

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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$129.76
c) Net return attributable to "trees only"	-\$129.76

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1089
f) "Other" Orchard Capitalization Rate	0.1089

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	-\$953.61	\$2,353.44	-\$953.61	\$2,353.44
II	1.0	-\$1,192.02	\$1,784.33	-\$1,192.02	\$1,784.33
III	1.0	-\$1,192.02	\$1,012.69	-\$1,192.02	\$1,012.69
IV	1.0	-\$1,192.02	\$571.74	-\$1,192.02	\$571.74
V	0.8	-\$894.01	\$428.81	-\$894.01	\$428.81
VI	0.6	-\$715.21	\$387.14	-\$715.21	\$387.14
VII	0.4	-\$476.81	\$184.60	-\$476.81	\$184.60
VIII	0.0	\$0.00	\$220.47	\$0.00	\$220.47

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$7.58
c) Net return attributable to "trees only"	-\$7.58

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1110
f) "Other" Orchard Capitalization Rate	0.1110

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	-\$54.59	\$131.61	-\$54.59	\$131.61
II	1.0	-\$68.24	\$99.34	-\$68.24	\$99.34
III	1.0	-\$68.24	\$55.90	-\$68.24	\$55.90
IV	1.0	-\$68.24	\$31.07	-\$68.24	\$31.07
V	0.8	-\$51.18	\$23.30	-\$51.18	\$23.30
VI	0.6	-\$40.94	\$21.13	-\$40.94	\$21.13
VII	0.4	-\$27.29	\$9.95	-\$27.29	\$9.95
VIII	0.0	\$0.00	\$12.41	\$0.00	\$12.41

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$2.63
c) Net return attributable to "trees only"	-\$2.63

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1099
f) "Other" Orchard Capitalization Rate	0.1099

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	-\$19.15	\$46.74	-\$19.15	\$46.74
II	1.0	-\$23.94	\$35.36	-\$23.94	\$35.36
III	1.0	-\$23.94	\$19.98	-\$23.94	\$19.98
IV	1.0	-\$23.94	\$11.20	-\$23.94	\$11.20
V	0.8	-\$17.96	\$8.40	-\$17.96	\$8.40
VI	0.6	-\$14.37	\$7.60	-\$14.37	\$7.60
VII	0.4	-\$9.58	\$3.60	-\$9.58	\$3.60
VIII	0.0	\$0.00	\$4.39	\$0.00	\$4.39

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$37.47
c) Net return attributable to "trees only"	-\$37.47

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1076
f) "Other" Orchard Capitalization Rate	0.1076

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	-\$278.55	\$697.05	-\$278.55	\$697.05
II	1.0	-\$348.19	\$529.85	-\$348.19	\$529.85
III	1.0	-\$348.19	\$302.21	-\$348.19	\$302.21
IV	1.0	-\$348.19	\$172.13	-\$348.19	\$172.13
V	0.8	-\$261.14	\$129.10	-\$261.14	\$129.10
VI	0.6	-\$208.91	\$116.29	-\$208.91	\$116.29
VII	0.4	-\$139.28	\$55.84	-\$139.28	\$55.84
VIII	0.0	\$0.00	\$65.04	\$0.00	\$65.04

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$6.54
c) Net return attributable to "trees only"	-\$6.54

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1090
f) "Other" Orchard Capitalization Rate	0.1090

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	-\$48.02	\$118.39	-\$48.02	\$118.39
II	1.0	-\$60.03	\$89.74	-\$60.03	\$89.74
III	1.0	-\$60.03	\$50.91	-\$60.03	\$50.91
IV	1.0	-\$60.03	\$28.72	-\$60.03	\$28.72
V	0.8	-\$45.02	\$21.54	-\$45.02	\$21.54
VI	0.6	-\$36.02	\$19.45	-\$36.02	\$19.45
VII	0.4	-\$24.01	\$9.27	-\$24.01	\$9.27
VIII	0.0	\$0.00	\$11.09	\$0.00	\$11.09

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$10.10
c) Net return attributable to "trees only"	-\$10.10

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1095
f) "Other" Orchard Capitalization Rate	0.1095

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	-\$73.80	\$180.90	-\$73.80	\$180.90
II	1.0	-\$92.26	\$136.98	-\$92.26	\$136.98
III	1.0	-\$92.26	\$77.55	-\$92.26	\$77.55
IV	1.0	-\$92.26	\$43.59	-\$92.26	\$43.59
V	0.8	-\$69.19	\$32.69	-\$69.19	\$32.69
VI	0.6	-\$55.35	\$29.55	-\$55.35	\$29.55
VII	0.4	-\$36.90	\$14.04	-\$36.90	\$14.04
VIII	0.0	\$0.00	\$16.98	\$0.00	\$16.98

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$33.71
c) Net return attributable to "trees only"	-\$33.71

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1087
f) "Other" Orchard Capitalization Rate	0.1087

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	-\$247.99	\$612.78	-\$247.99	\$612.78
II	1.0	-\$309.99	\$464.70	-\$309.99	\$464.70
III	1.0	-\$309.99	\$263.86	-\$309.99	\$263.86
IV	1.0	-\$309.99	\$149.09	-\$309.99	\$149.09
V	0.8	-\$232.49	\$111.82	-\$232.49	\$111.82
VI	0.6	-\$186.00	\$100.93	-\$186.00	\$100.93
VII	0.4	-\$124.00	\$48.16	-\$124.00	\$48.16
VIII	0.0	\$0.00	\$57.38	\$0.00	\$57.38

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$1.20
c) Net return attributable to "trees only"	-\$1.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1085
f) "Other" Orchard Capitalization Rate	0.1085

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	-\$8.82	\$21.85	-\$8.82	\$21.85
II	1.0	-\$11.02	\$16.58	-\$11.02	\$16.58
III	1.0	-\$11.02	\$9.42	-\$11.02	\$9.42
IV	1.0	-\$11.02	\$5.33	-\$11.02	\$5.33
V	0.8	-\$8.26	\$4.00	-\$8.26	\$4.00
VI	0.6	-\$6.61	\$3.61	-\$6.61	\$3.61
VII	0.4	-\$4.41	\$1.72	-\$4.41	\$1.72
VIII	0.0	\$0.00	\$2.04	\$0.00	\$2.04

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$7.60
c) Net return attributable to "trees only"	-\$7.60

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1084
f) "Other" Orchard Capitalization Rate	0.1084

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	-\$56.07	\$139.09	-\$56.07	\$139.09
II	1.0	-\$70.09	\$105.56	-\$70.09	\$105.56
III	1.0	-\$70.09	\$60.02	-\$70.09	\$60.02
IV	1.0	-\$70.09	\$34.00	-\$70.09	\$34.00
V	0.8	-\$52.56	\$25.50	-\$52.56	\$25.50
VI	0.6	-\$42.05	\$23.00	-\$42.05	\$23.00
VII	0.4	-\$28.03	\$11.00	-\$28.03	\$11.00
VIII	0.0	\$0.00	\$13.01	\$0.00	\$13.01

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$15.02
c) Net return attributable to "trees only"	-\$15.02

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1094
f) "Other" Orchard Capitalization Rate	0.1094

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	-\$109.84	\$269.53	-\$109.84	\$269.53
II	1.0	-\$137.30	\$204.13	-\$137.30	\$204.13
III	1.0	-\$137.30	\$115.61	-\$137.30	\$115.61
IV	1.0	-\$137.30	\$65.03	-\$137.30	\$65.03
V	0.8	-\$102.97	\$48.77	-\$102.97	\$48.77
VI	0.6	-\$82.38	\$44.08	-\$82.38	\$44.08
VII	0.4	-\$54.92	\$20.95	-\$54.92	\$20.95
VIII	0.0	\$0.00	\$25.29	\$0.00	\$25.29

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$10.01
c) Net return attributable to "trees only"	-\$10.01

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1106
f) "Other" Orchard Capitalization Rate	0.1106

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	-\$72.40	\$175.33	-\$72.40	\$175.33
II	1.0	-\$90.50	\$132.46	-\$90.50	\$132.46
III	1.0	-\$90.50	\$74.65	-\$90.50	\$74.65
IV	1.0	-\$90.50	\$41.62	-\$90.50	\$41.62
V	0.8	-\$67.88	\$31.22	-\$67.88	\$31.22
VI	0.6	-\$54.30	\$28.28	-\$54.30	\$28.28
VII	0.4	-\$36.20	\$13.35	-\$36.20	\$13.35
VIII	0.0	\$0.00	\$16.52	\$0.00	\$16.52

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$14.11
c) Net return attributable to "trees only"	-\$14.11

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0124
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1158
f) "Other" Orchard Capitalization Rate	0.1158

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	-\$97.43	\$224.03	-\$97.43	\$224.03
II	1.0	-\$121.79	\$167.53	-\$121.79	\$167.53
III	1.0	-\$121.79	\$92.52	-\$121.79	\$92.52
IV	1.0	-\$121.79	\$49.66	-\$121.79	\$49.66
V	0.8	-\$91.34	\$37.24	-\$91.34	\$37.24
VI	0.6	-\$73.07	\$34.08	-\$73.07	\$34.08
VII	0.4	-\$48.72	\$15.58	-\$48.72	\$15.58
VIII	0.0	\$0.00	\$21.43	\$0.00	\$21.43

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$10.40
c) Net return attributable to "trees only"	-\$10.40

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1083
f) "Other" Orchard Capitalization Rate	0.1083

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	-\$76.82	\$190.65	-\$76.82	\$190.65
II	1.0	-\$96.02	\$144.70	-\$96.02	\$144.70
III	1.0	-\$96.02	\$82.29	-\$96.02	\$82.29
IV	1.0	-\$96.02	\$46.63	-\$96.02	\$46.63
V	0.8	-\$72.02	\$34.97	-\$72.02	\$34.97
VI	0.6	-\$57.61	\$31.54	-\$57.61	\$31.54
VII	0.4	-\$38.41	\$15.08	-\$38.41	\$15.08
VIII	0.0	\$0.00	\$17.83	\$0.00	\$17.83

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$82.89
c) Net return attributable to "trees only"	-\$82.89

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1108
f) "Other" Orchard Capitalization Rate	0.1108

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	-\$598.25	\$1,445.30	-\$598.25	\$1,445.30
II	1.0	-\$747.82	\$1,091.38	-\$747.82	\$1,091.38
III	1.0	-\$747.82	\$614.55	-\$747.82	\$614.55
IV	1.0	-\$747.82	\$342.08	-\$747.82	\$342.08
V	0.8	-\$560.86	\$256.56	-\$560.86	\$256.56
VI	0.6	-\$448.69	\$232.49	-\$448.69	\$232.49
VII	0.4	-\$299.13	\$109.58	-\$299.13	\$109.58
VIII	0.0	\$0.00	\$136.24	\$0.00	\$136.24

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$33.29
c) Net return attributable to "trees only"	-\$33.29

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1100
f) "Other" Orchard Capitalization Rate	0.1100

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	-\$242.19	\$590.54	-\$242.19	\$590.54
II	1.0	-\$302.74	\$446.72	-\$302.74	\$446.72
III	1.0	-\$302.74	\$252.41	-\$302.74	\$252.41
IV	1.0	-\$302.74	\$141.38	-\$302.74	\$141.38
V	0.8	-\$227.06	\$106.04	-\$227.06	\$106.04
VI	0.6	-\$181.64	\$95.93	-\$181.64	\$95.93
VII	0.4	-\$121.10	\$45.45	-\$121.10	\$45.45
VIII	0.0	\$0.00	\$55.52	\$0.00	\$55.52

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$130.38
c) Net return attributable to "trees only"	-\$130.38

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0099
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1133
f) "Other" Orchard Capitalization Rate	0.1133

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	-\$920.71	\$2,169.44	-\$920.71	\$2,169.44
II	1.0	-\$1,150.89	\$1,630.24	-\$1,150.89	\$1,630.24
III	1.0	-\$1,150.89	\$909.21	-\$1,150.89	\$909.21
IV	1.0	-\$1,150.89	\$497.19	-\$1,150.89	\$497.19
V	0.8	-\$863.17	\$372.89	-\$863.17	\$372.89
VI	0.6	-\$690.53	\$339.52	-\$690.53	\$339.52
VII	0.4	-\$460.36	\$157.67	-\$460.36	\$157.67
VIII	0.0	\$0.00	\$206.01	\$0.00	\$206.01

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$37.47
c) Net return attributable to "trees only"	-\$37.47

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1124
f) "Other" Orchard Capitalization Rate	0.1124

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	-\$266.68	\$634.01	-\$266.68	\$634.01
II	1.0	-\$333.35	\$477.27	-\$333.35	\$477.27
III	1.0	-\$333.35	\$267.11	-\$333.35	\$267.11
IV	1.0	-\$333.35	\$147.02	-\$333.35	\$147.02
V	0.8	-\$250.01	\$110.26	-\$250.01	\$110.26
VI	0.6	-\$200.01	\$100.22	-\$200.01	\$100.22
VII	0.4	-\$133.34	\$46.80	-\$133.34	\$46.80
VIII	0.0	\$0.00	\$60.05	\$0.00	\$60.05

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$12.47
c) Net return attributable to "trees only"	-\$12.47

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1101
f) "Other" Orchard Capitalization Rate	0.1101

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	-\$90.63	\$220.73	-\$90.63	\$220.73
II	1.0	-\$113.29	\$166.93	-\$113.29	\$166.93
III	1.0	-\$113.29	\$94.28	-\$113.29	\$94.28
IV	1.0	-\$113.29	\$52.77	-\$113.29	\$52.77
V	0.8	-\$84.97	\$39.58	-\$84.97	\$39.58
VI	0.6	-\$67.97	\$35.81	-\$67.97	\$35.81
VII	0.4	-\$45.32	\$16.96	-\$45.32	\$16.96
VIII	0.0	\$0.00	\$20.76	\$0.00	\$20.76

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$47.67
c) Net return attributable to "trees only"	-\$47.67

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1100
f) "Other" Orchard Capitalization Rate	0.1100

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	-\$346.73	\$845.17	-\$346.73	\$845.17
II	1.0	-\$433.41	\$639.29	-\$433.41	\$639.29
III	1.0	-\$433.41	\$361.19	-\$433.41	\$361.19
IV	1.0	-\$433.41	\$202.27	-\$433.41	\$202.27
V	0.8	-\$325.06	\$151.70	-\$325.06	\$151.70
VI	0.6	-\$260.05	\$137.25	-\$260.05	\$137.25
VII	0.4	-\$173.36	\$65.01	-\$173.36	\$65.01
VIII	0.0	\$0.00	\$79.46	\$0.00	\$79.46

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$14.85
c) Net return attributable to "trees only"	-\$14.85

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1106
f) "Other" Orchard Capitalization Rate	0.1106

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	-\$107.46	\$260.38	-\$107.46	\$260.38
II	1.0	-\$134.33	\$196.73	-\$134.33	\$196.73
III	1.0	-\$134.33	\$110.90	-\$134.33	\$110.90
IV	1.0	-\$134.33	\$61.85	-\$134.33	\$61.85
V	0.8	-\$100.75	\$46.39	-\$100.75	\$46.39
VI	0.6	-\$80.60	\$42.02	-\$80.60	\$42.02
VII	0.4	-\$53.73	\$19.84	-\$53.73	\$19.84
VIII	0.0	\$0.00	\$24.52	\$0.00	\$24.52

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$25.95
c) Net return attributable to "trees only"	-\$25.95

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1106
f) "Other" Orchard Capitalization Rate	0.1106

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	-\$187.65	\$454.33	-\$187.65	\$454.33
II	1.0	-\$234.57	\$343.22	-\$234.57	\$343.22
III	1.0	-\$234.57	\$193.42	-\$234.57	\$193.42
IV	1.0	-\$234.57	\$107.82	-\$234.57	\$107.82
V	0.8	-\$175.92	\$80.87	-\$175.92	\$80.87
VI	0.6	-\$140.74	\$73.25	-\$140.74	\$73.25
VII	0.4	-\$93.83	\$34.57	-\$93.83	\$34.57
VIII	0.0	\$0.00	\$42.80	\$0.00	\$42.80

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$67.19
c) Net return attributable to "trees only"	-\$67.19

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1110
f) "Other" Orchard Capitalization Rate	0.1110

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	-\$484.06	\$1,166.98	-\$484.06	\$1,166.98
II	1.0	-\$605.08	\$880.86	-\$605.08	\$880.86
III	1.0	-\$605.08	\$495.61	-\$605.08	\$495.61
IV	1.0	-\$605.08	\$275.48	-\$605.08	\$275.48
V	0.8	-\$453.81	\$206.61	-\$453.81	\$206.61
VI	0.6	-\$363.05	\$187.30	-\$363.05	\$187.30
VII	0.4	-\$242.03	\$88.18	-\$242.03	\$88.18
VIII	0.0	\$0.00	\$110.07	\$0.00	\$110.07

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$65.26
c) Net return attributable to "trees only"	-\$65.26

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1110
f) "Other" Orchard Capitalization Rate	0.1110

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	-\$470.13	\$1,133.38	-\$470.13	\$1,133.38
II	1.0	-\$587.66	\$855.49	-\$587.66	\$855.49
III	1.0	-\$587.66	\$481.34	-\$587.66	\$481.34
IV	1.0	-\$587.66	\$267.54	-\$587.66	\$267.54
V	0.8	-\$440.74	\$200.66	-\$440.74	\$200.66
VI	0.6	-\$352.59	\$181.91	-\$352.59	\$181.91
VII	0.4	-\$235.06	\$85.64	-\$235.06	\$85.64
VIII	0.0	\$0.00	\$106.90	\$0.00	\$106.90

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$90.34
c) Net return attributable to "trees only"	-\$90.34

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1118
f) "Other" Orchard Capitalization Rate	0.1118

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	-\$646.70	\$1,547.55	-\$646.70	\$1,547.55
II	1.0	-\$808.38	\$1,166.45	-\$808.38	\$1,166.45
III	1.0	-\$808.38	\$654.46	-\$808.38	\$654.46
IV	1.0	-\$808.38	\$361.89	-\$808.38	\$361.89
V	0.8	-\$606.28	\$271.42	-\$606.28	\$271.42
VI	0.6	-\$485.03	\$246.39	-\$485.03	\$246.39
VII	0.4	-\$323.35	\$115.50	-\$323.35	\$115.50
VIII	0.0	\$0.00	\$146.28	\$0.00	\$146.28

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$26.96
c) Net return attributable to "trees only"	-\$26.96

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1134
f) "Other" Orchard Capitalization Rate	0.1134

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	-\$190.19	\$447.65	-\$190.19	\$447.65
II	1.0	-\$237.73	\$336.32	-\$237.73	\$336.32
III	1.0	-\$237.73	\$187.49	-\$237.73	\$187.49
IV	1.0	-\$237.73	\$102.44	-\$237.73	\$102.44
V	0.8	-\$178.30	\$76.83	-\$178.30	\$76.83
VI	0.6	-\$142.64	\$69.97	-\$142.64	\$69.97
VII	0.4	-\$95.09	\$32.47	-\$95.09	\$32.47
VIII	0.0	\$0.00	\$42.52	\$0.00	\$42.52

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$27.69
c) Net return attributable to "trees only"	-\$27.69

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0088
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1122
f) "Other" Orchard Capitalization Rate	0.1122

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	-\$197.48	\$470.61	-\$197.48	\$470.61
II	1.0	-\$246.85	\$354.43	-\$246.85	\$354.43
III	1.0	-\$246.85	\$198.54	-\$246.85	\$198.54
IV	1.0	-\$246.85	\$109.46	-\$246.85	\$109.46
V	0.8	-\$185.14	\$82.10	-\$185.14	\$82.10
VI	0.6	-\$148.11	\$74.58	-\$148.11	\$74.58
VII	0.4	-\$98.74	\$34.88	-\$98.74	\$34.88
VIII	0.0	\$0.00	\$44.54	\$0.00	\$44.54

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$9.39
c) Net return attributable to "trees only"	-\$9.39

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1087
f) "Other" Orchard Capitalization Rate	0.1087

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	-\$69.11	\$170.80	-\$69.11	\$170.80
II	1.0	-\$86.38	\$129.53	-\$86.38	\$129.53
III	1.0	-\$86.38	\$73.55	-\$86.38	\$73.55
IV	1.0	-\$86.38	\$41.56	-\$86.38	\$41.56
V	0.8	-\$64.79	\$31.17	-\$64.79	\$31.17
VI	0.6	-\$51.83	\$28.14	-\$51.83	\$28.14
VII	0.4	-\$34.55	\$13.43	-\$34.55	\$13.43
VIII	0.0	\$0.00	\$15.99	\$0.00	\$15.99

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$0.51
c) Net return attributable to "trees only"	-\$0.51

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1118
f) "Other" Orchard Capitalization Rate	0.1118

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	-\$3.65	\$8.73	-\$3.65	\$8.73
II	1.0	-\$4.56	\$6.58	-\$4.56	\$6.58
III	1.0	-\$4.56	\$3.69	-\$4.56	\$3.69
IV	1.0	-\$4.56	\$2.04	-\$4.56	\$2.04
V	0.8	-\$3.42	\$1.53	-\$3.42	\$1.53
VI	0.6	-\$2.74	\$1.39	-\$2.74	\$1.39
VII	0.4	-\$1.82	\$0.65	-\$1.82	\$0.65
VIII	0.0	\$0.00	\$0.83	\$0.00	\$0.83

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$25.41
c) Net return attributable to "trees only"	-\$25.41

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1087
f) "Other" Orchard Capitalization Rate	0.1087

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	-\$186.94	\$462.01	-\$186.94	\$462.01
II	1.0	-\$233.68	\$350.38	-\$233.68	\$350.38
III	1.0	-\$233.68	\$198.96	-\$233.68	\$198.96
IV	1.0	-\$233.68	\$112.43	-\$233.68	\$112.43
V	0.8	-\$175.26	\$84.32	-\$175.26	\$84.32
VI	0.6	-\$140.21	\$76.11	-\$140.21	\$76.11
VII	0.4	-\$93.47	\$36.32	-\$93.47	\$36.32
VIII	0.0	\$0.00	\$43.26	\$0.00	\$43.26

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 (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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$107.45
c) Net return attributable to "trees only"	-\$107.45

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0095
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1129
f) "Other" Orchard Capitalization Rate	0.1129

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	-\$761.56	\$1,801.83	-\$761.56	\$1,801.83
II	1.0	-\$951.95	\$1,355.10	-\$951.95	\$1,355.10
III	1.0	-\$951.95	\$756.98	-\$951.95	\$756.98
IV	1.0	-\$951.95	\$415.19	-\$951.95	\$415.19
V	0.8	-\$713.96	\$311.39	-\$713.96	\$311.39
VI	0.6	-\$571.17	\$283.29	-\$571.17	\$283.29
VII	0.4	-\$380.78	\$131.90	-\$380.78	\$131.90
VIII	0.0	\$0.00	\$170.89	\$0.00	\$170.89

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$14.20
c) Net return attributable to "trees only"	-\$14.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1086
f) "Other" Orchard Capitalization Rate	0.1086

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	-\$104.59	\$258.81	-\$104.59	\$258.81
II	1.0	-\$130.74	\$196.32	-\$130.74	\$196.32
III	1.0	-\$130.74	\$111.52	-\$130.74	\$111.52
IV	1.0	-\$130.74	\$63.07	-\$130.74	\$63.07
V	0.8	-\$98.06	\$47.30	-\$98.06	\$47.30
VI	0.6	-\$78.44	\$42.69	-\$78.44	\$42.69
VII	0.4	-\$52.30	\$20.38	-\$52.30	\$20.38
VIII	0.0	\$0.00	\$24.23	\$0.00	\$24.23

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$24.70
c) Net return attributable to "trees only"	-\$24.70

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1106
f) "Other" Orchard Capitalization Rate	0.1106

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	-\$178.61	\$432.55	-\$178.61	\$432.55
II	1.0	-\$223.27	\$326.78	-\$223.27	\$326.78
III	1.0	-\$223.27	\$184.18	-\$223.27	\$184.18
IV	1.0	-\$223.27	\$102.69	-\$223.27	\$102.69
V	0.8	-\$167.45	\$77.02	-\$167.45	\$77.02
VI	0.6	-\$133.96	\$69.76	-\$133.96	\$69.76
VII	0.4	-\$89.31	\$32.93	-\$89.31	\$32.93
VIII	0.0	\$0.00	\$40.74	\$0.00	\$40.74

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$13.02
c) Net return attributable to "trees only"	-\$13.02

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1092
f) "Other" Orchard Capitalization Rate	0.1092

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	-\$95.39	\$234.58	-\$95.39	\$234.58
II	1.0	-\$119.23	\$177.74	-\$119.23	\$177.74
III	1.0	-\$119.23	\$100.75	-\$119.23	\$100.75
IV	1.0	-\$119.23	\$56.75	-\$119.23	\$56.75
V	0.8	-\$89.42	\$42.56	-\$89.42	\$42.56
VI	0.6	-\$71.54	\$38.45	-\$71.54	\$38.45
VII	0.4	-\$47.69	\$18.30	-\$47.69	\$18.30
VIII	0.0	\$0.00	\$22.00	\$0.00	\$22.00

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$88.09
c) Net return attributable to "trees only"	-\$88.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1101
f) "Other" Orchard Capitalization Rate	0.1101

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	-\$639.84	\$1,557.29	-\$639.84	\$1,557.29
II	1.0	-\$799.80	\$1,177.62	-\$799.80	\$1,177.62
III	1.0	-\$799.80	\$664.96	-\$799.80	\$664.96
IV	1.0	-\$799.80	\$372.00	-\$799.80	\$372.00
V	0.8	-\$599.85	\$279.00	-\$599.85	\$279.00
VI	0.6	-\$479.88	\$252.50	-\$479.88	\$252.50
VII	0.4	-\$319.92	\$119.51	-\$319.92	\$119.51
VIII	0.0	\$0.00	\$146.48	\$0.00	\$146.48

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$23.43
c) Net return attributable to "trees only"	-\$23.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1085
f) "Other" Orchard Capitalization Rate	0.1085

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	-\$172.83	\$428.37	-\$172.83	\$428.37
II	1.0	-\$216.04	\$325.04	-\$216.04	\$325.04
III	1.0	-\$216.04	\$184.76	-\$216.04	\$184.76
IV	1.0	-\$216.04	\$104.60	-\$216.04	\$104.60
V	0.8	-\$162.03	\$78.45	-\$162.03	\$78.45
VI	0.6	-\$129.62	\$70.78	-\$129.62	\$70.78
VII	0.4	-\$86.42	\$33.82	-\$86.42	\$33.82
VIII	0.0	\$0.00	\$40.08	\$0.00	\$40.08

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$4.79
c) Net return attributable to "trees only"	-\$4.79

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1106
f) "Other" Orchard Capitalization Rate	0.1106

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	-\$34.62	\$83.82	-\$34.62	\$83.82
II	1.0	-\$43.28	\$63.32	-\$43.28	\$63.32
III	1.0	-\$43.28	\$35.69	-\$43.28	\$35.69
IV	1.0	-\$43.28	\$19.89	-\$43.28	\$19.89
V	0.8	-\$32.46	\$14.92	-\$32.46	\$14.92
VI	0.6	-\$25.97	\$13.52	-\$25.97	\$13.52
VII	0.4	-\$17.31	\$6.38	-\$17.31	\$6.38
VIII	0.0	\$0.00	\$7.90	\$0.00	\$7.90

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 Greensville.

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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$92.15
c) Net return attributable to "trees only"	-\$92.15

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1095
f) "Other" Orchard Capitalization Rate	0.1095

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	-\$673.40	\$1,650.71	-\$673.40	\$1,650.71
II	1.0	-\$841.75	\$1,249.95	-\$841.75	\$1,249.95
III	1.0	-\$841.75	\$707.66	-\$841.75	\$707.66
IV	1.0	-\$841.75	\$397.78	-\$841.75	\$397.78
V	0.8	-\$631.31	\$298.33	-\$631.31	\$298.33
VI	0.6	-\$505.05	\$269.65	-\$505.05	\$269.65
VII	0.4	-\$336.70	\$128.12	-\$336.70	\$128.12
VIII	0.0	\$0.00	\$154.94	\$0.00	\$154.94

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$17.39
c) Net return attributable to "trees only"	-\$17.39

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1082
f) "Other" Orchard Capitalization Rate	0.1082

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	-\$128.61	\$319.72	-\$128.61	\$319.72
II	1.0	-\$160.77	\$242.73	-\$160.77	\$242.73
III	1.0	-\$160.77	\$138.12	-\$160.77	\$138.12
IV	1.0	-\$160.77	\$78.34	-\$160.77	\$78.34
V	0.8	-\$120.58	\$58.76	-\$120.58	\$58.76
VI	0.6	-\$96.46	\$52.98	-\$96.46	\$52.98
VII	0.4	-\$64.31	\$25.36	-\$64.31	\$25.36
VIII	0.0	\$0.00	\$29.89	\$0.00	\$29.89

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$83.93
c) Net return attributable to "trees only"	-\$83.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0120
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1153
f) "Other" Orchard Capitalization Rate	0.1153

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	-\$582.18	\$1,344.87	-\$582.18	\$1,344.87
II	1.0	-\$727.73	\$1,006.62	-\$727.73	\$1,006.62
III	1.0	-\$727.73	\$556.97	-\$727.73	\$556.97
IV	1.0	-\$727.73	\$300.03	-\$727.73	\$300.03
V	0.8	-\$545.80	\$225.03	-\$545.80	\$225.03
VI	0.6	-\$436.64	\$205.71	-\$436.64	\$205.71
VII	0.4	-\$291.09	\$94.32	-\$291.09	\$94.32
VIII	0.0	\$0.00	\$128.47	\$0.00	\$128.47

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$83.10
c) Net return attributable to "trees only"	-\$83.10

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1108
f) "Other" Orchard Capitalization Rate	0.1108

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	-\$599.76	\$1,448.95	-\$599.76	\$1,448.95
II	1.0	-\$749.70	\$1,094.14	-\$749.70	\$1,094.14
III	1.0	-\$749.70	\$616.11	-\$749.70	\$616.11
IV	1.0	-\$749.70	\$342.95	-\$749.70	\$342.95
V	0.8	-\$562.28	\$257.21	-\$562.28	\$257.21
VI	0.6	-\$449.82	\$233.08	-\$449.82	\$233.08
VII	0.4	-\$299.88	\$109.86	-\$299.88	\$109.86
VIII	0.0	\$0.00	\$136.58	\$0.00	\$136.58

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$77.72
c) Net return attributable to "trees only"	-\$77.72

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1108
f) "Other" Orchard Capitalization Rate	0.1108

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	-\$560.91	\$1,355.10	-\$560.91	\$1,355.10
II	1.0	-\$701.14	\$1,023.27	-\$701.14	\$1,023.27
III	1.0	-\$701.14	\$576.20	-\$701.14	\$576.20
IV	1.0	-\$701.14	\$320.73	-\$701.14	\$320.73
V	0.8	-\$525.86	\$240.55	-\$525.86	\$240.55
VI	0.6	-\$420.69	\$217.99	-\$420.69	\$217.99
VII	0.4	-\$280.46	\$102.75	-\$280.46	\$102.75
VIII	0.0	\$0.00	\$127.73	\$0.00	\$127.73

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$58.24
c) Net return attributable to "trees only"	-\$58.24

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1106
f) "Other" Orchard Capitalization Rate	0.1106

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	-\$421.44	\$1,021.21	-\$421.44	\$1,021.21
II	1.0	-\$526.79	\$771.59	-\$526.79	\$771.59
III	1.0	-\$526.79	\$434.97	-\$526.79	\$434.97
IV	1.0	-\$526.79	\$242.62	-\$526.79	\$242.62
V	0.8	-\$395.10	\$181.96	-\$395.10	\$181.96
VI	0.6	-\$316.08	\$164.80	-\$316.08	\$164.80
VII	0.4	-\$210.72	\$77.81	-\$210.72	\$77.81
VIII	0.0	\$0.00	\$96.18	\$0.00	\$96.18

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$101.31
c) Net return attributable to "trees only"	-\$101.31

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0080
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1114
f) "Other" Orchard Capitalization Rate	0.1114

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	-\$727.38	\$1,746.58	-\$727.38	\$1,746.58
II	1.0	-\$909.22	\$1,317.34	-\$909.22	\$1,317.34
III	1.0	-\$909.22	\$740.09	-\$909.22	\$740.09
IV	1.0	-\$909.22	\$410.23	-\$909.22	\$410.23
V	0.8	-\$681.91	\$307.67	-\$681.91	\$307.67
VI	0.6	-\$545.53	\$279.12	-\$545.53	\$279.12
VII	0.4	-\$363.69	\$131.10	-\$363.69	\$131.10
VIII	0.0	\$0.00	\$164.93	\$0.00	\$164.93

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$89.11
c) Net return attributable to "trees only"	-\$89.11

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0080
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1114
f) "Other" Orchard Capitalization Rate	0.1114

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	-\$639.77	\$1,536.22	-\$639.77	\$1,536.22
II	1.0	-\$799.71	\$1,158.68	-\$799.71	\$1,158.68
III	1.0	-\$799.71	\$650.95	-\$799.71	\$650.95
IV	1.0	-\$799.71	\$360.82	-\$799.71	\$360.82
V	0.8	-\$599.78	\$270.61	-\$599.78	\$270.61
VI	0.6	-\$479.83	\$245.50	-\$479.83	\$245.50
VII	0.4	-\$319.88	\$115.31	-\$319.88	\$115.31
VIII	0.0	\$0.00	\$145.07	\$0.00	\$145.07

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$10.95
c) Net return attributable to "trees only"	-\$10.95

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1083
f) "Other" Orchard Capitalization Rate	0.1083

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	-\$80.90	\$200.93	-\$80.90	\$200.93
II	1.0	-\$101.13	\$152.52	-\$101.13	\$152.52
III	1.0	-\$101.13	\$86.76	-\$101.13	\$86.76
IV	1.0	-\$101.13	\$49.18	-\$101.13	\$49.18
V	0.8	-\$75.85	\$36.89	-\$75.85	\$36.89
VI	0.6	-\$60.68	\$33.27	-\$60.68	\$33.27
VII	0.4	-\$40.45	\$15.92	-\$40.45	\$15.92
VIII	0.0	\$0.00	\$18.79	\$0.00	\$18.79

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$107.46
c) Net return attributable to "trees only"	-\$107.46

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1110
f) "Other" Orchard Capitalization Rate	0.1110

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	-\$774.33	\$1,867.14	-\$774.33	\$1,867.14
II	1.0	-\$967.91	\$1,409.41	-\$967.91	\$1,409.41
III	1.0	-\$967.91	\$793.07	-\$967.91	\$793.07
IV	1.0	-\$967.91	\$440.87	-\$967.91	\$440.87
V	0.8	-\$725.93	\$330.65	-\$725.93	\$330.65
VI	0.6	-\$580.75	\$299.74	-\$580.75	\$299.74
VII	0.4	-\$387.16	\$141.13	-\$387.16	\$141.13
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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$83.93
c) Net return attributable to "trees only"	-\$83.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1111
f) "Other" Orchard Capitalization Rate	0.1111

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	-\$604.33	\$1,456.02	-\$604.33	\$1,456.02
II	1.0	-\$755.41	\$1,098.90	-\$755.41	\$1,098.90
III	1.0	-\$755.41	\$618.16	-\$755.41	\$618.16
IV	1.0	-\$755.41	\$343.44	-\$755.41	\$343.44
V	0.8	-\$566.56	\$257.58	-\$566.56	\$257.58
VI	0.6	-\$453.25	\$233.54	-\$453.25	\$233.54
VII	0.4	-\$302.17	\$109.91	-\$302.17	\$109.91
VIII	0.0	\$0.00	\$137.36	\$0.00	\$137.36

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$50.99
c) Net return attributable to "trees only"	-\$50.99

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0057
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1091
f) "Other" Orchard Capitalization Rate	0.1091

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	-\$373.94	\$920.42	-\$373.94	\$920.42
II	1.0	-\$467.42	\$697.50	-\$467.42	\$697.50
III	1.0	-\$467.42	\$395.48	-\$467.42	\$395.48
IV	1.0	-\$467.42	\$222.90	-\$467.42	\$222.90
V	0.8	-\$350.57	\$167.18	-\$350.57	\$167.18
VI	0.6	-\$280.45	\$151.00	-\$280.45	\$151.00
VII	0.4	-\$186.97	\$71.90	-\$186.97	\$71.90
VIII	0.0	\$0.00	\$86.29	\$0.00	\$86.29

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$97.07
c) Net return attributable to "trees only"	-\$97.07

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1110
f) "Other" Orchard Capitalization Rate	0.1110

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	-\$699.62	\$1,687.49	-\$699.62	\$1,687.49
II	1.0	-\$874.53	\$1,273.88	-\$874.53	\$1,273.88
III	1.0	-\$874.53	\$716.88	-\$874.53	\$716.88
IV	1.0	-\$874.53	\$398.60	-\$874.53	\$398.60
V	0.8	-\$655.89	\$298.95	-\$655.89	\$298.95
VI	0.6	-\$524.72	\$270.99	-\$524.72	\$270.99
VII	0.4	-\$349.81	\$127.61	-\$349.81	\$127.61
VIII	0.0	\$0.00	\$159.14	\$0.00	\$159.14

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$81.32
c) Net return attributable to "trees only"	-\$81.32

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1088
f) "Other" Orchard Capitalization Rate	0.1088

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	-\$597.93	\$1,476.37	-\$597.93	\$1,476.37
II	1.0	-\$747.41	\$1,119.46	-\$747.41	\$1,119.46
III	1.0	-\$747.41	\$635.46	-\$747.41	\$635.46
IV	1.0	-\$747.41	\$358.89	-\$747.41	\$358.89
V	0.8	-\$560.56	\$269.16	-\$560.56	\$269.16
VI	0.6	-\$448.44	\$242.99	-\$448.44	\$242.99
VII	0.4	-\$298.96	\$115.90	-\$298.96	\$115.90
VIII	0.0	\$0.00	\$138.29	\$0.00	\$138.29

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$26.96
c) Net return attributable to "trees only"	-\$26.96

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1140
f) "Other" Orchard Capitalization Rate	0.1140

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	-\$189.20	\$442.75	-\$189.20	\$442.75
II	1.0	-\$236.50	\$332.25	-\$236.50	\$332.25
III	1.0	-\$236.50	\$184.80	-\$236.50	\$184.80
IV	1.0	-\$236.50	\$100.54	-\$236.50	\$100.54
V	0.8	-\$177.38	\$75.40	-\$177.38	\$75.40
VI	0.6	-\$141.90	\$68.75	-\$141.90	\$68.75
VII	0.4	-\$94.60	\$31.79	-\$94.60	\$31.79
VIII	0.0	\$0.00	\$42.13	\$0.00	\$42.13

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$25.42
c) Net return attributable to "trees only"	-\$25.42

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1102
f) "Other" Orchard Capitalization Rate	0.1102

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	-\$184.56	\$448.97	-\$184.56	\$448.97
II	1.0	-\$230.70	\$339.48	-\$230.70	\$339.48
III	1.0	-\$230.70	\$191.65	-\$230.70	\$191.65
IV	1.0	-\$230.70	\$107.18	-\$230.70	\$107.18
V	0.8	-\$173.03	\$80.39	-\$173.03	\$80.39
VI	0.6	-\$138.42	\$72.76	-\$138.42	\$72.76
VII	0.4	-\$92.28	\$34.43	-\$92.28	\$34.43
VIII	0.0	\$0.00	\$42.24	\$0.00	\$42.24

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$7.60
c) Net return attributable to "trees only"	-\$7.60

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1140
f) "Other" Orchard Capitalization Rate	0.1140

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	-\$53.30	\$124.69	-\$53.30	\$124.69
II	1.0	-\$66.62	\$93.57	-\$66.62	\$93.57
III	1.0	-\$66.62	\$52.04	-\$66.62	\$52.04
IV	1.0	-\$66.62	\$28.30	-\$66.62	\$28.30
V	0.8	-\$49.97	\$21.23	-\$49.97	\$21.23
VI	0.6	-\$39.97	\$19.36	-\$39.97	\$19.36
VII	0.4	-\$26.65	\$8.95	-\$26.65	\$8.95
VIII	0.0	\$0.00	\$11.87	\$0.00	\$11.87

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$39.14
c) Net return attributable to "trees only"	-\$39.14

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0071
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1105
f) "Other" Orchard Capitalization Rate	0.1105

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	-\$283.47	\$687.66	-\$283.47	\$687.66
II	1.0	-\$354.34	\$519.68	-\$354.34	\$519.68
III	1.0	-\$354.34	\$293.08	-\$354.34	\$293.08
IV	1.0	-\$354.34	\$163.59	-\$354.34	\$163.59
V	0.8	-\$265.76	\$122.70	-\$265.76	\$122.70
VI	0.6	-\$212.61	\$111.10	-\$212.61	\$111.10
VII	0.4	-\$141.74	\$52.49	-\$141.74	\$52.49
VIII	0.0	\$0.00	\$64.74	\$0.00	\$64.74

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$85.46
c) Net return attributable to "trees only"	-\$85.46

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1088
f) "Other" Orchard Capitalization Rate	0.1088

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	-\$628.43	\$1,551.96	-\$628.43	\$1,551.96
II	1.0	-\$785.54	\$1,176.81	-\$785.54	\$1,176.81
III	1.0	-\$785.54	\$668.05	-\$785.54	\$668.05
IV	1.0	-\$785.54	\$377.33	-\$785.54	\$377.33
V	0.8	-\$589.16	\$283.00	-\$589.16	\$283.00
VI	0.6	-\$471.32	\$255.47	-\$471.32	\$255.47
VII	0.4	-\$314.22	\$121.86	-\$314.22	\$121.86
VIII	0.0	\$0.00	\$145.36	\$0.00	\$145.36

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$11.12
c) Net return attributable to "trees only"	-\$11.12

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1117
f) "Other" Orchard Capitalization Rate	0.1117

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	-\$79.59	\$190.53	-\$79.59	\$190.53
II	1.0	-\$99.49	\$143.62	-\$99.49	\$143.62
III	1.0	-\$99.49	\$80.59	-\$99.49	\$80.59
IV	1.0	-\$99.49	\$44.57	-\$99.49	\$44.57
V	0.8	-\$74.62	\$33.43	-\$74.62	\$33.43
VI	0.6	-\$59.70	\$30.35	-\$59.70	\$30.35
VII	0.4	-\$39.80	\$14.23	-\$39.80	\$14.23
VIII	0.0	\$0.00	\$18.01	\$0.00	\$18.01

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$3.17
c) Net return attributable to "trees only"	-\$3.17

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1107
f) "Other" Orchard Capitalization Rate	0.1107

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	-\$22.89	\$55.39	-\$22.89	\$55.39
II	1.0	-\$28.61	\$41.84	-\$28.61	\$41.84
III	1.0	-\$28.61	\$23.57	-\$28.61	\$23.57
IV	1.0	-\$28.61	\$13.13	-\$28.61	\$13.13
V	0.8	-\$21.46	\$9.85	-\$21.46	\$9.85
VI	0.6	-\$17.17	\$8.92	-\$17.17	\$8.92
VII	0.4	-\$11.45	\$4.21	-\$11.45	\$4.21
VIII	0.0	\$0.00	\$5.22	\$0.00	\$5.22

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$83.93
c) Net return attributable to "trees only"	-\$83.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0080
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1114
f) "Other" Orchard Capitalization Rate	0.1114

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	-\$602.71	\$1,447.60	-\$602.71	\$1,447.60
II	1.0	-\$753.38	\$1,091.89	-\$753.38	\$1,091.89
III	1.0	-\$753.38	\$613.49	-\$753.38	\$613.49
IV	1.0	-\$753.38	\$340.11	-\$753.38	\$340.11
V	0.8	-\$565.04	\$255.09	-\$565.04	\$255.09
VI	0.6	-\$452.03	\$231.41	-\$452.03	\$231.41
VII	0.4	-\$301.35	\$108.71	-\$301.35	\$108.71
VIII	0.0	\$0.00	\$136.69	\$0.00	\$136.69

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$83.93
c) Net return attributable to "trees only"	-\$83.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0117
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1151
f) "Other" Orchard Capitalization Rate	0.1151

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	-\$583.58	\$1,351.65	-\$583.58	\$1,351.65
II	1.0	-\$729.47	\$1,012.23	-\$729.47	\$1,012.23
III	1.0	-\$729.47	\$560.68	-\$729.47	\$560.68
IV	1.0	-\$729.47	\$302.65	-\$729.47	\$302.65
V	0.8	-\$547.11	\$226.99	-\$547.11	\$226.99
VI	0.6	-\$437.68	\$207.39	-\$437.68	\$207.39
VII	0.4	-\$291.79	\$95.26	-\$291.79	\$95.26
VIII	0.0	\$0.00	\$129.02	\$0.00	\$129.02

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$170.04
c) Net return attributable to "trees only"	-\$170.04

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1110
f) "Other" Orchard Capitalization Rate	0.1110

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	-\$1,225.20	\$2,954.13	-\$1,225.20	\$2,954.13
II	1.0	-\$1,531.50	\$2,229.90	-\$1,531.50	\$2,229.90
III	1.0	-\$1,531.50	\$1,254.72	-\$1,531.50	\$1,254.72
IV	1.0	-\$1,531.50	\$697.47	-\$1,531.50	\$697.47
V	0.8	-\$1,148.63	\$523.11	-\$1,148.63	\$523.11
VI	0.6	-\$918.90	\$474.21	-\$918.90	\$474.21
VII	0.4	-\$612.60	\$223.27	-\$612.60	\$223.27
VIII	0.0	\$0.00	\$278.62	\$0.00	\$278.62

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$94.25
c) Net return attributable to "trees only"	-\$94.25

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1084
f) "Other" Orchard Capitalization Rate	0.1084

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	-\$695.34	\$1,723.89	-\$695.34	\$1,723.89
II	1.0	-\$869.17	\$1,308.13	-\$869.17	\$1,308.13
III	1.0	-\$869.17	\$743.64	-\$869.17	\$743.64
IV	1.0	-\$869.17	\$421.08	-\$869.17	\$421.08
V	0.8	-\$651.88	\$315.81	-\$651.88	\$315.81
VI	0.6	-\$521.50	\$284.90	-\$521.50	\$284.90
VII	0.4	-\$347.67	\$136.18	-\$347.67	\$136.18
VIII	0.0	\$0.00	\$161.28	\$0.00	\$161.28

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$18.86
c) Net return attributable to "trees only"	-\$18.86

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1078
f) "Other" Orchard Capitalization Rate	0.1078

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	-\$140.00	\$349.60	-\$140.00	\$349.60
II	1.0	-\$175.00	\$265.64	-\$175.00	\$265.64
III	1.0	-\$175.00	\$151.40	-\$175.00	\$151.40
IV	1.0	-\$175.00	\$86.12	-\$175.00	\$86.12
V	0.8	-\$131.25	\$64.59	-\$131.25	\$64.59
VI	0.6	-\$105.00	\$58.20	-\$105.00	\$58.20
VII	0.4	-\$70.00	\$27.92	-\$70.00	\$27.92
VIII	0.0	\$0.00	\$32.64	\$0.00	\$32.64

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$36.46
c) Net return attributable to "trees only"	-\$36.46

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0074
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1108
f) "Other" Orchard Capitalization Rate	0.1108

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	-\$263.21	\$635.99	-\$263.21	\$635.99
II	1.0	-\$329.02	\$480.27	-\$329.02	\$480.27
III	1.0	-\$329.02	\$270.45	-\$329.02	\$270.45
IV	1.0	-\$329.02	\$150.56	-\$329.02	\$150.56
V	0.8	-\$246.76	\$112.92	-\$246.76	\$112.92
VI	0.6	-\$197.41	\$102.32	-\$197.41	\$102.32
VII	0.4	-\$131.61	\$48.23	-\$131.61	\$48.23
VIII	0.0	\$0.00	\$59.95	\$0.00	\$59.95

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$12.52
c) Net return attributable to "trees only"	-\$12.52

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1103
f) "Other" Orchard Capitalization Rate	0.1103

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	-\$90.85	\$220.82	-\$90.85	\$220.82
II	1.0	-\$113.57	\$166.94	-\$113.57	\$166.94
III	1.0	-\$113.57	\$94.21	-\$113.57	\$94.21
IV	1.0	-\$113.57	\$52.66	-\$113.57	\$52.66
V	0.8	-\$85.18	\$39.49	-\$85.18	\$39.49
VI	0.6	-\$68.14	\$35.75	-\$68.14	\$35.75
VII	0.4	-\$45.43	\$16.91	-\$45.43	\$16.91
VIII	0.0	\$0.00	\$20.78	\$0.00	\$20.78

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$63.95
c) Net return attributable to "trees only"	-\$63.95

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0139
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1173
f) "Other" Orchard Capitalization Rate	0.1173

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	-\$436.23	\$989.64	-\$436.23	\$989.64
II	1.0	-\$545.29	\$738.00	-\$545.29	\$738.00
III	1.0	-\$545.29	\$405.29	-\$545.29	\$405.29
IV	1.0	-\$545.29	\$215.18	-\$545.29	\$215.18
V	0.8	-\$408.97	\$161.38	-\$408.97	\$161.38
VI	0.6	-\$327.17	\$148.12	-\$327.17	\$148.12
VII	0.4	-\$218.12	\$67.06	-\$218.12	\$67.06
VIII	0.0	\$0.00	\$95.06	\$0.00	\$95.06

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$25.96
c) Net return attributable to "trees only"	-\$25.96

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1093
f) "Other" Orchard Capitalization Rate	0.1093

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	-\$189.91	\$466.20	-\$189.91	\$466.20
II	1.0	-\$237.38	\$353.11	-\$237.38	\$353.11
III	1.0	-\$237.38	\$200.02	-\$237.38	\$200.02
IV	1.0	-\$237.38	\$112.54	-\$237.38	\$112.54
V	0.8	-\$178.04	\$84.41	-\$178.04	\$84.41
VI	0.6	-\$142.43	\$76.27	-\$142.43	\$76.27
VII	0.4	-\$94.95	\$36.27	-\$94.95	\$36.27
VIII	0.0	\$0.00	\$43.74	\$0.00	\$43.74

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$27.08
c) Net return attributable to "trees only"	-\$27.08

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0083
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1117
f) "Other" Orchard Capitalization Rate	0.1117

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	-\$193.95	\$464.29	-\$193.95	\$464.29
II	1.0	-\$242.43	\$349.98	-\$242.43	\$349.98
III	1.0	-\$242.43	\$196.39	-\$242.43	\$196.39
IV	1.0	-\$242.43	\$108.63	-\$242.43	\$108.63
V	0.8	-\$181.82	\$81.47	-\$181.82	\$81.47
VI	0.6	-\$145.46	\$73.95	-\$145.46	\$73.95
VII	0.4	-\$96.97	\$34.67	-\$96.97	\$34.67
VIII	0.0	\$0.00	\$43.88	\$0.00	\$43.88

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$16.14
c) Net return attributable to "trees only"	-\$16.14

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1080
f) "Other" Orchard Capitalization Rate	0.1080

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	-\$119.50	\$297.61	-\$119.50	\$297.61
II	1.0	-\$149.38	\$226.02	-\$149.38	\$226.02
III	1.0	-\$149.38	\$128.69	-\$149.38	\$128.69
IV	1.0	-\$149.38	\$73.08	-\$149.38	\$73.08
V	0.8	-\$112.03	\$54.81	-\$112.03	\$54.81
VI	0.6	-\$89.63	\$49.41	-\$89.63	\$49.41
VII	0.4	-\$59.75	\$23.67	-\$59.75	\$23.67
VIII	0.0	\$0.00	\$27.81	\$0.00	\$27.81

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$63.95
c) Net return attributable to "trees only"	-\$63.95

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1114
f) "Other" Orchard Capitalization Rate	0.1114

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	-\$459.03	\$1,102.02	-\$459.03	\$1,102.02
II	1.0	-\$573.79	\$831.16	-\$573.79	\$831.16
III	1.0	-\$573.79	\$466.91	-\$573.79	\$466.91
IV	1.0	-\$573.79	\$258.77	-\$573.79	\$258.77
V	0.8	-\$430.34	\$194.08	-\$430.34	\$194.08
VI	0.6	-\$344.28	\$176.08	-\$344.28	\$176.08
VII	0.4	-\$229.52	\$82.69	-\$229.52	\$82.69
VIII	0.0	\$0.00	\$104.07	\$0.00	\$104.07

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$40.40
c) Net return attributable to "trees only"	-\$40.40

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0102
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1135
f) "Other" Orchard Capitalization Rate	0.1135

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	-\$284.67	\$669.05	-\$284.67	\$669.05
II	1.0	-\$355.84	\$502.51	-\$355.84	\$502.51
III	1.0	-\$355.84	\$279.97	-\$355.84	\$279.97
IV	1.0	-\$355.84	\$152.81	-\$355.84	\$152.81
V	0.8	-\$266.88	\$114.61	-\$266.88	\$114.61
VI	0.6	-\$213.50	\$104.40	-\$213.50	\$104.40
VII	0.4	-\$142.33	\$48.41	-\$142.33	\$48.41
VIII	0.0	\$0.00	\$63.58	\$0.00	\$63.58

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$12.69
c) Net return attributable to "trees only"	-\$12.69

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1096
f) "Other" Orchard Capitalization Rate	0.1096

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	-\$92.67	\$226.90	-\$92.67	\$226.90
II	1.0	-\$115.84	\$171.78	-\$115.84	\$171.78
III	1.0	-\$115.84	\$97.21	-\$115.84	\$97.21
IV	1.0	-\$115.84	\$54.60	-\$115.84	\$54.60
V	0.8	-\$86.88	\$40.95	-\$86.88	\$40.95
VI	0.6	-\$69.50	\$37.02	-\$69.50	\$37.02
VII	0.4	-\$46.34	\$17.58	-\$46.34	\$17.58
VIII	0.0	\$0.00	\$21.31	\$0.00	\$21.31

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$12.69
c) Net return attributable to "trees only"	-\$12.69

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1105
f) "Other" Orchard Capitalization Rate	0.1105

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	-\$91.86	\$222.62	-\$91.86	\$222.62
II	1.0	-\$114.83	\$168.20	-\$114.83	\$168.20
III	1.0	-\$114.83	\$94.83	-\$114.83	\$94.83
IV	1.0	-\$114.83	\$52.89	-\$114.83	\$52.89
V	0.8	-\$86.12	\$39.67	-\$86.12	\$39.67
VI	0.6	-\$68.90	\$35.93	-\$68.90	\$35.93
VII	0.4	-\$45.93	\$16.96	-\$45.93	\$16.96
VIII	0.0	\$0.00	\$20.97	\$0.00	\$20.97

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$0.09
c) Net return attributable to "trees only"	-\$0.09

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0071
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1105
f) "Other" Orchard Capitalization Rate	0.1105

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	-\$0.64	\$1.55	-\$0.64	\$1.55
II	1.0	-\$0.80	\$1.17	-\$0.80	\$1.17
III	1.0	-\$0.80	\$0.66	-\$0.80	\$0.66
IV	1.0	-\$0.80	\$0.37	-\$0.80	\$0.37
V	0.8	-\$0.60	\$0.28	-\$0.60	\$0.28
VI	0.6	-\$0.48	\$0.25	-\$0.48	\$0.25
VII	0.4	-\$0.32	\$0.12	-\$0.32	\$0.12
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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$88.17
c) Net return attributable to "trees only"	-\$88.17

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1102
f) "Other" Orchard Capitalization Rate	0.1102

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	-\$640.01	\$1,556.61	-\$640.01	\$1,556.61
II	1.0	-\$800.01	\$1,176.94	-\$800.01	\$1,176.94
III	1.0	-\$800.01	\$664.40	-\$800.01	\$664.40
IV	1.0	-\$800.01	\$371.52	-\$800.01	\$371.52
V	0.8	-\$600.01	\$278.64	-\$600.01	\$278.64
VI	0.6	-\$480.01	\$252.20	-\$480.01	\$252.20
VII	0.4	-\$320.00	\$119.32	-\$320.00	\$119.32
VIII	0.0	\$0.00	\$146.44	\$0.00	\$146.44

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$4.25
c) Net return attributable to "trees only"	-\$4.25

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1137
f) "Other" Orchard Capitalization Rate	0.1137

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	-\$29.94	\$70.29	-\$29.94	\$70.29
II	1.0	-\$37.43	\$52.78	-\$37.43	\$52.78
III	1.0	-\$37.43	\$29.39	-\$37.43	\$29.39
IV	1.0	-\$37.43	\$16.03	-\$37.43	\$16.03
V	0.8	-\$28.07	\$12.02	-\$28.07	\$12.02
VI	0.6	-\$22.46	\$10.95	-\$22.46	\$10.95
VII	0.4	-\$14.97	\$5.08	-\$14.97	\$5.08
VIII	0.0	\$0.00	\$6.68	\$0.00	\$6.68

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$4.25
c) Net return attributable to "trees only"	-\$4.25

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0115
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1149
f) "Other" Orchard Capitalization Rate	0.1149

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	-\$29.62	\$68.70	-\$29.62	\$68.70
II	1.0	-\$37.02	\$51.46	-\$37.02	\$51.46
III	1.0	-\$37.02	\$28.52	-\$37.02	\$28.52
IV	1.0	-\$37.02	\$15.41	-\$37.02	\$15.41
V	0.8	-\$27.77	\$11.56	-\$27.77	\$11.56
VI	0.6	-\$22.21	\$10.56	-\$22.21	\$10.56
VII	0.4	-\$14.81	\$4.85	-\$14.81	\$4.85
VIII	0.0	\$0.00	\$6.55	\$0.00	\$6.55

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$14.11
c) Net return attributable to "trees only"	-\$14.11

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1103
f) "Other" Orchard Capitalization Rate	0.1103

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	-\$102.30	\$248.53	-\$102.30	\$248.53
II	1.0	-\$127.87	\$187.87	-\$127.87	\$187.87
III	1.0	-\$127.87	\$106.01	-\$127.87	\$106.01
IV	1.0	-\$127.87	\$59.24	-\$127.87	\$59.24
V	0.8	-\$95.90	\$44.43	-\$95.90	\$44.43
VI	0.6	-\$76.72	\$40.22	-\$76.72	\$40.22
VII	0.4	-\$51.15	\$19.02	-\$51.15	\$19.02
VIII	0.0	\$0.00	\$23.39	\$0.00	\$23.39

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$57.43
c) Net return attributable to "trees only"	-\$57.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0063
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1097
f) "Other" Orchard Capitalization Rate	0.1097

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	-\$418.88	\$1,024.55	-\$418.88	\$1,024.55
II	1.0	-\$523.60	\$775.48	-\$523.60	\$775.48
III	1.0	-\$523.60	\$438.68	-\$523.60	\$438.68
IV	1.0	-\$523.60	\$246.23	-\$523.60	\$246.23
V	0.8	-\$392.70	\$184.67	-\$392.70	\$184.67
VI	0.6	-\$314.16	\$166.98	-\$314.16	\$166.98
VII	0.4	-\$209.44	\$79.24	-\$209.44	\$79.24
VIII	0.0	\$0.00	\$96.23	\$0.00	\$96.23

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$8.17
c) Net return attributable to "trees only"	-\$8.17

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1091
f) "Other" Orchard Capitalization Rate	0.1091

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	-\$59.85	\$147.22	-\$59.85	\$147.22
II	1.0	-\$74.81	\$111.56	-\$74.81	\$111.56
III	1.0	-\$74.81	\$63.24	-\$74.81	\$63.24
IV	1.0	-\$74.81	\$35.63	-\$74.81	\$35.63
V	0.8	-\$56.11	\$26.72	-\$56.11	\$26.72
VI	0.6	-\$44.89	\$24.14	-\$44.89	\$24.14
VII	0.4	-\$29.92	\$11.49	-\$29.92	\$11.49
VIII	0.0	\$0.00	\$13.80	\$0.00	\$13.80

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$34.30
c) Net return attributable to "trees only"	-\$34.30

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0057
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1091
f) "Other" Orchard Capitalization Rate	0.1091

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	-\$251.50	\$619.03	-\$251.50	\$619.03
II	1.0	-\$314.37	\$469.10	-\$314.37	\$469.10
III	1.0	-\$314.37	\$265.98	-\$314.37	\$265.98
IV	1.0	-\$314.37	\$149.91	-\$314.37	\$149.91
V	0.8	-\$235.78	\$112.43	-\$235.78	\$112.43
VI	0.6	-\$188.62	\$101.55	-\$188.62	\$101.55
VII	0.4	-\$125.75	\$48.36	-\$125.75	\$48.36
VIII	0.0	\$0.00	\$58.04	\$0.00	\$58.04

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$20.55
c) Net return attributable to "trees only"	-\$20.55

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1099
f) "Other" Orchard Capitalization Rate	0.1099

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	-\$149.56	\$364.85	-\$149.56	\$364.85
II	1.0	-\$186.95	\$276.02	-\$186.95	\$276.02
III	1.0	-\$186.95	\$155.99	-\$186.95	\$155.99
IV	1.0	-\$186.95	\$87.40	-\$186.95	\$87.40
V	0.8	-\$140.21	\$65.55	-\$140.21	\$65.55
VI	0.6	-\$112.17	\$59.30	-\$112.17	\$59.30
VII	0.4	-\$74.78	\$28.10	-\$74.78	\$28.10
VIII	0.0	\$0.00	\$34.29	\$0.00	\$34.29

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$97.99
c) Net return attributable to "trees only"	-\$97.99

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1112
f) "Other" Orchard Capitalization Rate	0.1112

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	-\$704.88	\$1,696.37	-\$704.88	\$1,696.37
II	1.0	-\$881.10	\$1,280.03	-\$881.10	\$1,280.03
III	1.0	-\$881.10	\$719.74	-\$881.10	\$719.74
IV	1.0	-\$881.10	\$399.57	-\$881.10	\$399.57
V	0.8	-\$660.82	\$299.68	-\$660.82	\$299.68
VI	0.6	-\$528.66	\$271.76	-\$528.66	\$271.76
VII	0.4	-\$352.44	\$127.81	-\$352.44	\$127.81
VIII	0.0	\$0.00	\$160.08	\$0.00	\$160.08

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$24.70
c) Net return attributable to "trees only"	-\$24.70

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1107
f) "Other" Orchard Capitalization Rate	0.1107

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	-\$178.44	\$431.65	-\$178.44	\$431.65
II	1.0	-\$223.05	\$326.03	-\$223.05	\$326.03
III	1.0	-\$223.05	\$183.68	-\$223.05	\$183.68
IV	1.0	-\$223.05	\$102.33	-\$223.05	\$102.33
V	0.8	-\$167.29	\$76.75	-\$167.29	\$76.75
VI	0.6	-\$133.83	\$69.53	-\$133.83	\$69.53
VII	0.4	-\$89.22	\$32.80	-\$89.22	\$32.80
VIII	0.0	\$0.00	\$40.67	\$0.00	\$40.67

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$56.48
c) Net return attributable to "trees only"	-\$56.48

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0089
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1123
f) "Other" Orchard Capitalization Rate	0.1123

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	-\$402.53	\$958.42	-\$402.53	\$958.42
II	1.0	-\$503.17	\$721.69	-\$503.17	\$721.69
III	1.0	-\$503.17	\$404.14	-\$503.17	\$404.14
IV	1.0	-\$503.17	\$222.68	-\$503.17	\$222.68
V	0.8	-\$377.37	\$167.01	-\$377.37	\$167.01
VI	0.6	-\$301.90	\$151.75	-\$301.90	\$151.75
VII	0.4	-\$201.27	\$70.92	-\$201.27	\$70.92
VIII	0.0	\$0.00	\$90.73	\$0.00	\$90.73

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$33.71
c) Net return attributable to "trees only"	-\$33.71

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0093
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1127
f) "Other" Orchard Capitalization Rate	0.1127

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	-\$239.35	\$567.46	-\$239.35	\$567.46
II	1.0	-\$299.18	\$426.95	-\$299.18	\$426.95
III	1.0	-\$299.18	\$238.69	-\$299.18	\$238.69
IV	1.0	-\$299.18	\$131.12	-\$299.18	\$131.12
V	0.8	-\$224.39	\$98.34	-\$224.39	\$98.34
VI	0.6	-\$179.51	\$89.43	-\$179.51	\$89.43
VII	0.4	-\$119.67	\$41.69	-\$119.67	\$41.69
VIII	0.0	\$0.00	\$53.79	\$0.00	\$53.79

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$84.38
c) Net return attributable to "trees only"	-\$84.38

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0102
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1136
f) "Other" Orchard Capitalization Rate	0.1136

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	-\$594.35	\$1,396.59	-\$594.35	\$1,396.59
II	1.0	-\$742.94	\$1,048.91	-\$742.94	\$1,048.91
III	1.0	-\$742.94	\$584.35	-\$742.94	\$584.35
IV	1.0	-\$742.94	\$318.89	-\$742.94	\$318.89
V	0.8	-\$557.21	\$239.17	-\$557.21	\$239.17
VI	0.6	-\$445.77	\$217.88	-\$445.77	\$217.88
VII	0.4	-\$297.18	\$101.01	-\$297.18	\$101.01
VIII	0.0	\$0.00	\$132.73	\$0.00	\$132.73

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$13.64
c) Net return attributable to "trees only"	-\$13.64

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
b) Property Tax ⁵	0.0057
c) Depreciation of Apple Trees ⁶	0.0500
d) Depreciation of "Other" Trees ⁷	0.0500
e) Apple Orchard Capitalization Rate	0.1091
f) "Other" Orchard Capitalization Rate	0.1091

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	-\$99.99	\$246.10	-\$99.99	\$246.10
II	1.0	-\$124.98	\$186.50	-\$124.98	\$186.50
III	1.0	-\$124.98	\$105.74	-\$124.98	\$105.74
IV	1.0	-\$124.98	\$59.60	-\$124.98	\$59.60
V	0.8	-\$93.74	\$44.70	-\$93.74	\$44.70
VI	0.6	-\$74.99	\$40.37	-\$74.99	\$40.37
VII	0.4	-\$49.99	\$19.22	-\$49.99	\$19.22
VIII	0.0	\$0.00	\$23.07	\$0.00	\$23.07

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$104.44
c) Net return attributable to "trees only"	-\$104.44

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1121
f) "Other" Orchard Capitalization Rate	0.1121

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	-\$745.33	\$1,777.34	-\$745.33	\$1,777.34
II	1.0	-\$931.66	\$1,338.74	-\$931.66	\$1,338.74
III	1.0	-\$931.66	\$750.12	-\$931.66	\$750.12
IV	1.0	-\$931.66	\$413.76	-\$931.66	\$413.76
V	0.8	-\$698.74	\$310.32	-\$698.74	\$310.32
VI	0.6	-\$559.00	\$281.89	-\$559.00	\$281.89
VII	0.4	-\$372.66	\$131.87	-\$372.66	\$131.87
VIII	0.0	\$0.00	\$168.18	\$0.00	\$168.18

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$5.52
c) Net return attributable to "trees only"	-\$5.52

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1091
f) "Other" Orchard Capitalization Rate	0.1091

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	-\$40.46	\$99.53	-\$40.46	\$99.53
II	1.0	-\$50.57	\$75.41	-\$50.57	\$75.41
III	1.0	-\$50.57	\$42.75	-\$50.57	\$42.75
IV	1.0	-\$50.57	\$24.09	-\$50.57	\$24.09
V	0.8	-\$37.93	\$18.06	-\$37.93	\$18.06
VI	0.6	-\$30.34	\$16.32	-\$30.34	\$16.32
VII	0.4	-\$20.23	\$7.77	-\$20.23	\$7.77
VIII	0.0	\$0.00	\$9.33	\$0.00	\$9.33

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$17.81
c) Net return attributable to "trees only"	-\$17.81

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1092
f) "Other" Orchard Capitalization Rate	0.1092

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	-\$130.51	\$320.85	-\$130.51	\$320.85
II	1.0	-\$163.13	\$243.09	-\$163.13	\$243.09
III	1.0	-\$163.13	\$137.77	-\$163.13	\$137.77
IV	1.0	-\$163.13	\$77.59	-\$163.13	\$77.59
V	0.8	-\$122.35	\$58.19	-\$122.35	\$58.19
VI	0.6	-\$97.88	\$52.57	-\$97.88	\$52.57
VII	0.4	-\$65.25	\$25.02	-\$65.25	\$25.02
VIII	0.0	\$0.00	\$30.09	\$0.00	\$30.09

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$33.71
c) Net return attributable to "trees only"	-\$33.71

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1109
f) "Other" Orchard Capitalization Rate	0.1109

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	-\$243.22	\$587.35	-\$243.22	\$587.35
II	1.0	-\$304.02	\$443.49	-\$304.02	\$443.49
III	1.0	-\$304.02	\$249.69	-\$304.02	\$249.69
IV	1.0	-\$304.02	\$138.95	-\$304.02	\$138.95
V	0.8	-\$228.02	\$104.21	-\$228.02	\$104.21
VI	0.6	-\$182.41	\$94.44	-\$182.41	\$94.44
VII	0.4	-\$121.61	\$44.51	-\$121.61	\$44.51
VIII	0.0	\$0.00	\$55.37	\$0.00	\$55.37

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$112.39
c) Net return attributable to "trees only"	-\$112.39

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1087
f) "Other" Orchard Capitalization Rate	0.1087

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	-\$827.47	\$2,046.57	-\$827.47	\$2,046.57
II	1.0	-\$1,034.34	\$1,552.30	-\$1,034.34	\$1,552.30
III	1.0	-\$1,034.34	\$881.69	-\$1,034.34	\$881.69
IV	1.0	-\$1,034.34	\$498.49	-\$1,034.34	\$498.49
V	0.8	-\$775.75	\$373.86	-\$775.75	\$373.86
VI	0.6	-\$620.60	\$337.41	-\$620.60	\$337.41
VII	0.4	-\$413.74	\$161.07	-\$413.74	\$161.07
VIII	0.0	\$0.00	\$191.60	\$0.00	\$191.60

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$14.20
c) Net return attributable to "trees only"	-\$14.20

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1121
f) "Other" Orchard Capitalization Rate	0.1121

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	-\$101.38	\$241.87	-\$101.38	\$241.87
II	1.0	-\$126.73	\$182.20	-\$126.73	\$182.20
III	1.0	-\$126.73	\$102.11	-\$126.73	\$102.11
IV	1.0	-\$126.73	\$56.34	-\$126.73	\$56.34
V	0.8	-\$95.05	\$42.26	-\$95.05	\$42.26
VI	0.6	-\$76.04	\$38.38	-\$76.04	\$38.38
VII	0.4	-\$50.69	\$17.96	-\$50.69	\$17.96
VIII	0.0	\$0.00	\$22.88	\$0.00	\$22.88

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$5.87
c) Net return attributable to "trees only"	-\$5.87

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1090
f) "Other" Orchard Capitalization Rate	0.1090

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	-\$43.08	\$106.21	-\$43.08	\$106.21
II	1.0	-\$53.85	\$80.51	-\$53.85	\$80.51
III	1.0	-\$53.85	\$45.68	-\$53.85	\$45.68
IV	1.0	-\$53.85	\$25.77	-\$53.85	\$25.77
V	0.8	-\$40.39	\$19.33	-\$40.39	\$19.33
VI	0.6	-\$32.31	\$17.45	-\$32.31	\$17.45
VII	0.4	-\$21.54	\$8.32	-\$21.54	\$8.32
VIII	0.0	\$0.00	\$9.95	\$0.00	\$9.95

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$13.43
c) Net return attributable to "trees only"	-\$13.43

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1080
f) "Other" Orchard Capitalization Rate	0.1080

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	-\$99.46	\$247.76	-\$99.46	\$247.76
II	1.0	-\$124.33	\$188.17	-\$124.33	\$188.17
III	1.0	-\$124.33	\$107.15	-\$124.33	\$107.15
IV	1.0	-\$124.33	\$60.85	-\$124.33	\$60.85
V	0.8	-\$93.25	\$45.64	-\$93.25	\$45.64
VI	0.6	-\$74.60	\$41.14	-\$74.60	\$41.14
VII	0.4	-\$49.73	\$19.71	-\$49.73	\$19.71
VIII	0.0	\$0.00	\$23.15	\$0.00	\$23.15

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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 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 **2021**

1. Estimated Net Returns (Loss) Per Acre

Age of Trees	Processed Fruit	Fresh Fruit
1-3 years	-\$3,290.21	-\$3,311.94
4-6 years	-\$515.99	\$1,321.93
7-15 years	-\$1,001.94	-\$704.33
16-20 years	-\$1,004.18	\$619.79
Discounted (20Yr Cycle)	-\$17,532.87	-\$8,672.44
Utilization of Sales (10Yr AVG %)	63%	37%
Apple Insurance (Annual AVG/acre)	\$138.36	

2. Weighted Average Net Return Values

a)	TY2021 ¹	-\$14,136.74
b)	TY2020	-\$17,402.52
c)	TY2019	-\$18,617.27
d)	TY2018	-\$19,377.40
e)	TY2017	-\$18,616.25
f)	TY2016	-\$19,677.43
g)	TY2015	-\$3,403.09

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	\$83.93
c) Net return attributable to "trees only"	-\$83.93

4. Capitalization Rate

a) Interest Rate ⁴	0.0534
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	0.1109
f) "Other" Orchard Capitalization Rate	0.1109

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	-\$605.40	\$1,461.60	-\$605.40	\$1,461.60
II	1.0	-\$756.75	\$1,103.55	-\$756.75	\$1,103.55
III	1.0	-\$756.75	\$621.25	-\$756.75	\$621.25
IV	1.0	-\$756.75	\$345.65	-\$756.75	\$345.65
V	0.8	-\$567.56	\$259.24	-\$567.56	\$259.24
VI	0.6	-\$454.05	\$234.95	-\$454.05	\$234.95
VII	0.4	-\$302.70	\$110.70	-\$302.70	\$110.70
VIII	0.0	\$0.00	\$137.80	\$0.00	\$137.80

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 7-year average of long-term interest rates charged by the various Agriculture Credit Associations serving the state.

⁵The 7-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 20-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.