

Table 1a: Estimated use values of agricultural land by jurisdiction.

Use values are estimated for each of the eight Soil Conservation Service land capability classifications. Average values are reported for cropland (classes I - IV), pastureland (classes V - VII) and agricultural land (classes I - VII). /1/ Class VIII land is not included in the average use value of agricultural land because class VIII land is not considered suitable for agricultural purposes. The with risk values refers to land that is at risk of flooding. These values should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

Estimates apply to tax-year 2002.

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
County of--												
Accomack	w/out risk	770	690	510	410	670	310	260	150	150	670	50
	w/ risk	730	660	490	390	640	290	240	150	150	640	50
Albemarle	w/out risk	140	120	90	70	100	60	50	30	40	90	10
	w/ risk	130	120	90	70	100	50	40	30	40	80	10
Alleghany	w/out risk	380	340	250	200	290	150	130	80	90	170	30
	w/ risk	360	320	240	190	270	140	120	70	80	150	20
Amelia	w/out risk	760	680	510	410	590	300	250	150	230	560	50
	w/ risk	720	650	480	390	560	290	240	140	220	530	50
Amherst	w/out risk	170	150	110	90	120	70	60	30	50	100	10
	w/ risk	160	150	110	90	120	60	50	30	40	100	10
Augusta	w/out risk	670	600	450	360	490	270	220	130	180	410	40
	w/ risk	640	580	430	340	470	260	210	130	170	400	40
Bedford	w/out risk	280	250	180	150	210	110	90	60	80	170	20
	w/ risk	260	240	180	140	200	110	90	50	70	170	20
Bland	w/out risk	580	520	390	310	400	230	190	120	160	270	40
	w/ risk	550	500	370	300	380	220	180	110	150	260	40
Botetourt	w/out risk	570	510	380	300	410	230	190	110	140	320	40
	w/ risk	540	480	360	290	390	220	180	110	140	300	40
Campbell	w/out risk	310	280	210	170	240	120	100	60	90	220	20
	w/ risk	300	270	200	160	230	120	100	60	90	220	20
Caroline	w/out risk	760	680	500	400	640	300	250	150	200	600	50
	w/ risk	720	650	480	380	620	290	240	140	190	570	50
Chesterfield 17/	w/out risk	710	640	470	380	n.a.	280	240	140	n.a.	n.a.	50
	w/ risk	680	610	450	360	n.a.	270	230	140	n.a.	n.a.	50
Clarke	w/out risk	390	350	260	210	280	160	130	80	100	250	30
	w/ risk	370	330	250	200	270	150	120	70	90	230	20
Culpeper	w/out risk	530	480	360	280	390	210	180	110	170	350	40
	w/ risk	510	460	340	270	380	200	170	100	160	340	30
Cumberland	w/out risk	360	330	240	190	260	150	120	70	90	220	20
	w/ risk	350	310	230	180	240	140	120	70	90	210	20
Dinwiddie												
Coastal Plain 5/	w/out risk	600	540	400	320	n.a.	240	200	120	n.a.	n.a.	40
	w/ risk	570	510	380	300	n.a.	230	190	110	n.a.	n.a.	40

JURISDICTION		CROPLAND					Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	VIII
		I	II	III	IV	V		VI	VII				
-----DOLLARS-----													
Piedmont 6/	w/out risk	310	280	210	170	n.a.	120	100	60	n.a.	n.a.	20	
	w/ risk	300	270	200	160	n.a.	120	100	60	n.a.	n.a.	20	
Fairfax* 18/	w/out risk	470	420	310	250	n.a.	190	160	90	n.a.	n.a.	30	
	w/ risk	440	400	300	240	n.a.	180	150	90	n.a.	n.a.	30	
Fauquier	w/out risk	360	330	240	190	250	150	120	70	90	190	20	
	w/ risk	350	310	230	180	240	140	120	70	90	180	20	
Floyd	w/out risk	530	480	350	280	330	210	180	110	150	290	40	
	w/ risk	500	450	340	270	320	200	170	100	140	280	30	
Fluvanna	w/out risk	200	180	140	110	160	80	70	40	70	140	10	
	w/ risk	190	170	130	100	150	80	60	40	60	130	10	
Franklin	w/out risk	280	260	190	150	200	110	90	60	80	170	20	
	w/ risk	270	240	180	140	190	110	90	50	80	160	20	
Frederick	w/out risk	270	240	180	140	190	110	90	50	70	150	20	
	w/ risk	250	230	170	130	180	100	80	50	60	140	20	
Giles	w/out risk	450	400	300	240	280	180	150	90	110	160	30	
	w/ risk	430	380	290	230	270	170	140	90	110	150	30	
Gloucester	w/out risk	600	540	400	320	490	240	200	120	120	480	40	
	w/ risk	570	510	380	300	460	230	190	110	110	460	40	
Goochland	w/out risk	400	360	270	210	310	160	130	80	130	280	30	
	w/ risk	380	340	250	200	290	150	130	80	130	260	30	
Greene	w/out risk	440	390	290	230	310	170	150	90	130	270	30	
	w/ risk	420	370	280	220	300	170	140	80	120	260	30	
Halifax	w/out risk	440	400	300	240	350	180	150	90	120	310	30	
	w/ risk	420	380	280	230	330	170	140	80	110	290	30	
Hanover													
Coastal Plain- 15/	w/out risk	750	670	500	400	n.a.	300	250	150	n.a.	n.a.	50	
	w/ risk	710	640	480	380	n.a.	290	240	140	n.a.	n.a.	50	
Piedmont- 8/	w/out risk	510	460	340	270	n.a.	210	170	100	n.a.	n.a.	30	
	w/ risk	490	440	330	260	n.a.	200	160	100	n.a.	n.a.	30	
Henrico													
Coastal Plain 15/	w/out risk	720	650	480	390	n.a.	290	240	140	n.a.	n.a.	50	
	w/ risk	690	620	460	370	n.a.	280	230	140	n.a.	n.a.	50	
Piedmont 8/	w/out risk	500	450	330	260	n.a.	200	170	100	n.a.	n.a.	30	
	w/ risk	470	430	320	250	n.a.	190	160	90	n.a.	n.a.	30	
Henry	w/out risk	150	140	100	80	110	60	50	30	40	100	10	
	w/ risk	150	130	100	80	110	60	50	30	40	90	10	
Isle Of Wight	w/out risk	530	470	350	280	460	210	180	110	170	450	40	
	w/ risk	500	450	330	270	440	200	170	100	160	430	30	
James City	w/out risk	600	540	400	320	510	240	200	120	200	490	40	
	w/ risk	570	510	380	300	480	230	190	110	190	460	40	

Table 1a:2

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
King George	w/out risk	710	640	470	380	630	280	240	140	170	560	50
	w/ risk	670	610	450	360	600	270	220	130	150	530	40
King William	w/out risk	750	670	500	400	660	300	250	150	200	630	50
	w/ risk	710	640	470	380	630	280	240	140	190	600	50
Lancaster	w/out risk	730	660	490	390	670	290	240	150	240	670	50
	w/ risk	700	630	460	370	640	280	230	140	230	640	50
Loudoun	w/out risk	470	430	320	250	360	190	160	90	140	310	30
	w/ risk	450	410	300	240	340	180	150	90	130	300	30
Louisa	w/out risk	460	410	300	240	370	180	150	90	140	340	30
	w/ risk	430	390	290	230	350	170	140	90	130	330	30
Madison	w/out risk	820	740	550	440	590	330	270	160	220	480	50
	w/ risk	780	700	520	420	560	310	260	160	220	450	50
Middlesex	w/out risk	710	640	470	380	650	280	240	140	160	630	50
	w/ risk	670	610	450	360	620	270	220	130	150	600	40
Montgomery	w/out risk	810	730	540	430	500	320	270	160	240	360	50
	w/ risk	770	690	510	410	470	310	260	150	230	340	50
Nelson	w/out risk	130	120	90	70	100	50	40	30	40	80	10
	w/ risk	120	110	80	70	90	50	40	20	40	80	10
New Kent* 7/	w/out risk	600	540	400	320	n.a.	240	200	120	n.a.	n.a.	40
	w/ risk	580	520	380	310	n.a.	230	190	120	n.a.	n.a.	40
Northampton	w/out risk	650	580	430	350	610	260	220	130	130	610	40
	w/ risk	620	560	410	330	580	250	210	120	120	580	40
Northumberland	w/out risk	830	750	560	440	750	330	280	170	250	730	60
	w/ risk	790	710	530	420	710	320	260	160	230	690	50
Nottoway	w/out risk	320	280	210	170	230	130	110	60	90	220	20
	w/ risk	300	270	200	160	220	120	100	60	80	210	20
Orange	w/out risk	500	450	340	270	380	200	170	100	140	330	30
	w/ risk	480	430	320	260	360	190	160	100	140	320	30
Page	w/out risk	570	520	380	310	450	230	190	110	160	430	40
	w/ risk	550	490	360	290	430	220	180	110	150	400	40
Pittsylvania	w/out risk	360	320	240	190	270	140	120	70	110	260	20
	w/ risk	340	310	230	180	260	140	110	70	100	250	20
Powhatan	w/out risk	350	310	230	180	270	140	120	70	110	260	20
	w/ risk	330	300	220	180	260	130	110	70	100	250	20
Prince Edward	w/out risk	430	380	280	230	320	170	140	90	110	280	30
	w/ risk	410	370	270	220	310	160	140	80	110	270	30
Prince George	w/out risk	590	530	390	310	510	240	200	120	190	490	40
	w/ risk	560	500	370	300	480	220	190	110	180	460	40
Prince William	w/out risk	310	270	200	160	220	120	100	60	90	200	20
	w/ risk	290	260	190	160	210	120	100	60	90	200	20
Pulaski	w/out risk	590	530	390	310	400	240	200	120	150	280	40
	w/ risk	560	500	370	300	380	220	190	110	140	270	40

Table 1a:3

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Rappahannock	w/out risk	460	410	310	240	320	180	150	90	130	210	30
	w/ risk	440	390	290	230	300	170	150	90	130	210	30
Richmond	w/out risk	760	690	510	410	680	310	250	150	180	630	50
	w/ risk	730	650	490	390	640	290	240	150	180	600	50
Roanoke	w/out risk	340	300	220	180	240	130	110	70	90	190	20
	w/ risk	320	290	210	170	230	130	110	60	90	180	20
Rockbridge	w/out risk	350	320	230	190	250	140	120	70	90	200	20
	w/ risk	330	300	220	180	240	130	110	70	90	190	20
Rockingham	w/out risk	870	780	580	460	620	350	290	170	210	550	60
	w/ risk	820	740	550	440	590	330	270	160	200	520	50
Russell	w/out risk	400	360	270	210	250	160	130	80	90	120	30
	w/ risk	380	350	260	200	240	150	130	80	90	120	30
Shenandoah	w/out risk	590	530	390	310	420	240	200	120	150	350	40
	w/ risk	560	510	370	300	400	220	190	110	140	330	40
Smyth	w/out risk	840	750	560	450	580	330	280	170	230	400	60
	w/ risk	800	720	530	420	550	320	270	160	220	380	50
Spotsylvania	w/out risk	500	450	330	270	410	200	170	100	160	380	30
	w/ risk	480	430	320	250	390	190	160	100	150	360	30
Stafford	w/out risk	460	410	300	240	330	180	150	90	130	290	30
	w/ risk	430	390	290	230	320	170	140	90	120	280	30
Tazewell	w/out risk	710	640	470	380	460	280	240	140	180	290	50
	w/ risk	670	610	450	360	430	270	220	130	160	270	40
Warren	w/out risk	130	110	80	70	90	50	40	30	30	80	10
	w/ risk	120	110	80	60	90	50	40	20	30	70	10
Washington	w/out risk	760	680	510	410	530	300	250	150	190	380	50
	w/ risk	720	650	480	390	500	290	240	140	180	360	50
Westmoreland	w/out risk	820	730	540	440	720	330	270	160	200	690	50
	w/ risk	780	700	520	410	690	310	260	160	190	660	50
Wythe	w/out risk	660	600	440	350	460	270	220	130	160	370	40
	w/ risk	630	570	420	340	440	250	210	130	160	360	40
York	w/out risk	600	540	400	320	510	240	200	120	200	490	40
	w/ risk	570	510	380	300	480	230	190	110	190	460	40
City of--												
Buena Vista 21/	w/out risk	340	300	220	180	n.a.	130	110	70	n.a.	n.a.	20
	w/ risk	320	290	210	170	n.a.	130	110	60	n.a.	n.a.	20
Chesapeake City	w/out risk	810	730	540	430	540	320	270	160	160	530	50
	w/ risk	770	690	510	410	510	310	260	150	150	500	50
Danville 16/	w/out risk	350	310	230	180	n.a.	140	120	70	n.a.	n.a.	20
	w/ risk	330	300	220	180	n.a.	130	110	70	n.a.	n.a.	20
Franklin City 20/	w/out risk	520	460	340	280	n.a.	210	170	100	n.a.	n.a.	30
	w/ risk	490	440	330	260	n.a.	200	160	100	n.a.	n.a.	30

Table 1a:4

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Fredericksburg 8/	w/out risk	480	430	320	260	n.a.	190	160	100	n.a.	n.a.	30
	w/ risk	460	410	310	250	n.a.	180	150	90	n.a.	n.a.	30
Hampton 7/	w/out risk	570	510	380	300	n.a.	230	190	110	n.a.	n.a.	40
	w/ risk	540	490	360	290	n.a.	220	180	110	n.a.	n.a.	40
Harrisonburg 13/	w/out risk	870	780	580	460	n.a.	350	290	170	n.a.	n.a.	60
	w/ risk	830	740	550	440	n.a.	330	280	170	n.a.	n.a.	60
Lynchburg 9/	w/out risk	260	230	170	140	n.a.	100	90	50	n.a.	n.a.	20
	w/ risk	250	220	160	130	n.a.	100	80	50	n.a.	n.a.	20
Manassas 10/	w/out risk	310	280	210	170	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	290	270	200	160	n.a.	120	100	60	n.a.	n.a.	20
Newport News 7/	w/out risk	570	520	380	310	n.a.	230	190	110	n.a.	n.a.	40
	w/ risk	550	490	360	290	n.a.	220	180	110	n.a.	n.a.	40
Petersburg 5/	w/out risk	550	490	360	290	n.a.	220	180	110	n.a.	n.a.	40
	w/ risk	520	470	350	280	n.a.	210	170	100	n.a.	n.a.	30
Radford 11/	w/out risk	810	730	540	430	n.a.	320	270	160	n.a.	n.a.	50
	w/ risk	770	690	510	410	n.a.	310	260	150	n.a.	n.a.	50
Roanoke City 12/	w/out risk	330	300	220	180	n.a.	130	110	70	n.a.	n.a.	20
	w/ risk	320	280	210	170	n.a.	130	110	60	n.a.	n.a.	20
Staunton 14/	w/out risk	640	570	420	340	n.a.	250	210	130	n.a.	n.a.	40
	w/ risk	610	550	400	320	n.a.	240	200	120	n.a.	n.a.	40
Suffolk City	w/out risk	590	530	390	310	510	230	200	120	200	500	40
	w/ risk	560	500	370	300	480	220	190	110	190	470	40
Virginia Beach	w/out risk	910	820	610	490	730	370	300	180	180	730	60
	w/ risk	870	780	580	460	690	350	290	170	170	690	60
Waynesboro 14/	w/out risk	640	580	430	340	n.a.	260	210	130	n.a.	n.a.	40
	w/ risk	610	550	410	330	n.a.	250	200	120	n.a.	n.a.	40
Winchester 19/	w/out risk	260	240	180	140	n.a.	110	90	50	n.a.	n.a.	20
	w/ risk	250	230	170	130	n.a.	100	80	50	n.a.	n.a.	20

* Use value taxation applies only within agricultural and forestal districts.

n.a. = not applicable because data are transferred-in, or data are not available to make estimate.

w/out risk = without risk. These estimates apply to land that is not at risk of flooding.

w/ risk = with risk. These estimates apply to land with poor drainage that is at risk of flooding. The methodology assumes that a complete crop loss occurs once every 20-years on land that is at risk of flooding.

1/ The use value of each land class is weighted by the total acreage of agricultural land in that class, as reported by the 1967 Virginia Conservation Needs Inventory, prior to averaging.

5/ Transfer-in data from Prince George County

7/ Transfer-in data from James City County.

9/ Transfer-in data from Bedford County.

11/ Transfer-in data from Montgomery County.

13/ Transfer-in data from Rockingham County.

15/ Transfer-in data from King William County.

17/ Transfer-in data from Amelia County.

19/ Transfer-in data from Frederick County.

21/ Transfer-in data from Rockbridge County.

6/ Transfer-in data from Nottoway County.

8/ Transfer-in data from Spotsylvania County.

10/ Transfer-in data from Prince William County.

12/ Transfer-in data from Roanoke County.

14/ Transfer-in data from Augusta County.

16/ Transfer-in data from Pittsylvania County.

18/ Transfer-in data from Loudon County.

20/ Transfer-in data from Isle of Wiight County.