

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- 2004.

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
County of--												
Accomack	w/out risk	440	390	290	230	380	180	150	90	90	380	30
	w/ risk	420	380	280	220	370	170	140	80	80	370	30
Albemarle	w/out risk	80	70	50	40	60	30	30	20	30	50	10
	w/ risk	80	70	50	40	60	30	30	20	30	50	10
Alleghany	w/out risk	260	240	180	140	200	110	90	50	60	110	20
	w/ risk	250	230	170	130	190	100	80	50	60	110	20
Amelia	w/out risk	430	380	280	230	330	170	140	90	130	310	30
	w/ risk	410	370	270	220	320	160	140	80	130	300	30
Amherst	w/out risk	120	110	80	60	80	50	40	20	30	70	10
	w/ risk	110	100	80	60	80	50	40	20	30	70	10
Augusta	w/out risk	320	290	220	170	240	130	110	60	90	200	20
	w/ risk	310	280	210	160	230	120	100	60	80	190	20
Bedford	w/out risk	130	120	90	70	100	50	40	30	40	80	10
	w/ risk	120	110	80	70	90	50	40	20	30	80	10
Bland	w/out risk	560	500	370	300	380	220	190	110	150	260	40
	w/ risk	530	480	350	280	360	210	180	110	150	250	40
Botetourt	w/out risk	310	280	210	170	230	120	100	60	80	180	20
	w/ risk	300	270	200	160	220	120	100	60	80	170	20
Campbell	w/out risk	200	180	130	110	150	80	70	40	60	140	10
	w/ risk	190	170	130	100	150	80	60	40	50	140	10
Caroline	w/out risk	380	340	250	200	320	150	130	80	100	300	30
	w/ risk	360	320	240	190	300	140	120	70	90	280	20
Carroll	w/out risk	320	290	210	170	250	130	110	60	100	190	20
	w/ risk	310	280	200	160	240	120	100	60	100	180	20
Chesterfield 17/	w/out risk	400	360	270	210	n.a.	160	130	80	n.a.	n.a.	30
	w/ risk	380	340	250	200	n.a.	150	130	80	n.a.	n.a.	30
Clarke	w/out risk	210	190	140	110	150	80	70	40	50	130	10
	w/ risk	200	180	130	100	140	80	70	40	50	120	10
Culpeper	w/out risk	380	340	250	200	280	150	130	80	120	250	30
	w/ risk	360	330	240	190	270	150	120	70	110	240	20
Cumberland	w/out risk	200	180	130	110	140	80	70	40	50	120	10
	w/ risk	190	170	130	100	140	80	60	40	50	120	10

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Dinwiddie												
Coastal Plain 5/	w/out risk	350	320	230	190	n.a.	140	120	70	n.a.	n.a.	20
	w/ risk	340	300	220	180	n.a.	130	110	70	n.a.	n.a.	20
Piedmont 6/	w/out risk	220	200	150	120	n.a.	90	70	40	n.a.	n.a.	10
	w/ risk	210	190	140	110	n.a.	90	70	40	n.a.	n.a.	10
Fairfax* 18/	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
Fauquier	w/out risk	180	160	120	90	120	70	60	40	50	100	10
	w/ risk	170	150	110	90	120	70	60	30	40	90	10
Floyd	w/out risk	370	330	240	200	230	150	120	70	100	200	20
	w/ risk	350	310	230	190	220	140	120	70	100	190	20
Fluvanna	w/out risk	90	80	60	50	70	30	30	20	30	60	10
	w/ risk	80	70	60	40	60	30	30	20	30	60	10
Franklin	w/out risk	120	110	80	60	90	50	40	20	30	70	10
	w/ risk	120	100	80	60	80	50	40	20	30	70	10
Frederick	w/out risk	100	90	70	60	70	40	30	20	20	60	10
	w/ risk	100	90	70	50	70	40	30	20	20	50	10
Giles	w/out risk	360	320	240	190	220	140	120	70	90	130	20
	w/ risk	340	310	230	180	210	140	110	70	90	120	20
Gloucester	w/out risk	320	290	210	170	260	130	110	60	60	260	20
	w/ risk	310	280	200	160	250	120	100	60	60	250	20
Goochland	w/out risk	290	260	190	150	220	120	100	60	100	200	20
	w/ risk	270	250	180	150	210	110	90	50	90	190	20
Greene	w/out risk	250	220	160	130	180	100	80	50	70	150	20
	w/ risk	240	210	160	130	170	90	80	50	70	150	20
Halifax	w/out risk	290	260	190	150	220	120	100	60	80	200	20
	w/ risk	280	250	180	150	210	110	90	60	80	190	20
Hanover												
Coastal Plain- 15/	w/out risk	340	300	230	180	n.a.	140	110	70	n.a.	n.a.	20
	w/ risk	320	290	210	170	n.a.	130	110	60	n.a.	n.a.	20
Piedmont- 8/	w/out risk	310	280	200	160	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	290	260	190	160	n.a.	120	100	60	n.a.	n.a.	20
Henrico												
Coastal Plain 15/	w/out risk	330	300	220	180	n.a.	130	110	70	n.a.	n.a.	20
	w/ risk	310	280	210	170	n.a.	130	100	60	n.a.	n.a.	20
Piedmont 8/	w/out risk	300	270	200	160	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	280	260	190	150	n.a.	110	90	60	n.a.	n.a.	20
Henry	w/out risk	70	60	50	40	50	30	20	10	10	40	0
	w/ risk	70	60	40	40	50	30	20	10	10	40	0
Isle Of Wight	w/out risk	430	390	290	230	380	170	140	90	130	370	30
	w/ risk	410	370	270	220	360	160	140	80	130	350	30

Table1a:2

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
James City	w/out risk	410	370	280	220	350	170	140	80	140	340	30
	w/ risk	390	350	260	210	330	160	130	80	130	320	30
King George	w/out risk	450	410	300	240	400	180	150	90	110	360	30
	w/ risk	430	390	290	230	380	170	140	90	100	340	30
King William	w/out risk	340	300	220	180	300	130	110	70	90	280	20
	w/ risk	320	290	210	170	280	130	110	60	80	270	20
Lancaster	w/out risk	410	370	280	220	380	170	140	80	140	370	30
	w/ risk	390	360	260	210	360	160	130	80	130	360	30
Loudoun	w/out risk	270	240	180	140	200	110	90	50	80	170	20
	w/ risk	250	230	170	140	190	100	80	50	70	170	20
Louisa	w/out risk	260	230	170	140	210	100	90	50	80	190	20
	w/ risk	240	220	160	130	200	100	80	50	70	180	20
Madison	w/out risk	540	490	360	290	390	220	180	110	150	310	40
	w/ risk	520	470	350	280	370	210	170	100	140	300	30
Middlesex	w/out risk	310	280	210	170	280	120	100	60	70	270	20
	w/ risk	300	270	200	160	270	120	100	60	70	260	20
Montgomery	w/out risk	390	350	260	210	240	160	130	80	110	180	30
	w/ risk	370	340	250	200	230	150	120	70	100	170	20
Nelson	w/out risk	100	90	70	60	80	40	30	20	30	60	10
	w/ risk	100	90	70	50	70	40	30	20	30	60	10
New Kent* 7/	w/out risk	420	380	280	220	n.a.	170	140	80	n.a.	n.a.	30
	w/ risk	400	360	260	210	n.a.	160	130	80	n.a.	n.a.	30
Northampton	w/out risk	660	590	440	350	620	260	220	130	130	620	40
	w/ risk	630	560	420	330	590	250	210	130	130	590	40
Northumberland	w/out risk	450	400	300	240	400	180	150	90	130	390	30
	w/ risk	430	390	290	230	390	170	140	90	130	380	30
Nottoway	w/out risk	230	210	150	120	170	90	80	50	60	160	20
	w/ risk	220	200	150	120	160	90	70	40	60	150	10
Orange	w/out risk	330	300	220	180	250	130	110	70	90	220	20
	w/ risk	320	280	210	170	230	130	110	60	90	210	20
Page	w/out risk	370	330	240	190	290	150	120	70	100	270	20
	w/ risk	350	310	230	190	270	140	120	70	100	260	20
Pittsylvania	w/out risk	210	190	140	110	160	80	70	40	70	150	10
	w/ risk	200	180	130	110	150	80	70	40	70	140	10
Powhatan	w/out risk	170	150	110	90	130	70	60	30	50	130	10
	w/ risk	160	140	110	90	130	60	50	30	40	120	10
Prince Edward	w/out risk	270	250	180	150	210	110	90	50	70	180	20
	w/ risk	260	230	170	140	190	100	90	50	70	170	20
Prince George	w/out risk	350	310	230	180	300	140	120	70	110	290	20
	w/ risk	330	300	220	180	290	130	110	70	100	280	20
Prince William	w/out risk	180	160	120	90	130	70	60	40	50	120	10
	w/ risk	170	150	110	90	120	70	60	30	50	110	10

Table 1a:3

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Pulaski	w/out risk	350	320	230	190	240	140	120	70	90	170	20
	w/ risk	330	300	220	180	230	130	110	70	80	160	20
Rappahannock	w/out risk	200	180	130	110	140	80	70	40	60	90	10
	w/ risk	190	170	130	100	130	80	60	40	50	90	10
Richmond	w/out risk	370	330	250	200	330	150	120	70	90	300	20
	w/ risk	350	320	240	190	310	140	120	70	90	290	20
Roanoke	w/out risk	310	280	210	170	220	120	100	60	80	170	20
	w/ risk	300	270	200	160	210	120	100	60	80	170	20
Rockbridge	w/out risk	230	210	160	120	170	90	80	50	60	130	20
	w/ risk	220	200	150	120	160	90	70	40	50	130	10
Rockingham	w/out risk	490	440	330	260	350	200	160	100	120	310	30
	w/ risk	470	420	310	250	340	190	160	90	110	300	30
Russell	w/out risk	330	290	220	170	200	130	110	70	80	100	20
	w/ risk	310	280	210	170	200	120	100	60	70	100	20
Shenandoah	w/out risk	270	240	180	140	190	110	90	50	60	160	20
	w/ risk	260	230	170	140	180	100	90	50	60	150	20
Smyth	w/out risk	620	560	420	330	430	250	210	120	170	300	40
	w/ risk	590	530	400	320	410	240	200	120	170	280	40
Spotsylvania	w/out risk	300	270	200	160	240	120	100	60	90	230	20
	w/ risk	280	260	190	150	230	110	90	60	90	220	20
Stafford	w/out risk	270	240	180	140	200	110	90	50	70	170	20
	w/ risk	260	230	170	140	190	100	90	50	70	170	20
Tazewell	w/out risk	590	530	390	310	380	240	200	120	150	240	40
	w/ risk	560	510	370	300	360	220	190	110	140	230	40
Warren	w/out risk	60	50	40	30	40	20	20	10	10	40	0
	w/ risk	50	50	40	30	40	20	20	10	10	40	0
Washington	w/out risk	540	490	360	290	370	220	180	110	140	270	40
	w/ risk	510	460	340	270	350	210	170	100	130	250	30
Westmoreland	w/out risk	380	340	260	200	340	150	130	80	100	320	30
	w/ risk	370	330	240	190	330	150	120	70	90	310	20
Wise	w/out risk	170	150	110	90	130	70	60	30	50	100	10
	w/ risk	160	140	110	80	120	60	50	30	50	90	10
Wythe	w/out risk	490	440	330	260	340	200	160	100	120	280	30
	w/ risk	470	420	310	250	330	190	160	90	120	260	30
York	w/out risk	410	370	270	220	350	160	140	80	140	330	30
	w/ risk	390	350	260	210	330	160	130	80	130	320	30
City of--												
Buena Vista 21/	w/out risk	230	200	150	120	n.a.	90	80	50	n.a.	n.a.	20
	w/ risk	210	190	140	110	n.a.	90	70	40	n.a.	n.a.	10
Chesapeake City	w/out risk	460	420	310	250	310	180	150	90	90	300	30
	w/ risk	440	400	290	230	290	180	150	90	90	280	30
Danville 16/	w/out risk	210	190	140	110	n.a.	80	70	40	n.a.	n.a.	10
	w/ risk	200	180	130	110	n.a.	80	70	40	n.a.	n.a.	10

Table 1a:4

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Franklin City 20/	w/out risk	420	380	280	220	n.a.	170	140	80	n.a.	n.a.	30
	w/ risk	400	360	270	210	n.a.	160	130	80	n.a.	n.a.	30
Fredericksburg 8/	w/out risk	290	260	190	150	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	270	250	180	150	n.a.	110	90	50	n.a.	n.a.	20
Hampton 7/	w/out risk	390	350	260	210	n.a.	160	130	80	n.a.	n.a.	30
	w/ risk	370	340	250	200	n.a.	150	120	70	n.a.	n.a.	20
Harrisonburg 13/	w/out risk	490	440	330	260	n.a.	200	160	100	n.a.	n.a.	30
	w/ risk	470	420	310	250	n.a.	190	160	90	n.a.	n.a.	30
Lynchburg 9/	w/out risk	120	110	80	60	n.a.	50	40	20	n.a.	n.a.	10
	w/ risk	120	100	80	60	n.a.	50	40	20	n.a.	n.a.	10
Manassas 10/	w/out risk	180	160	120	100	n.a.	70	60	40	n.a.	n.a.	10
	w/ risk	170	150	110	90	n.a.	70	60	30	n.a.	n.a.	10
Newport News 7/	w/out risk	390	360	260	210	n.a.	160	130	80	n.a.	n.a.	30
	w/ risk	380	340	250	200	n.a.	150	130	80	n.a.	n.a.	30
Petersburg 5/	w/out risk	320	290	220	170	n.a.	130	110	60	n.a.	n.a.	20
	w/ risk	310	280	210	160	n.a.	120	100	60	n.a.	n.a.	20
Radford 11/	w/out risk	390	350	260	210	n.a.	160	130	80	n.a.	n.a.	30
	w/ risk	370	340	250	200	n.a.	150	120	70	n.a.	n.a.	20
Roanoke City 12/	w/out risk	310	280	210	160	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	290	260	200	160	n.a.	120	100	60	n.a.	n.a.	20
Staunton 14/	w/out risk	310	280	210	160	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	290	260	200	160	n.a.	120	100	60	n.a.	n.a.	20
Suffolk City	w/out risk	480	440	320	260	420	190	160	100	160	410	30
	w/ risk	460	420	310	250	400	180	150	90	150	400	30
Virginia Beach	w/out risk	590	530	390	320	470	240	200	120	120	470	40
	w/ risk	560	510	380	300	450	230	190	110	110	450	40
Waynesboro 14/	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
Winchester 19/	w/out risk	100	90	70	50	n.a.	40	30	20	n.a.	n.a.	10
	w/ risk	100	90	70	50	n.a.	40	30	20	n.a.	n.a.	10

* 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 Wight County.