.95
c) Net return attributable to "trees only"	-\$53.95

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0090
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1216
f) "Other" Orchard Capitalization Rate	0.1216

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$355.07	\$775.81	-\$355.07	\$775.81
II	1.0	-\$443.83	\$573.96	-\$443.83	\$573.96
III	1.0	-\$443.83	\$310.09	-\$443.83	\$310.09
IV	1.0	-\$443.83	\$159.30	-\$443.83	\$159.30
V	0.8	-\$332.87	\$119.48	-\$332.87	\$119.48
VI	0.6	-\$266.30	\$110.66	-\$266.30	\$110.66
VII	0.4	-\$177.53	\$48.64	-\$177.53	\$48.64
VIII	0.0	\$0.00	\$75.39	\$0.00	\$75.39

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.78
c) Net return attributable to "trees only"	-\$12.78

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0059
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1185
f) "Other" Orchard Capitalization Rate	0.1185

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$86.31	\$193.74	-\$86.31	\$193.74
II	1.0	-\$107.89	\$144.16	-\$107.89	\$144.16
III	1.0	-\$107.89	\$78.81	-\$107.89	\$78.81
IV	1.0	-\$107.89	\$41.47	-\$107.89	\$41.47
V	0.8	-\$80.92	\$31.10	-\$80.92	\$31.10
VI	0.6	-\$64.74	\$28.62	-\$64.74	\$28.62
VII	0.4	-\$43.16	\$12.85	-\$43.16	\$12.85
VIII	0.0	\$0.00	\$18.67	\$0.00	\$18.67

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$37.82
c) Net return attributable to "trees only"	-\$37.82

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0064
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1190
f) "Other" Orchard Capitalization Rate	0.1190

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$254.26	\$568.02	-\$254.26	\$568.02
II	1.0	-\$317.82	\$422.22	-\$317.82	\$422.22
III	1.0	-\$317.82	\$230.36	-\$317.82	\$230.36
IV	1.0	-\$317.82	\$120.72	-\$317.82	\$120.72
V	0.8	-\$238.37	\$90.54	-\$238.37	\$90.54
VI	0.6	-\$190.69	\$83.40	-\$190.69	\$83.40
VII	0.4	-\$127.13	\$37.33	-\$127.13	\$37.33
VIII	0.0	\$0.00	\$54.82	\$0.00	\$54.82

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$21.32
c) Net return attributable to "trees only"	-\$21.32

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0060
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1185
f) "Other" Orchard Capitalization Rate	0.1185

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$143.88	\$322.68	-\$143.88	\$322.68
II	1.0	-\$179.85	\$240.06	-\$179.85	\$240.06
III	1.0	-\$179.85	\$131.19	-\$179.85	\$131.19
IV	1.0	-\$179.85	\$68.99	-\$179.85	\$68.99
V	0.8	-\$134.88	\$51.74	-\$134.88	\$51.74
VI	0.6	-\$107.91	\$47.61	-\$107.91	\$47.61
VII	0.4	-\$71.94	\$21.37	-\$71.94	\$21.37
VIII	0.0	\$0.00	\$31.10	\$0.00	\$31.10

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$21.71
c) Net return attributable to "trees only"	-\$21.71

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0070
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1196
f) "Other" Orchard Capitalization Rate	0.1196

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$145.21	\$322.56	-\$145.21	\$322.56
II	1.0	-\$181.51	\$239.49	-\$181.51	\$239.49
III	1.0	-\$181.51	\$130.34	-\$181.51	\$130.34
IV	1.0	-\$181.51	\$67.97	-\$181.51	\$67.97
V	0.8	-\$136.13	\$50.98	-\$136.13	\$50.98
VI	0.6	-\$108.91	\$47.02	-\$108.91	\$47.02
VII	0.4	-\$72.60	\$20.95	-\$72.60	\$20.95
VIII	0.0	\$0.00	\$31.18	\$0.00	\$31.18

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$60.86
c)	Net return attributable to "trees only"	-\$60.86

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0068
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1194
f)	"Other" Orchard Capitalization Rate	0.1194

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$407.76	\$907.67	-\$407.76	\$907.67
II	1.0	-\$509.70	\$674.18	-\$509.70	\$674.18
III	1.0	-\$509.70	\$367.25	-\$509.70	\$367.25
IV	1.0	-\$509.70	\$191.86	-\$509.70	\$191.86
V	0.8	-\$382.28	\$143.89	-\$382.28	\$143.89
VI	0.6	-\$305.82	\$132.65	-\$305.82	\$132.65
VII	0.4	-\$203.88	\$59.20	-\$203.88	\$59.20
VIII	0.0	\$0.00	\$87.70	\$0.00	\$87.70

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$81.51
c)	Net return attributable to "trees only"	-\$81.51

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0068
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1194
f)	"Other" Orchard Capitalization Rate	0.1194

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$546.15	\$1,215.71	-\$546.15	\$1,215.71
II	1.0	-\$682.69	\$902.99	-\$682.69	\$902.99
III	1.0	-\$682.69	\$491.89	-\$682.69	\$491.89
IV	1.0	-\$682.69	\$256.97	-\$682.69	\$256.97
V	0.8	-\$512.01	\$192.73	-\$512.01	\$192.73
VI	0.6	-\$409.61	\$177.68	-\$409.61	\$177.68
VII	0.4	-\$273.07	\$79.30	-\$273.07	\$79.30
VIII	0.0	\$0.00	\$117.46	\$0.00	\$117.46

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$129.36
c) Net return attributable to "trees only"	-\$129.36

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0059
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1185
f) "Other" Orchard Capitalization Rate	0.1185

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$873.11	\$1,958.47	-\$873.11	\$1,958.47
II	1.0	-\$1,091.39	\$1,457.03	-\$1,091.39	\$1,457.03
III	1.0	-\$1,091.39	\$796.33	-\$1,091.39	\$796.33
IV	1.0	-\$1,091.39	\$418.79	-\$1,091.39	\$418.79
V	0.8	-\$818.54	\$314.09	-\$818.54	\$314.09
VI	0.6	-\$654.83	\$289.03	-\$654.83	\$289.03
VII	0.4	-\$436.55	\$129.76	-\$436.55	\$129.76
VIII	0.0	\$0.00	\$188.77	\$0.00	\$188.77

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.39
c) Net return attributable to "trees only"	-\$19.39

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0090
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1216
f) "Other" Orchard Capitalization Rate	0.1216

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$127.60	\$278.73	-\$127.60	\$278.73
II	1.0	-\$159.50	\$206.20	-\$159.50	\$206.20
III	1.0	-\$159.50	\$111.39	-\$159.50	\$111.39
IV	1.0	-\$159.50	\$57.21	-\$159.50	\$57.21
V	0.8	-\$119.62	\$42.91	-\$119.62	\$42.91
VI	0.6	-\$95.70	\$39.74	-\$95.70	\$39.74
VII	0.4	-\$63.80	\$17.47	-\$63.80	\$17.47
VIII	0.0	\$0.00	\$27.09	\$0.00	\$27.09

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$29.52
c) Net return attributable to "trees only"	-\$29.52

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0078
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1204
f) "Other" Orchard Capitalization Rate	0.1204

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$196.15	\$432.93	-\$196.15	\$432.93
II	1.0	-\$245.19	\$320.99	-\$245.19	\$320.99
III	1.0	-\$245.19	\$174.20	-\$245.19	\$174.20
IV	1.0	-\$245.19	\$90.32	-\$245.19	\$90.32
V	0.8	-\$183.89	\$67.74	-\$183.89	\$67.74
VI	0.6	-\$147.12	\$62.58	-\$147.12	\$62.58
VII	0.4	-\$98.08	\$27.74	-\$98.08	\$27.74
VIII	0.0	\$0.00	\$41.94	\$0.00	\$41.94

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.60
c) Net return attributable to "trees only"	-\$8.60

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0044
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1170
f) "Other" Orchard Capitalization Rate	0.1170

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$58.85	\$133.90	-\$58.85	\$133.90
II	1.0	-\$73.56	\$99.91	-\$73.56	\$99.91
III	1.0	-\$73.56	\$54.93	-\$73.56	\$54.93
IV	1.0	-\$73.56	\$29.23	-\$73.56	\$29.23
V	0.8	-\$55.17	\$21.93	-\$55.17	\$21.93
VI	0.6	-\$44.14	\$20.11	-\$44.14	\$20.11
VII	0.4	-\$29.43	\$9.12	-\$29.43	\$9.12
VIII	0.0	\$0.00	\$12.85	\$0.00	\$12.85

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.42
c) Net return attributable to "trees only"	-\$12.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0059
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1185
f) "Other" Orchard Capitalization Rate	0.1185

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$83.85	\$188.08	-\$83.85	\$188.08
II	1.0	-\$104.81	\$139.93	-\$104.81	\$139.93
III	1.0	-\$104.81	\$76.48	-\$104.81	\$76.48
IV	1.0	-\$104.81	\$40.22	-\$104.81	\$40.22
V	0.8	-\$78.61	\$30.16	-\$78.61	\$30.16
VI	0.6	-\$62.88	\$27.76	-\$62.88	\$27.76
VII	0.4	-\$41.92	\$12.46	-\$41.92	\$12.46
VIII	0.0	\$0.00	\$18.13	\$0.00	\$18.13

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$25.17
c) Net return attributable to "trees only"	-\$25.17

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$171.83	\$390.06	-\$171.83	\$390.06
II	1.0	-\$214.78	\$290.91	-\$214.78	\$290.91
III	1.0	-\$214.78	\$159.80	-\$214.78	\$159.80
IV	1.0	-\$214.78	\$84.89	-\$214.78	\$84.89
V	0.8	-\$161.09	\$63.67	-\$161.09	\$63.67
VI	0.6	-\$128.87	\$58.42	-\$128.87	\$58.42
VII	0.4	-\$85.91	\$26.46	-\$85.91	\$26.46
VIII	0.0	\$0.00	\$37.46	\$0.00	\$37.46

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$112.22
c) Net return attributable to "trees only"	-\$112.22

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0081
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1207
f) "Other" Orchard Capitalization Rate	0.1207

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$743.99	\$1,637.93	-\$743.99	\$1,637.93
II	1.0	-\$929.99	\$1,213.74	-\$929.99	\$1,213.74
III	1.0	-\$929.99	\$657.96	-\$929.99	\$657.96
IV	1.0	-\$929.99	\$340.37	-\$929.99	\$340.37
V	0.8	-\$697.49	\$255.28	-\$697.49	\$255.28
VI	0.6	-\$557.99	\$235.98	-\$557.99	\$235.98
VII	0.4	-\$372.00	\$104.39	-\$372.00	\$104.39
VIII	0.0	\$0.00	\$158.79	\$0.00	\$158.79

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$5.58
c) Net return attributable to "trees only"	-\$5.58

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0048
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1174
f) "Other" Orchard Capitalization Rate	0.1174

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$38.03	\$86.18	-\$38.03	\$86.18
II	1.0	-\$47.54	\$64.26	-\$47.54	\$64.26
III	1.0	-\$47.54	\$35.27	-\$47.54	\$35.27
IV	1.0	-\$47.54	\$18.71	-\$47.54	\$18.71
V	0.8	-\$35.65	\$14.03	-\$35.65	\$14.03
VI	0.6	-\$28.52	\$12.88	-\$28.52	\$12.88
VII	0.4	-\$19.02	\$5.83	-\$19.02	\$5.83
VIII	0.0	\$0.00	\$8.28	\$0.00	\$8.28

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$26.64
c) Net return attributable to "trees only"	-\$26.64

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0066
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1192
f) "Other" Orchard Capitalization Rate	0.1192

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$178.88	\$399.02	-\$178.88	\$399.02
II	1.0	-\$223.60	\$296.51	-\$223.60	\$296.51
III	1.0	-\$223.60	\$161.67	-\$223.60	\$161.67
IV	1.0	-\$223.60	\$84.61	-\$223.60	\$84.61
V	0.8	-\$167.70	\$63.46	-\$167.70	\$63.46
VI	0.6	-\$134.16	\$58.47	-\$134.16	\$58.47
VII	0.4	-\$89.44	\$26.14	-\$89.44	\$26.14
VIII	0.0	\$0.00	\$38.53	\$0.00	\$38.53

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$7.94
c) Net return attributable to "trees only"	-\$7.94

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0054
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1180
f) "Other" Orchard Capitalization Rate	0.1180

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$53.83	\$121.29	-\$53.83	\$121.29
II	1.0	-\$67.29	\$90.32	-\$67.29	\$90.32
III	1.0	-\$67.29	\$49.46	-\$67.29	\$49.46
IV	1.0	-\$67.29	\$26.11	-\$67.29	\$26.11
V	0.8	-\$50.47	\$19.58	-\$50.47	\$19.58
VI	0.6	-\$40.37	\$18.00	-\$40.37	\$18.00
VII	0.4	-\$26.92	\$8.11	-\$26.92	\$8.11
VIII	0.0	\$0.00	\$11.68	\$0.00	\$11.68

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$118.46
c) Net return attributable to "trees only"	-\$118.46

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0058
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1184
f) "Other" Orchard Capitalization Rate	0.1184

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$800.30	\$1,796.96	-\$800.30	\$1,796.96
II	1.0	-\$1,000.37	\$1,337.16	-\$1,000.37	\$1,337.16
III	1.0	-\$1,000.37	\$731.14	-\$1,000.37	\$731.14
IV	1.0	-\$1,000.37	\$384.84	-\$1,000.37	\$384.84
V	0.8	-\$750.28	\$288.63	-\$750.28	\$288.63
VI	0.6	-\$600.22	\$265.53	-\$600.22	\$265.53
VII	0.4	-\$400.15	\$119.30	-\$400.15	\$119.30
VIII	0.0	\$0.00	\$173.15	\$0.00	\$173.15

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$41.70
c) Net return attributable to "trees only"	-\$41.70

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0051
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1177
f) "Other" Orchard Capitalization Rate	0.1177

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$283.52	\$640.89	-\$283.52	\$640.89
II	1.0	-\$354.40	\$477.57	-\$354.40	\$477.57
III	1.0	-\$354.40	\$261.87	-\$354.40	\$261.87
IV	1.0	-\$354.40	\$138.62	-\$354.40	\$138.62
V	0.8	-\$265.80	\$103.96	-\$265.80	\$103.96
VI	0.6	-\$212.64	\$95.50	-\$212.64	\$95.50
VII	0.4	-\$141.76	\$43.12	-\$141.76	\$43.12
VIII	0.0	\$0.00	\$61.63	\$0.00	\$61.63

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$3.02
c) Net return attributable to "trees only"	-\$3.02

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0065
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1191
f) "Other" Orchard Capitalization Rate	0.1191

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$20.27	\$45.25	-\$20.27	\$45.25
II	1.0	-\$25.34	\$33.63	-\$25.34	\$33.63
III	1.0	-\$25.34	\$18.34	-\$25.34	\$18.34
IV	1.0	-\$25.34	\$9.61	-\$25.34	\$9.61
V	0.8	-\$19.00	\$7.21	-\$19.00	\$7.21
VI	0.6	-\$15.20	\$6.64	-\$15.20	\$6.64
VII	0.4	-\$10.13	\$2.97	-\$10.13	\$2.97
VIII	0.0	\$0.00	\$4.37	\$0.00	\$4.37

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$68.84
c) Net return attributable to "trees only"	-\$68.84

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$469.90	\$1,066.78	-\$469.90	\$1,066.78
II	1.0	-\$587.38	\$795.64	-\$587.38	\$795.64
III	1.0	-\$587.38	\$437.08	-\$587.38	\$437.08
IV	1.0	-\$587.38	\$232.19	-\$587.38	\$232.19
V	0.8	-\$440.53	\$174.14	-\$440.53	\$174.14
VI	0.6	-\$352.43	\$159.80	-\$352.43	\$159.80
VII	0.4	-\$234.95	\$72.39	-\$234.95	\$72.39
VIII	0.0	\$0.00	\$102.45	\$0.00	\$102.45

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$14.47
c) Net return attributable to "trees only"	-\$14.47

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0042
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1167
f) "Other" Orchard Capitalization Rate	0.1167

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$99.17	\$226.06	-\$99.17	\$226.06
II	1.0	-\$123.96	\$168.74	-\$123.96	\$168.74
III	1.0	-\$123.96	\$92.86	-\$123.96	\$92.86
IV	1.0	-\$123.96	\$49.50	-\$123.96	\$49.50
V	0.8	-\$92.97	\$37.12	-\$92.97	\$37.12
VI	0.6	-\$74.37	\$34.03	-\$74.37	\$34.03
VII	0.4	-\$49.58	\$15.46	-\$49.58	\$15.46
VIII	0.0	\$0.00	\$21.68	\$0.00	\$21.68

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$31.12
c) Net return attributable to "trees only"	-\$31.12

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0106
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1232
f) "Other" Orchard Capitalization Rate	0.1232

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$202.05	\$435.51	-\$202.05	\$435.51
II	1.0	-\$252.56	\$321.25	-\$252.56	\$321.25
III	1.0	-\$252.56	\$172.48	-\$252.56	\$172.48
IV	1.0	-\$252.56	\$87.47	-\$252.56	\$87.47
V	0.8	-\$189.42	\$65.61	-\$189.42	\$65.61
VI	0.6	-\$151.53	\$60.98	-\$151.53	\$60.98
VII	0.4	-\$101.02	\$26.49	-\$101.02	\$26.49
VIII	0.0	\$0.00	\$42.50	\$0.00	\$42.50

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$92.46
c) Net return attributable to "trees only"	-\$92.46

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0075
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1201
f) "Other" Orchard Capitalization Rate	0.1201

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$616.02	\$1,363.23	-\$616.02	\$1,363.23
II	1.0	-\$770.02	\$1,011.30	-\$770.02	\$1,011.30
III	1.0	-\$770.02	\$549.48	-\$770.02	\$549.48
IV	1.0	-\$770.02	\$285.58	-\$770.02	\$285.58
V	0.8	-\$577.52	\$214.18	-\$577.52	\$214.18
VI	0.6	-\$462.01	\$197.74	-\$462.01	\$197.74
VII	0.4	-\$308.01	\$87.84	-\$308.01	\$87.84
VIII	0.0	\$0.00	\$131.95	\$0.00	\$131.95

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$72.54
c) Net return attributable to "trees only"	-\$72.54

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0075
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1201
f) "Other" Orchard Capitalization Rate	0.1201

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$483.32	\$1,069.57	-\$483.32	\$1,069.57
II	1.0	-\$604.15	\$793.45	-\$604.15	\$793.45
III	1.0	-\$604.15	\$431.11	-\$604.15	\$431.11
IV	1.0	-\$604.15	\$224.06	-\$604.15	\$224.06
V	0.8	-\$453.11	\$168.04	-\$453.11	\$168.04
VI	0.6	-\$362.49	\$155.14	-\$362.49	\$155.14
VII	0.4	-\$241.66	\$68.92	-\$241.66	\$68.92
VIII	0.0	\$0.00	\$103.53	\$0.00	\$103.53

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$66.06
c) Net return attributable to "trees only"	-\$66.06

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1182
f) "Other" Orchard Capitalization Rate	0.1182

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$447.10	\$1,005.85	-\$447.10	\$1,005.85
II	1.0	-\$558.88	\$748.78	-\$558.88	\$748.78
III	1.0	-\$558.88	\$409.76	-\$558.88	\$409.76
IV	1.0	-\$558.88	\$216.03	-\$558.88	\$216.03
V	0.8	-\$419.16	\$162.02	-\$419.16	\$162.02
VI	0.6	-\$335.33	\$148.99	-\$335.33	\$148.99
VII	0.4	-\$223.55	\$67.04	-\$223.55	\$67.04
VIII	0.0	\$0.00	\$96.86	\$0.00	\$96.86

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$130.92
c) Net return attributable to "trees only"	-\$130.92

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0082
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1207
f) "Other" Orchard Capitalization Rate	0.1207

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$867.50	\$1,908.77	-\$867.50	\$1,908.77
II	1.0	-\$1,084.37	\$1,414.27	-\$1,084.37	\$1,414.27
III	1.0	-\$1,084.37	\$766.47	-\$1,084.37	\$766.47
IV	1.0	-\$1,084.37	\$396.30	-\$1,084.37	\$396.30
V	0.8	-\$813.28	\$297.23	-\$813.28	\$297.23
VI	0.6	-\$650.62	\$274.80	-\$650.62	\$274.80
VII	0.4	-\$433.75	\$121.50	-\$433.75	\$121.50
VIII	0.0	\$0.00	\$185.08	\$0.00	\$185.08

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$106.34
c) Net return attributable to "trees only"	-\$106.34

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0082
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1207
f) "Other" Orchard Capitalization Rate	0.1207

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$704.58	\$1,550.31	-\$704.58	\$1,550.31
II	1.0	-\$880.73	\$1,148.67	-\$880.73	\$1,148.67
III	1.0	-\$880.73	\$622.53	-\$880.73	\$622.53
IV	1.0	-\$880.73	\$321.88	-\$880.73	\$321.88
V	0.8	-\$660.55	\$241.41	-\$660.55	\$241.41
VI	0.6	-\$528.44	\$223.19	-\$528.44	\$223.19
VII	0.4	-\$352.29	\$98.69	-\$352.29	\$98.69
VIII	0.0	\$0.00	\$150.33	\$0.00	\$150.33

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.67
c) Net return attributable to "trees only"	-\$0.67

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$4.55	\$10.33	-\$4.55	\$10.33
II	1.0	-\$5.68	\$7.70	-\$5.68	\$7.70
III	1.0	-\$5.68	\$4.23	-\$5.68	\$4.23
IV	1.0	-\$5.68	\$2.25	-\$5.68	\$2.25
V	0.8	-\$4.26	\$1.69	-\$4.26	\$1.69
VI	0.6	-\$3.41	\$1.55	-\$3.41	\$1.55
VII	0.4	-\$2.27	\$0.70	-\$2.27	\$0.70
VIII	0.0	\$0.00	\$0.99	\$0.00	\$0.99

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$112.22
c) Net return attributable to "trees only"	-\$112.22

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0054
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1180
f) "Other" Orchard Capitalization Rate	0.1180

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$760.63	\$1,713.71	-\$760.63	\$1,713.71
II	1.0	-\$950.79	\$1,276.12	-\$950.79	\$1,276.12
III	1.0	-\$950.79	\$698.77	-\$950.79	\$698.77
IV	1.0	-\$950.79	\$368.86	-\$950.79	\$368.86
V	0.8	-\$713.09	\$276.64	-\$713.09	\$276.64
VI	0.6	-\$570.47	\$254.31	-\$570.47	\$254.31
VII	0.4	-\$380.32	\$114.55	-\$380.32	\$114.55
VIII	0.0	\$0.00	\$164.96	\$0.00	\$164.96

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$31.12
c) Net return attributable to "trees only"	-\$31.12

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0072
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1198
f) "Other" Orchard Capitalization Rate	0.1198

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$207.80	\$460.91	-\$207.80	\$460.91
II	1.0	-\$259.75	\$342.09	-\$259.75	\$342.09
III	1.0	-\$259.75	\$186.06	-\$259.75	\$186.06
IV	1.0	-\$259.75	\$96.90	-\$259.75	\$96.90
V	0.8	-\$194.81	\$72.67	-\$194.81	\$72.67
VI	0.6	-\$155.85	\$67.05	-\$155.85	\$67.05
VII	0.4	-\$103.90	\$29.84	-\$103.90	\$29.84
VIII	0.0	\$0.00	\$44.58	\$0.00	\$44.58

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$31.91
c) Net return attributable to "trees only"	-\$31.91

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0046
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1171
f) "Other" Orchard Capitalization Rate	0.1171

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$217.95	\$495.05	-\$217.95	\$495.05
II	1.0	-\$272.44	\$369.27	-\$272.44	\$369.27
III	1.0	-\$272.44	\$202.90	-\$272.44	\$202.90
IV	1.0	-\$272.44	\$107.83	-\$272.44	\$107.83
V	0.8	-\$204.33	\$80.87	-\$204.33	\$80.87
VI	0.6	-\$163.46	\$74.20	-\$163.46	\$74.20
VII	0.4	-\$108.98	\$33.63	-\$108.98	\$33.63
VIII	0.0	\$0.00	\$47.53	\$0.00	\$47.53

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$137.86
c)	Net return attributable to "trees only"	-\$137.86

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0070
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1195
f)	"Other" Orchard Capitalization Rate	0.1195

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$922.56	\$2,050.91	-\$922.56	\$2,050.91
II	1.0	-\$1,153.20	\$1,522.92	-\$1,153.20	\$1,522.92
III	1.0	-\$1,153.20	\$829.11	-\$1,153.20	\$829.11
IV	1.0	-\$1,153.20	\$432.65	-\$1,153.20	\$432.65
V	0.8	-\$864.90	\$324.49	-\$864.90	\$324.49
VI	0.6	-\$691.92	\$299.24	-\$691.92	\$299.24
VII	0.4	-\$461.28	\$133.41	-\$461.28	\$133.41
VIII	0.0	\$0.00	\$198.23	\$0.00	\$198.23

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$117.13
c) Net return attributable to "trees only"	-\$117.13

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0039
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1165
f) "Other" Orchard Capitalization Rate	0.1165

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$804.25	\$1,837.31	-\$804.25	\$1,837.31
II	1.0	-\$1,005.31	\$1,372.09	-\$1,005.31	\$1,372.09
III	1.0	-\$1,005.31	\$755.73	-\$1,005.31	\$755.73
IV	1.0	-\$1,005.31	\$403.52	-\$1,005.31	\$403.52
V	0.8	-\$753.99	\$302.64	-\$753.99	\$302.64
VI	0.6	-\$603.19	\$277.33	-\$603.19	\$277.33
VII	0.4	-\$402.13	\$126.19	-\$402.13	\$126.19
VIII	0.0	\$0.00	\$176.10	\$0.00	\$176.10

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.39
c) Net return attributable to "trees only"	-\$19.39

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0103
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1229
f) "Other" Orchard Capitalization Rate	0.1229

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$126.21	\$272.68	-\$126.21	\$272.68
II	1.0	-\$157.77	\$201.23	-\$157.77	\$201.23
III	1.0	-\$157.77	\$108.16	-\$157.77	\$108.16
IV	1.0	-\$157.77	\$54.98	-\$157.77	\$54.98
V	0.8	-\$118.32	\$41.23	-\$118.32	\$41.23
VI	0.6	-\$94.66	\$38.30	-\$94.66	\$38.30
VII	0.4	-\$63.11	\$16.67	-\$63.11	\$16.67
VIII	0.0	\$0.00	\$26.59	\$0.00	\$26.59

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.16
c) Net return attributable to "trees only"	-\$19.16

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0060
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1186
f) "Other" Orchard Capitalization Rate	0.1186

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$129.30	\$289.92	-\$129.30	\$289.92
II	1.0	-\$161.62	\$215.67	-\$161.62	\$215.67
III	1.0	-\$161.62	\$117.85	-\$161.62	\$117.85
IV	1.0	-\$161.62	\$61.96	-\$161.62	\$61.96
V	0.8	-\$121.22	\$46.47	-\$121.22	\$46.47
VI	0.6	-\$96.97	\$42.76	-\$96.97	\$42.76
VII	0.4	-\$64.65	\$19.19	-\$64.65	\$19.19
VIII	0.0	\$0.00	\$27.95	\$0.00	\$27.95

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$3.96
c) Net return attributable to "trees only"	-\$3.96

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0098
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1224
f) "Other" Orchard Capitalization Rate	0.1224

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$25.92	\$56.27	-\$25.92	\$56.27
II	1.0	-\$32.40	\$41.57	-\$32.40	\$41.57
III	1.0	-\$32.40	\$22.39	-\$32.40	\$22.39
IV	1.0	-\$32.40	\$11.43	-\$32.40	\$11.43
V	0.8	-\$24.30	\$8.58	-\$24.30	\$8.58
VI	0.6	-\$19.44	\$7.96	-\$19.44	\$7.96
VII	0.4	-\$12.96	\$3.48	-\$12.96	\$3.48
VIII	0.0	\$0.00	\$5.48	\$0.00	\$5.48

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$44.28
c) Net return attributable to "trees only"	-\$44.28

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0054
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1180
f) "Other" Orchard Capitalization Rate	0.1180

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$300.11	\$676.17	-\$300.11	\$676.17
II	1.0	-\$375.14	\$503.51	-\$375.14	\$503.51
III	1.0	-\$375.14	\$275.71	-\$375.14	\$275.71
IV	1.0	-\$375.14	\$145.54	-\$375.14	\$145.54
V	0.8	-\$281.36	\$109.16	-\$281.36	\$109.16
VI	0.6	-\$225.09	\$100.34	-\$225.09	\$100.34
VII	0.4	-\$150.06	\$45.20	-\$150.06	\$45.20
VIII	0.0	\$0.00	\$65.09	\$0.00	\$65.09

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$113.43
c) Net return attributable to "trees only"	-\$113.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0035
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1160
f) "Other" Orchard Capitalization Rate	0.1160

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$781.96	\$1,794.21	-\$781.96	\$1,794.21
II	1.0	-\$977.45	\$1,341.10	-\$977.45	\$1,341.10
III	1.0	-\$977.45	\$740.00	-\$977.45	\$740.00
IV	1.0	-\$977.45	\$396.51	-\$977.45	\$396.51
V	0.8	-\$733.09	\$297.38	-\$733.09	\$297.38
VI	0.6	-\$586.47	\$272.25	-\$586.47	\$272.25
VII	0.4	-\$390.98	\$124.25	-\$390.98	\$124.25
VIII	0.0	\$0.00	\$171.74	\$0.00	\$171.74

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$8.05
c) Net return attributable to "trees only"	-\$8.05

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0067
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1193
f) "Other" Orchard Capitalization Rate	0.1193

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$53.99	\$120.28	-\$53.99	\$120.28
II	1.0	-\$67.49	\$89.36	-\$67.49	\$89.36
III	1.0	-\$67.49	\$48.69	-\$67.49	\$48.69
IV	1.0	-\$67.49	\$25.46	-\$67.49	\$25.46
V	0.8	-\$50.62	\$19.09	-\$50.62	\$19.09
VI	0.6	-\$40.49	\$17.60	-\$40.49	\$17.60
VII	0.4	-\$27.00	\$7.86	-\$27.00	\$7.86
VIII	0.0	\$0.00	\$11.62	\$0.00	\$11.62

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$5.44
c) Net return attributable to "trees only"	-\$5.44

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0055
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1181
f) "Other" Orchard Capitalization Rate	0.1181

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$36.84	\$82.93	-\$36.84	\$82.93
II	1.0	-\$46.05	\$61.74	-\$46.05	\$61.74
III	1.0	-\$46.05	\$33.79	-\$46.05	\$33.79
IV	1.0	-\$46.05	\$17.82	-\$46.05	\$17.82
V	0.8	-\$34.54	\$13.37	-\$34.54	\$13.37
VI	0.6	-\$27.63	\$12.29	-\$27.63	\$12.29
VII	0.4	-\$18.42	\$5.53	-\$18.42	\$5.53
VIII	0.0	\$0.00	\$7.98	\$0.00	\$7.98

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$87.41
c)	Net return attributable to "trees only"	-\$87.41

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0069
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1195
f)	"Other" Orchard Capitalization Rate	0.1195

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$585.28	\$1,301.92	-\$585.28	\$1,301.92
II	1.0	-\$731.61	\$966.88	-\$731.61	\$966.88
III	1.0	-\$731.61	\$526.53	-\$731.61	\$526.53
IV	1.0	-\$731.61	\$274.90	-\$731.61	\$274.90
V	0.8	-\$548.70	\$206.18	-\$548.70	\$206.18
VI	0.6	-\$438.96	\$190.10	-\$438.96	\$190.10
VII	0.4	-\$292.64	\$84.80	-\$292.64	\$84.80
VIII	0.0	\$0.00	\$125.81	\$0.00	\$125.81

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$31.12
c) Net return attributable to "trees only"	-\$31.12

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0104
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1230
f) "Other" Orchard Capitalization Rate	0.1230

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$202.42	\$437.11	-\$202.42	\$437.11
II	1.0	-\$253.02	\$322.55	-\$253.02	\$322.55
III	1.0	-\$253.02	\$173.33	-\$253.02	\$173.33
IV	1.0	-\$253.02	\$88.06	-\$253.02	\$88.06
V	0.8	-\$189.76	\$66.04	-\$189.76	\$66.04
VI	0.6	-\$151.81	\$61.36	-\$151.81	\$61.36
VII	0.4	-\$101.21	\$26.70	-\$101.21	\$26.70
VIII	0.0	\$0.00	\$42.63	\$0.00	\$42.63

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$159.44
c)	Net return attributable to "trees only"	-\$159.44

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0053
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1179
f)	"Other" Orchard Capitalization Rate	0.1179

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$1,082.02	\$2,441.18	-\$1,082.02	\$2,441.18
II	1.0	-\$1,352.53	\$1,818.35	-\$1,352.53	\$1,818.35
III	1.0	-\$1,352.53	\$996.27	-\$1,352.53	\$996.27
IV	1.0	-\$1,352.53	\$526.51	-\$1,352.53	\$526.51
V	0.8	-\$1,014.40	\$394.88	-\$1,014.40	\$394.88
VI	0.6	-\$811.52	\$362.88	-\$811.52	\$362.88
VII	0.4	-\$541.01	\$163.63	-\$541.01	\$163.63
VIII	0.0	\$0.00	\$234.88	\$0.00	\$234.88

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$134.77
c) Net return attributable to "trees only"	-\$134.77

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0034
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1160
f) "Other" Orchard Capitalization Rate	0.1160

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$929.77	\$2,135.09	-\$929.77	\$2,135.09
II	1.0	-\$1,162.21	\$1,596.17	-\$1,162.21	\$1,596.17
III	1.0	-\$1,162.21	\$881.03	-\$1,162.21	\$881.03
IV	1.0	-\$1,162.21	\$472.38	-\$1,162.21	\$472.38
V	0.8	-\$871.66	\$354.29	-\$871.66	\$354.29
VI	0.6	-\$697.32	\$324.30	-\$697.32	\$324.30
VII	0.4	-\$464.88	\$148.09	-\$464.88	\$148.09
VIII	0.0	\$0.00	\$204.32	\$0.00	\$204.32

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$32.83
c)	Net return attributable to "trees only"	-\$32.83

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0040
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1166
f)	"Other" Orchard Capitalization Rate	0.1166

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$225.36	\$514.63	-\$225.36	\$514.63
II	1.0	-\$281.70	\$384.30	-\$281.70	\$384.30
III	1.0	-\$281.70	\$211.63	-\$281.70	\$211.63
IV	1.0	-\$281.70	\$112.97	-\$281.70	\$112.97
V	0.8	-\$211.27	\$84.72	-\$211.27	\$84.72
VI	0.6	-\$169.02	\$77.65	-\$169.02	\$77.65
VII	0.4	-\$112.68	\$35.32	-\$112.68	\$35.32
VIII	0.0	\$0.00	\$49.33	\$0.00	\$49.33

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$34.69
c) Net return attributable to "trees only"	-\$34.69

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0065
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1191
f) "Other" Orchard Capitalization Rate	0.1191

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$233.04	\$520.10	-\$233.04	\$520.10
II	1.0	-\$291.29	\$386.53	-\$291.29	\$386.53
III	1.0	-\$291.29	\$210.80	-\$291.29	\$210.80
IV	1.0	-\$291.29	\$110.38	-\$291.29	\$110.38
V	0.8	-\$218.47	\$82.78	-\$218.47	\$82.78
VI	0.6	-\$174.78	\$76.27	-\$174.78	\$76.27
VII	0.4	-\$116.52	\$34.11	-\$116.52	\$34.11
VIII	0.0	\$0.00	\$50.21	\$0.00	\$50.21

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$19.90
c) Net return attributable to "trees only"	-\$19.90

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0053
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1178
f) "Other" Orchard Capitalization Rate	0.1178

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$135.08	\$304.86	-\$135.08	\$304.86
II	1.0	-\$168.85	\$227.10	-\$168.85	\$227.10
III	1.0	-\$168.85	\$124.45	-\$168.85	\$124.45
IV	1.0	-\$168.85	\$65.79	-\$168.85	\$65.79
V	0.8	-\$126.64	\$49.34	-\$126.64	\$49.34
VI	0.6	-\$101.31	\$45.34	-\$101.31	\$45.34
VII	0.4	-\$67.54	\$20.45	-\$67.54	\$20.45
VIII	0.0	\$0.00	\$29.33	\$0.00	\$29.33

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

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

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

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

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

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

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

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

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

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

Table 5: Worksheet for estimating the use value of orchard land in Petersburg < Prince George.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$85.09
c) Net return attributable to "trees only"	-\$85.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0130
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1256
f) "Other" Orchard Capitalization Rate	0.1256

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$542.01	\$1,146.52	-\$542.01	\$1,146.52
II	1.0	-\$677.51	\$842.17	-\$677.51	\$842.17
III	1.0	-\$677.51	\$448.18	-\$677.51	\$448.18
IV	1.0	-\$677.51	\$223.04	-\$677.51	\$223.04
V	0.8	-\$508.13	\$167.28	-\$508.13	\$167.28
VI	0.6	-\$406.51	\$156.34	-\$406.51	\$156.34
VII	0.4	-\$271.00	\$66.70	-\$271.00	\$66.70
VIII	0.0	\$0.00	\$112.57	\$0.00	\$112.57

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$21.54
c) Net return attributable to "trees only"	-\$21.54

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0050
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1175
f) "Other" Orchard Capitalization Rate	0.1175

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$146.62	\$331.80	-\$146.62	\$331.80
II	1.0	-\$183.28	\$247.30	-\$183.28	\$247.30
III	1.0	-\$183.28	\$135.67	-\$183.28	\$135.67
IV	1.0	-\$183.28	\$71.88	-\$183.28	\$71.88
V	0.8	-\$137.46	\$53.91	-\$137.46	\$53.91
VI	0.6	-\$109.97	\$49.51	-\$109.97	\$49.51
VII	0.4	-\$73.31	\$22.37	-\$73.31	\$22.37
VIII	0.0	\$0.00	\$31.89	\$0.00	\$31.89

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

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

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

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

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

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

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

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

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

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

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

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$32.29
c) Net return attributable to "trees only"	-\$32.29

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0077
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1203
f) "Other" Orchard Capitalization Rate	0.1203

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

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$214.74	\$474.34	-\$214.74	\$474.34
II	1.0	-\$268.43	\$351.75	-\$268.43	\$351.75
III	1.0	-\$268.43	\$190.96	-\$268.43	\$190.96
IV	1.0	-\$268.43	\$99.08	-\$268.43	\$99.08
V	0.8	-\$201.32	\$74.31	-\$201.32	\$74.31
VI	0.6	-\$161.06	\$68.64	-\$161.06	\$68.64
VII	0.4	-\$107.37	\$30.45	-\$107.37	\$30.45
VIII	0.0	\$0.00	\$45.94	\$0.00	\$45.94

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

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

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

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

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

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

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

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Prince Edward.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$7.20
c) Net return attributable to "trees only"	-\$7.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0041
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1167
f) "Other" Orchard Capitalization Rate	0.1167

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$49.36	\$112.58	-\$49.36	\$112.58
II	1.0	-\$61.70	\$84.05	-\$61.70	\$84.05
III	1.0	-\$61.70	\$46.26	-\$61.70	\$46.26
IV	1.0	-\$61.70	\$24.67	-\$61.70	\$24.67
V	0.8	-\$46.28	\$18.50	-\$46.28	\$18.50
VI	0.6	-\$37.02	\$16.96	-\$37.02	\$16.96
VII	0.4	-\$24.68	\$7.71	-\$24.68	\$7.71
VIII	0.0	\$0.00	\$10.80	\$0.00	\$10.80

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Prince George.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$85.09
c) Net return attributable to "trees only"	-\$85.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0076
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1202
f) "Other" Orchard Capitalization Rate	0.1202

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$566.37	\$1,252.12	-\$566.37	\$1,252.12
II	1.0	-\$707.96	\$928.68	-\$707.96	\$928.68
III	1.0	-\$707.96	\$504.37	-\$707.96	\$504.37
IV	1.0	-\$707.96	\$261.90	-\$707.96	\$261.90
V	0.8	-\$530.97	\$196.43	-\$530.97	\$196.43
VI	0.6	-\$424.78	\$181.39	-\$424.78	\$181.39
VII	0.4	-\$283.18	\$80.51	-\$283.18	\$80.51
VIII	0.0	\$0.00	\$121.23	\$0.00	\$121.23

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Prince William.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$23.30
c) Net return attributable to "trees only"	-\$23.30

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0092
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1218
f) "Other" Orchard Capitalization Rate	0.1218

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$153.03	\$333.64	-\$153.03	\$333.64
II	1.0	-\$191.28	\$246.72	-\$191.28	\$246.72
III	1.0	-\$191.28	\$133.16	-\$191.28	\$133.16
IV	1.0	-\$191.28	\$68.27	-\$191.28	\$68.27
V	0.8	-\$143.46	\$51.20	-\$143.46	\$51.20
VI	0.6	-\$114.77	\$47.45	-\$114.77	\$47.45
VII	0.4	-\$76.51	\$20.82	-\$76.51	\$20.82
VIII	0.0	\$0.00	\$32.44	\$0.00	\$32.44

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Pulaski.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.94
c) Net return attributable to "trees only"	-\$6.94

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0053
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1179
f) "Other" Orchard Capitalization Rate	0.1179

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$47.09	\$106.24	-\$47.09	\$106.24
II	1.0	-\$58.86	\$79.13	-\$58.86	\$79.13
III	1.0	-\$58.86	\$43.36	-\$58.86	\$43.36
IV	1.0	-\$58.86	\$22.91	-\$58.86	\$22.91
V	0.8	-\$44.15	\$17.18	-\$44.15	\$17.18
VI	0.6	-\$35.32	\$15.79	-\$35.32	\$15.79
VII	0.4	-\$23.54	\$7.12	-\$23.54	\$7.12
VIII	0.0	\$0.00	\$10.22	\$0.00	\$10.22

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Radford < Pulaski.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$6.94
c) Net return attributable to "trees only"	-\$6.94

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0067
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1193
f) "Other" Orchard Capitalization Rate	0.1193

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$46.52	\$103.62	-\$46.52	\$103.62
II	1.0	-\$58.15	\$76.98	-\$58.15	\$76.98
III	1.0	-\$58.15	\$41.94	-\$58.15	\$41.94
IV	1.0	-\$58.15	\$21.92	-\$58.15	\$21.92
V	0.8	-\$43.61	\$16.44	-\$43.61	\$16.44
VI	0.6	-\$34.89	\$15.16	-\$34.89	\$15.16
VII	0.4	-\$23.26	\$6.77	-\$23.26	\$6.77
VIII	0.0	\$0.00	\$10.01	\$0.00	\$10.01

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Rappahannock.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.36
c) Net return attributable to "trees only"	-\$0.36

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0056
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1182
f) "Other" Orchard Capitalization Rate	0.1182

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$2.43	\$5.46	-\$2.43	\$5.46
II	1.0	-\$3.03	\$4.07	-\$3.03	\$4.07
III	1.0	-\$3.03	\$2.23	-\$3.03	\$2.23
IV	1.0	-\$3.03	\$1.17	-\$3.03	\$1.17
V	0.8	-\$2.28	\$0.88	-\$2.28	\$0.88
VI	0.6	-\$1.82	\$0.81	-\$1.82	\$0.81
VII	0.4	-\$1.21	\$0.36	-\$1.21	\$0.36
VIII	0.0	\$0.00	\$0.53	\$0.00	\$0.53

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Richmond.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$120.50
c) Net return attributable to "trees only"	-\$120.50

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0047
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1172
f) "Other" Orchard Capitalization Rate	0.1172

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$822.24	\$1,865.83	-\$822.24	\$1,865.83
II	1.0	-\$1,027.80	\$1,391.46	-\$1,027.80	\$1,391.46
III	1.0	-\$1,027.80	\$764.25	-\$1,027.80	\$764.25
IV	1.0	-\$1,027.80	\$405.84	-\$1,027.80	\$405.84
V	0.8	-\$770.85	\$304.38	-\$770.85	\$304.38
VI	0.6	-\$616.68	\$279.34	-\$616.68	\$279.34
VII	0.4	-\$411.12	\$126.49	-\$411.12	\$126.49
VIII	0.0	\$0.00	\$179.20	\$0.00	\$179.20

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Roanoke.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.50
c) Net return attributable to "trees only"	-\$0.50

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0100
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1226
f) "Other" Orchard Capitalization Rate	0.1226

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$3.24	\$7.01	-\$3.24	\$7.01
II	1.0	-\$4.04	\$5.17	-\$4.04	\$5.17
III	1.0	-\$4.04	\$2.78	-\$4.04	\$2.78
IV	1.0	-\$4.04	\$1.42	-\$4.04	\$1.42
V	0.8	-\$3.03	\$1.06	-\$3.03	\$1.06
VI	0.6	-\$2.43	\$0.99	-\$2.43	\$0.99
VII	0.4	-\$1.62	\$0.43	-\$1.62	\$0.43
VIII	0.0	\$0.00	\$0.68	\$0.00	\$0.68

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Roanoke (City) < Roanoke.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$0.50
c) Net return attributable to "trees only"	-\$0.50

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0111
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1237
f) "Other" Orchard Capitalization Rate	0.1237

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$3.21	\$6.89	-\$3.21	\$6.89
II	1.0	-\$4.01	\$5.08	-\$4.01	\$5.08
III	1.0	-\$4.01	\$2.72	-\$4.01	\$2.72
IV	1.0	-\$4.01	\$1.38	-\$4.01	\$1.38
V	0.8	-\$3.01	\$1.03	-\$3.01	\$1.03
VI	0.6	-\$2.41	\$0.96	-\$2.41	\$0.96
VII	0.4	-\$1.60	\$0.42	-\$1.60	\$0.42
VIII	0.0	\$0.00	\$0.67	\$0.00	\$0.67

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Rockbridge.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$10.84
c) Net return attributable to "trees only"	-\$10.84

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0054
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1180
f) "Other" Orchard Capitalization Rate	0.1180

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$73.51	\$165.70	-\$73.51	\$165.70
II	1.0	-\$91.89	\$123.40	-\$91.89	\$123.40
III	1.0	-\$91.89	\$67.58	-\$91.89	\$67.58
IV	1.0	-\$91.89	\$35.69	-\$91.89	\$35.69
V	0.8	-\$68.92	\$26.77	-\$68.92	\$26.77
VI	0.6	-\$55.13	\$24.60	-\$55.13	\$24.60
VII	0.4	-\$36.76	\$11.09	-\$36.76	\$11.09
VIII	0.0	\$0.00	\$15.95	\$0.00	\$15.95

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Rockingham.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$66.06
c) Net return attributable to "trees only"	-\$66.06

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0053
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1179
f) "Other" Orchard Capitalization Rate	0.1179

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$448.38	\$1,011.82	-\$448.38	\$1,011.82
II	1.0	-\$560.48	\$753.70	-\$560.48	\$753.70
III	1.0	-\$560.48	\$412.99	-\$560.48	\$412.99
IV	1.0	-\$560.48	\$218.29	-\$560.48	\$218.29
V	0.8	-\$420.36	\$163.72	-\$420.36	\$163.72
VI	0.6	-\$336.29	\$150.45	-\$336.29	\$150.45
VII	0.4	-\$224.19	\$67.85	-\$224.19	\$67.85
VIII	0.0	\$0.00	\$97.35	\$0.00	\$97.35

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Russell.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$5.05
c) Net return attributable to "trees only"	-\$5.05

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0049
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1175
f) "Other" Orchard Capitalization Rate	0.1175

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$34.39	\$77.89	-\$34.39	\$77.89
II	1.0	-\$42.99	\$58.06	-\$42.99	\$58.06
III	1.0	-\$42.99	\$31.87	-\$42.99	\$31.87
IV	1.0	-\$42.99	\$16.89	-\$42.99	\$16.89
V	0.8	-\$32.24	\$12.67	-\$32.24	\$12.67
VI	0.6	-\$25.79	\$11.63	-\$25.79	\$11.63
VII	0.4	-\$17.20	\$5.26	-\$17.20	\$5.26
VIII	0.0	\$0.00	\$7.49	\$0.00	\$7.49

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Shenandoah.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$32.29
c) Net return attributable to "trees only"	-\$32.29

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0044
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1170
f) "Other" Orchard Capitalization Rate	0.1170

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$220.75	\$502.02	-\$220.75	\$502.02
II	1.0	-\$275.94	\$374.55	-\$275.94	\$374.55
III	1.0	-\$275.94	\$205.91	-\$275.94	\$205.91
IV	1.0	-\$275.94	\$109.54	-\$275.94	\$109.54
V	0.8	-\$206.95	\$82.15	-\$206.95	\$82.15
VI	0.6	-\$165.56	\$75.36	-\$165.56	\$75.36
VII	0.4	-\$110.38	\$34.18	-\$110.38	\$34.18
VIII	0.0	\$0.00	\$48.18	\$0.00	\$48.18

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Smyth.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.02
c) Net return attributable to "trees only"	-\$12.02

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0055
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1180
f) "Other" Orchard Capitalization Rate	0.1180

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$81.45	\$183.49	-\$81.45	\$183.49
II	1.0	-\$101.81	\$136.64	-\$101.81	\$136.64
III	1.0	-\$101.81	\$74.82	-\$101.81	\$74.82
IV	1.0	-\$101.81	\$39.49	-\$101.81	\$39.49
V	0.8	-\$76.36	\$29.62	-\$76.36	\$29.62
VI	0.6	-\$61.08	\$27.23	-\$61.08	\$27.23
VII	0.4	-\$40.72	\$12.26	-\$40.72	\$12.26
VIII	0.0	\$0.00	\$17.66	\$0.00	\$17.66

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Southampton.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$115.32
c) Net return attributable to "trees only"	-\$115.32

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0062
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1188
f) "Other" Orchard Capitalization Rate	0.1188

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$776.70	\$1,738.36	-\$776.70	\$1,738.36
II	1.0	-\$970.88	\$1,292.68	-\$970.88	\$1,292.68
III	1.0	-\$970.88	\$705.83	-\$970.88	\$705.83
IV	1.0	-\$970.88	\$370.49	-\$970.88	\$370.49
V	0.8	-\$728.16	\$277.87	-\$728.16	\$277.87
VI	0.6	-\$582.53	\$255.83	-\$582.53	\$255.83
VII	0.4	-\$388.35	\$114.66	-\$388.35	\$114.66
VIII	0.0	\$0.00	\$167.67	\$0.00	\$167.67

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Spotsylvania.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$26.64
c) Net return attributable to "trees only"	-\$26.64

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1194
f) "Other" Orchard Capitalization Rate	0.1194

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$178.55	\$397.50	-\$178.55	\$397.50
II	1.0	-\$223.18	\$295.26	-\$223.18	\$295.26
III	1.0	-\$223.18	\$160.85	-\$223.18	\$160.85
IV	1.0	-\$223.18	\$84.04	-\$223.18	\$84.04
V	0.8	-\$167.39	\$63.03	-\$167.39	\$63.03
VI	0.6	-\$133.91	\$58.11	-\$133.91	\$58.11
VII	0.4	-\$89.27	\$25.94	-\$89.27	\$25.94
VIII	0.0	\$0.00	\$38.40	\$0.00	\$38.40

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Stafford.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$23.20
c) Net return attributable to "trees only"	-\$23.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0084
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1209
f) "Other" Orchard Capitalization Rate	0.1209

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$153.49	\$337.16	-\$153.49	\$337.16
II	1.0	-\$191.86	\$249.72	-\$191.86	\$249.72
III	1.0	-\$191.86	\$135.24	-\$191.86	\$135.24
IV	1.0	-\$191.86	\$69.82	-\$191.86	\$69.82
V	0.8	-\$143.90	\$52.36	-\$143.90	\$52.36
VI	0.6	-\$115.12	\$48.43	-\$115.12	\$48.43
VII	0.4	-\$76.75	\$21.38	-\$76.75	\$21.38
VIII	0.0	\$0.00	\$32.71	\$0.00	\$32.71

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Staunton < Augusta.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$25.58
c) Net return attributable to "trees only"	-\$25.58

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0087
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1212
f) "Other" Orchard Capitalization Rate	0.1212

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$168.79	\$369.80	-\$168.79	\$369.80
II	1.0	-\$210.99	\$273.74	-\$210.99	\$273.74
III	1.0	-\$210.99	\$148.07	-\$210.99	\$148.07
IV	1.0	-\$210.99	\$76.26	-\$210.99	\$76.26
V	0.8	-\$158.24	\$57.19	-\$158.24	\$57.19
VI	0.6	-\$126.60	\$52.93	-\$126.60	\$52.93
VII	0.4	-\$84.40	\$23.32	-\$84.40	\$23.32
VIII	0.0	\$0.00	\$35.91	\$0.00	\$35.91

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Suffolk.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$89.21
c) Net return attributable to "trees only"	-\$89.21

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0090
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1216
f) "Other" Orchard Capitalization Rate	0.1216

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$586.93	\$1,282.17	-\$586.93	\$1,282.17
II	1.0	-\$733.67	\$948.53	-\$733.67	\$948.53
III	1.0	-\$733.67	\$512.40	-\$733.67	\$512.40
IV	1.0	-\$733.67	\$263.19	-\$733.67	\$263.19
V	0.8	-\$550.25	\$197.39	-\$550.25	\$197.39
VI	0.6	-\$440.20	\$182.83	-\$440.20	\$182.83
VII	0.4	-\$293.47	\$80.35	-\$293.47	\$80.35
VIII	0.0	\$0.00	\$124.61	\$0.00	\$124.61

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Tazewell.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$8.64
c)	Net return attributable to "trees only"	-\$8.64

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0053
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1179
f)	"Other" Orchard Capitalization Rate	0.1179

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$58.62	\$132.21	-\$58.62	\$132.21
II	1.0	-\$73.27	\$98.47	-\$73.27	\$98.47
III	1.0	-\$73.27	\$53.95	-\$73.27	\$53.95
IV	1.0	-\$73.27	\$28.50	-\$73.27	\$28.50
V	0.8	-\$54.95	\$21.38	-\$54.95	\$21.38
VI	0.6	-\$43.96	\$19.65	-\$43.96	\$19.65
VII	0.4	-\$29.31	\$8.86	-\$29.31	\$8.86
VIII	0.0	\$0.00	\$12.72	\$0.00	\$12.72

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Virginia Beach.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$147.04
c) Net return attributable to "trees only"	-\$147.04

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0084
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1209
f) "Other" Orchard Capitalization Rate	0.1209

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$972.63	\$2,136.46	-\$972.63	\$2,136.46
II	1.0	-\$1,215.79	\$1,582.40	-\$1,215.79	\$1,582.40
III	1.0	-\$1,215.79	\$856.94	-\$1,215.79	\$856.94
IV	1.0	-\$1,215.79	\$442.39	-\$1,215.79	\$442.39
V	0.8	-\$911.84	\$331.80	-\$911.84	\$331.80
VI	0.6	-\$729.47	\$306.89	-\$729.47	\$306.89
VII	0.4	-\$486.32	\$135.50	-\$486.32	\$135.50
VIII	0.0	\$0.00	\$207.27	\$0.00	\$207.27

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Warren.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$1.30
c) Net return attributable to "trees only"	-\$1.30

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0052
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1178
f) "Other" Orchard Capitalization Rate	0.1178

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$8.85	\$19.98	-\$8.85	\$19.98
II	1.0	-\$11.06	\$14.89	-\$11.06	\$14.89
III	1.0	-\$11.06	\$8.16	-\$11.06	\$8.16
IV	1.0	-\$11.06	\$4.32	-\$11.06	\$4.32
V	0.8	-\$8.30	\$3.24	-\$8.30	\$3.24
VI	0.6	-\$6.64	\$2.97	-\$6.64	\$2.97
VII	0.4	-\$4.42	\$1.34	-\$4.42	\$1.34
VIII	0.0	\$0.00	\$1.92	\$0.00	\$1.92

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Washington.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$22.43
c) Net return attributable to "trees only"	-\$22.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0052
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1178
f) "Other" Orchard Capitalization Rate	0.1178

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$152.32	\$343.81	-\$152.32	\$343.81
II	1.0	-\$190.40	\$256.11	-\$190.40	\$256.11
III	1.0	-\$190.40	\$140.35	-\$190.40	\$140.35
IV	1.0	-\$190.40	\$74.20	-\$190.40	\$74.20
V	0.8	-\$142.80	\$55.65	-\$142.80	\$55.65
VI	0.6	-\$114.24	\$51.14	-\$114.24	\$51.14
VII	0.4	-\$76.16	\$23.07	-\$76.16	\$23.07
VIII	0.0	\$0.00	\$33.08	\$0.00	\$33.08

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Waynesboro < Augusta.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$25.58
c) Net return attributable to "trees only"	-\$25.58

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0068
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1194
f) "Other" Orchard Capitalization Rate	0.1194

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$171.44	\$381.66	-\$171.44	\$381.66
II	1.0	-\$214.30	\$283.50	-\$214.30	\$283.50
III	1.0	-\$214.30	\$154.44	-\$214.30	\$154.44
IV	1.0	-\$214.30	\$80.69	-\$214.30	\$80.69
V	0.8	-\$160.72	\$60.52	-\$160.72	\$60.52
VI	0.6	-\$128.58	\$55.79	-\$128.58	\$55.79
VII	0.4	-\$85.72	\$24.90	-\$85.72	\$24.90
VIII	0.0	\$0.00	\$36.87	\$0.00	\$36.87

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Westmoreland.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$114.42
c) Net return attributable to "trees only"	-\$114.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0038
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1164
f) "Other" Orchard Capitalization Rate	0.1164

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$786.24	\$1,797.70	-\$786.24	\$1,797.70
II	1.0	-\$982.80	\$1,342.75	-\$982.80	\$1,342.75
III	1.0	-\$982.80	\$739.83	-\$982.80	\$739.83
IV	1.0	-\$982.80	\$395.30	-\$982.80	\$395.30
V	0.8	-\$737.10	\$296.48	-\$737.10	\$296.48
VI	0.6	-\$589.68	\$271.63	-\$589.68	\$271.63
VII	0.4	-\$393.12	\$123.67	-\$393.12	\$123.67
VIII	0.0	\$0.00	\$172.26	\$0.00	\$172.26

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Winchester < Frederick.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year 2016

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$5.58
c)	Net return attributable to "trees only"	-\$5.58

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0073
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1199
f)	"Other" Orchard Capitalization Rate	0.1199

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$37.25	\$82.57	-\$37.25	\$82.57
II	1.0	-\$46.56	\$61.28	-\$46.56	\$61.28
III	1.0	-\$46.56	\$33.32	-\$46.56	\$33.32
IV	1.0	-\$46.56	\$17.34	-\$46.56	\$17.34
V	0.8	-\$34.92	\$13.01	-\$34.92	\$13.01
VI	0.6	-\$27.93	\$12.00	-\$27.93	\$12.00
VII	0.4	-\$18.62	\$5.34	-\$18.62	\$5.34
VIII	0.0	\$0.00	\$7.99	\$0.00	\$7.99

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Wise.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a)	Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b)	Net return attributable to "land only" (Class III) ³	\$2.24
c)	Net return attributable to "trees only"	-\$2.24

4. Capitalization Rate

a)	Interest Rate ⁴	0.0626
b)	Property Tax ⁵	0.0049
c)	Depreciation of Apple Trees ⁶	0.0500
d)	Depreciation of "Other" Trees ⁷	0.0500
e)	Apple Orchard Capitalization Rate	0.1175
f)	"Other" Orchard Capitalization Rate	0.1175

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$15.28	\$34.61	-\$15.28	\$34.61
II	1.0	-\$19.11	\$25.80	-\$19.11	\$25.80
III	1.0	-\$19.11	\$14.16	-\$19.11	\$14.16
IV	1.0	-\$19.11	\$7.51	-\$19.11	\$7.51
V	0.8	-\$14.33	\$5.63	-\$14.33	\$5.63
VI	0.6	-\$11.46	\$5.17	-\$11.46	\$5.17
VII	0.4	-\$7.64	\$2.34	-\$7.64	\$2.34
VIII	0.0	\$0.00	\$3.33	\$0.00	\$3.33

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 5: Worksheet for estimating the use value of orchard land in Wythe.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$12.41
c) Net return attributable to "trees only"	-\$12.41

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0040
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1166
f) "Other" Orchard Capitalization Rate	0.1166

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$85.10	\$194.21	-\$85.10	\$194.21
II	1.0	-\$106.37	\$145.00	-\$106.37	\$145.00
III	1.0	-\$106.37	\$79.83	-\$106.37	\$79.83
IV	1.0	-\$106.37	\$42.59	-\$106.37	\$42.59
V	0.8	-\$79.78	\$31.94	-\$79.78	\$31.94
VI	0.6	-\$63.82	\$29.28	-\$63.82	\$29.28
VII	0.4	-\$42.55	\$13.31	-\$42.55	\$13.31
VIII	0.0	\$0.00	\$18.62	\$0.00	\$18.62

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table 3, Section 5) is applied to land.

⁹The use value of trees and land is determined by adding the appropriate without-risk land-use-value (Table 3, Section 5) to the use value of the trees.

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Table 5: Worksheet for estimating the use value of orchard land in York < New Kent.

The estimated net returns assume a planting density of 135 trees per acre. Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu/>. Estimates are applicable to tax-year **2016**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,324.91	-\$3,378.16
4-6 years	-\$920.55	\$549.95
7-15 years	-\$1,556.79	-\$1,763.10
16-20 years	-\$1,559.03	-\$438.98
Discounted (20Yr Cycle)	-\$21,142.31	-\$17,150.54
Utilization of Sales (10Yr AVG %)	70%	30%
Apple Insurance (Annual AVG/acre)	\$260.17	

2. Weighted Average Net Return Values

a)	TY2016 ¹	-\$19,677.43
b)	TY2015	-\$3,403.09
c)	TY2014	-\$7,533.62
d)	TY2013	-\$15,274.96
e)	TY2012	-\$13,848.76
f)	TY2011	-\$8,748.31
g)	TY2010	\$1,615.75

3. Net Returns

a) Net return to "trees and land" (Olympic average of 2a thru 2g) ²	\$0.00
b) Net return attributable to "land only" (Class III) ³	\$31.12
c) Net return attributable to "trees only"	-\$31.12

4. Capitalization Rate

a) Interest Rate ⁴	0.0626
b) Property Tax ⁵	0.0067
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1193
f) "Other" Orchard Capitalization Rate	0.1193

5. Use Value of Apple Orchard and "Other" Orchard

Class	Orchard Index ⁸	Apple Trees	Apple Trees and Land ⁹	Other Trees ⁹	Other Trees and Land ⁹
I	0.8	-\$208.70	\$465.01	-\$208.70	\$465.01
II	1.0	-\$260.87	\$345.46	-\$260.87	\$345.46
III	1.0	-\$260.87	\$188.26	-\$260.87	\$188.26
IV	1.0	-\$260.87	\$98.43	-\$260.87	\$98.43
V	0.8	-\$195.66	\$73.83	-\$195.66	\$73.83
VI	0.6	-\$156.52	\$68.04	-\$156.52	\$68.04
VII	0.4	-\$104.35	\$30.39	-\$104.35	\$30.39
VIII	0.0	\$0.00	\$44.91	\$0.00	\$44.91

¹Average net return of the eight orchard categories listed in Section 1 of this table. The weights are provided by the percent of total trees represented by each category.

²In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

³This is determined by dividing the unadjusted net return value (Table 3, Line 1) by the soil index factor (Table 3, Section 4).

⁴The 10-year average of long term interest rates charged by the Virginia Department of Taxation.

⁵The 10-year average of the effective true tax rates charged by the Virginia Department of Taxation.

⁶The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

⁷"Other" trees refer to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

⁸The orchard index is applicable only in determining the value of the trees. The land index (Table3, Section 5) is applied to land.

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