

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 2007.

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER LAND VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
County of--												
Accomack	w/out risk	240	220	160	130	210	100	80	50	50	210	20
	w/ risk	230	210	160	120	200	90	80	50	50	200	20
Albemarle	w/out risk	220	200	150	120	160	90	70	40	60	140	10
	w/ risk	210	190	140	110	150	90	70	40	60	130	10
Amelia	w/out risk	470	420	310	250	360	190	160	90	150	340	30
	w/ risk	440	400	300	240	350	180	150	90	140	330	30
Amherst	w/out risk	70	60	50	40	50	30	20	10	20	40	0
	w/ risk	70	60	50	40	50	30	20	10	20	40	0
Augusta	w/out risk	520	470	350	280	380	210	170	100	140	320	30
	w/ risk	490	440	330	260	360	200	160	100	130	300	30
Bedford	w/out risk	110	100	70	60	80	40	40	20	30	70	10
	w/ risk	100	90	70	50	70	40	30	20	30	60	10
Bland	w/out risk	740	660	490	390	510	290	250	150	210	340	50
	w/ risk	700	630	470	370	480	280	230	140	190	330	50
Botetourt	w/out risk	240	220	160	130	170	100	80	50	60	140	20
	w/ risk	230	210	150	120	160	90	80	50	60	130	20
Campbell	w/out risk	130	120	90	70	100	50	40	30	40	100	10
	w/ risk	120	110	80	70	90	50	40	20	30	90	10
Caroline	w/out risk	230	200	150	120	190	90	80	50	60	180	20
	w/ risk	220	200	140	120	190	90	70	40	50	180	10
Carroll	w/out risk	390	350	260	210	260	160	130	80	100	210.	30
	w/ risk	380	340	250	200	250	150	130	80	100	210	30
Chesterfield 17/	w/out risk	440	390	290	230	n.a.	170	150	90	n.a.	n.a.	30
	w/ risk	410	370	280	220	n.a.	170	140	80	n.a.	n.a.	30
Clarke	w/out risk	280	250	180	150	200	110	90	60	70	180	20
	w/ risk	260	240	180	140	190	110	90	50	60	170	20
Culpeper	w/out risk	370	330	240	190	270	150	120	70	110	240	20
	w/ risk	350	310	230	190	260	140	120	70	110	230	20
Cumberland	w/out risk	180	160	120	90	130	70	60	40	50	110	10
	w/ risk	170	150	110	90	120	70	60	30	40	100	10
Dinwiddie												
Coastal Plain 5/	w/out risk	200	180	130	110	n.a.	80	70	40	n.a.	n.a.	10
	w/ risk	190	170	130	100	n.a.	80	60	40	n.a.	n.a.	10
Piedmont 6/	w/out risk	190	170	130	100	n.a.	80	60	40	n.a.	n.a.	10
	w/ risk	180	160	120	100	n.a.	70	60	40	n.a.	n.a.	10

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-----												
Fairfax* 18/	w/out risk	190	170	130	100	n.a.	80	60	40	n.a.	n.a.	10
	w/ risk	180	160	120	100	n.a.	70	60	40	n.a.	n.a.	10
Fauquier	w/out risk	200	180	130	100	140	80	70	40	50	100	10
	w/ risk	190	170	120	100	130	70	60	40	50	100	10
Floyd	w/out risk	280	260	190	150	180	110	90	60	80	150	20
	w/ risk	270	240	180	140	170	110	90	50	80	150	20
Fluvanna	w/out risk	110	90	70	60	80	40	40	20	40	70	10
	w/ risk	100	90	70	50	80	40	30	20	30	70	10
Franklin	w/out risk	260	230	170	140	180	100	90	50	80	160	20
	w/ risk	250	220	170	130	180	100	80	50	70	150	20
Frederick	w/out risk	140	120	90	70	90	50	50	30	40	80	10
	w/ risk	130	120	90	70	90	50	40	30	30	70	10
Giles	w/out risk	260	230	170	140	160	100	90	50	70	90	20
	w/ risk	240	220	160	130	150	100	80	50	60	90	20
Gloucester	w/out risk	290	260	190	150	230	110	100	60	60	230	20
	w/ risk	270	250	180	150	220	110	90	50	50	220	20
Goochland	w/out risk	340	310	230	180	260	140	110	70	110	240	20
	w/ risk	330	290	220	170	250	130	110	70	110	230	20
Greene	w/out risk	160	150	110	90	120	70	50	30	40	100	10
	w/ risk	160	140	100	80	110	60	50	30	40	90	10
Halifax	w/out risk	340	310	230	180	270	140	110	70	90	240	20
	w/ risk	330	290	220	170	250	130	110	70	90	220	20
Hanover												
Coastal Plain- 15/	w/out risk	340	310	230	180	n.a.	140	110	70	n.a.	n.a.	20
	w/ risk	330	290	220	170	n.a.	130	110	70	n.a.	n.a.	20
Piedmont- 8/	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
Henrico												
Coastal Plain 15/	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
Piedmont 8/	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
Henry	w/out risk	100	90	70	50	80	40	30	20	20	60	10
	w/ risk	100	90	60	50	70	40	30	20	20	60	10
Isle Of Wight	w/out risk	350	320	230	190	310	140	120	70	110	310	20
	w/ risk	340	300	220	180	290	130	110	70	100	290	20
James City	w/out risk	360	320	240	190	300	140	120	70	120	290	20
	w/ risk	340	310	230	180	290	140	110	70	110	280	20
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

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 William	w/out risk	350	310	230	180	310	140	120	70	90	290	20
	w/ risk	330	300	220	180	290	130	110	70	90	280	20
Lancaster	w/out risk	470	420	310	250	430	190	160	90	160	430	30
	w/ risk	450	400	300	240	410	180	150	90	150	410	30
Loudoun	w/out risk	190	170	130	100	140	80	60	40	60	120	10
	w/ risk	180	170	120	100	140	70	60	40	50	120	10
Louisa	w/out risk	230	210	150	120	190	90	80	50	70	170	20
	w/ risk	220	200	150	120	180	90	70	40	60	170	10
Madison	w/out risk	440	400	290	240	310	180	150	90	120	260	30
	w/ risk	420	380	280	220	300	170	140	80	110	240	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	400	360	260	210	240	160	130	80	110	180	30
	w/ risk	380	340	250	200	230	150	130	80	110	170	30
Nelson	w/out risk	90	80	60	50	70	40	30	20	30	60	10
	w/ risk	80	80	60	50	70	30	30	20	30	60	10
New Kent* 7/	w/out risk	360	330	240	190	n.a.	140	120	70	n.a.	n.a.	20
	w/ risk	340	310	230	180	n.a.	140	110	70	n.a.	n.a.	20
Northampton	w/out risk	1120	1010	740	600	1050	450	370	220	220	1050	70
	w/ risk	1060	960	710	570	1000	430	350	210	210	1000	70
Northumberland	w/out risk	360	320	240	190	320	140	120	70	110	310	20
	w/ risk	340	310	230	180	310	140	110	70	100	300	20
Nottoway	w/out risk	190	170	130	100	140	80	60	40	50	130	10
	w/ risk	180	170	120	100	130	70	60	40	50	130	10
Orange	w/out risk	280	250	180	150	210	110	90	60	80	180	20
	w/ risk	260	240	170	140	190	100	90	50	70	170	20
Page	w/out risk	370	340	250	200	300	150	120	70	100	280	20
	w/ risk	360	320	240	190	280	140	120	70	100	260	20
Pittsylvania	w/out risk	180	160	120	100	130	70	60	40	60	130	10
	w/ risk	170	160	120	90	130	70	60	30	60	130	10
Powhatan	w/out risk	170	150	110	90	130	70	60	30	50	130	10
	w/ risk	160	140	110	80	130	60	50	30	40	120	10
Prince Edward	w/out risk	360	330	240	190	270	140	120	70	90	240	20
	w/ risk	340	310	230	180	260	140	110	70	90	220	20
Prince George	w/out risk	200	180	130	100	170	80	70	40	70	170	10
	w/ risk	190	170	120	100	160	70	60	40	60	160	10
Prince William	w/out risk	210	190	140	110	150	90	70	40	60	140	10
	w/ risk	200	180	140	110	150	80	70	40	60	140	10
Pulaski	w/out risk	510	460	340	270	350	200	170	100	130	250	30
	w/ risk	480	440	320	260	330	190	160	100	120	230	30
Rappahannock	w/out risk	190	170	130	100	130	80	60	40	50	90	10
	w/ risk	180	160	120	100	130	70	60	40	50	90	10
Richmond	w/out risk	240	220	160	130	210	100	80	50	60	200	20
	w/ risk	230	210	150	120	200	90	80	50	60	190	20
Roanoke	w/out risk	210	190	140	110	150	80	70	40	60	120	10
	w/ risk	200	180	130	110	140	80	70	40	60	110	10

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-----												
Rockbridge	w/out risk	270	240	180	140	190	110	90	50	70	150	20
	w/ risk	250	230	170	140	180	100	80	50	60	150	20
Rockingham	w/out risk	830	750	550	440	600	330	280	170	210	530	60
	w/ risk	790	710	530	420	570	320	260	160	200	500	50
Russell	w/out risk	300	270	200	160	190	120	100	60	70	90	20
	w/ risk	280	260	190	150	180	110	90	60	70	90	20
Shenandoah	w/out risk	270	240	180	140	190	110	90	50	60	160	20
	w/ risk	250	230	170	140	180	100	80	50	60	150	20
Smyth	w/out risk	640	580	430	340	440	260	210	130	180	310	40
	w/ risk	610	550	410	330	420	240	200	120	170	290	40
Southampton	w/out risk	440	400	290	240	370	180	150	90	130	370	30
	w/ risk	420	380	280	220	360	170	140	80	120	350	30
Spotsylvania	w/out risk	260	230	170	140	210	100	90	50	80	200	20
	w/ risk	250	220	160	130	200	100	80	50	80	190	20
Stafford	w/out risk	220	200	150	120	160	90	70	40	60	140	10
	w/ risk	210	190	140	110	150	80	70	40	60	130	10
Tazewell	w/out risk	720	650	480	380	460	290	240	140	180	290	50
	w/ risk	690	620	460	370	440	270	230	140	170	280	50
Warren	w/out risk	90	80	60	50	70	30	30	20	20	60	10
	w/ risk	80	70	50	40	60	30	30	20	20	50	10
Washington	w/out risk	420	380	280	230	290	170	140	80	100	210	30
	w/ risk	400	360	270	220	280	160	130	80	100	200	30
Westmoreland	w/out risk	230	210	150	120	210	90	80	50	60	200	20
	w/ risk	220	200	150	120	200	90	70	40	50	190	10
Wise	w/out risk	500	450	330	270	330	200	170	100	130	200	30
	w/ risk	480	430	320	250	320	190	160	100	120	190	30
Wythe	w/out risk	600	540	400	320	420	240	200	120	150	340	40
	w/ risk	570	520	380	310	400	230	190	110	140	320	40
York	w/out risk	360	320	240	190	300	140	120	70	120	290	20
	w/ risk	340	310	230	180	290	140	110	70	110	280	20
City of--												
Buena Vista 21/	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
Chesapeake City	w/out risk	340	300	220	180	220	130	110	70	70	220	20
	w/ risk	320	290	210	170	210	130	110	60	60	210	20
Danville 16/	w/out risk	180	160	120	90	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
Franklin City 20/	w/out risk	340	310	230	180	n.a.	140	110	70	n.a.	n.a.	20
	w/ risk	330	290	220	170	n.a.	130	110	70	n.a.	n.a.	20
Fredericksburg 8/	w/out risk	250	230	170	140	n.a.	100	80	50	n.a.	n.a.	20
	w/ risk	240	220	160	130	n.a.	100	80	50	n.a.	n.a.	20
Hampton 7/	w/out risk	340	310	230	180	n.a.	140	110	70	n.a.	n.a.	20
	w/ risk	320	290	220	170	n.a.	130	110	60	n.a.	n.a.	20
Harrisonburg 13/	w/out risk	830	750	560	440	n.a.	330	280	170	n.a.	n.a.	60
	w/ risk	790	710	530	420	n.a.	320	260	160	n.a.	n.a.	50

Table 1a:4

CROPLAND PASTURE LAND OTHER LAND

JURISDICTION		I	II	III	IV	Average Cropland I - IV	V	VI	VII	Average Pastureland V - VII	Average Ag. land I - VII	VIII
		-----DOLLARS-----										
Lynchburg 9/	w/out risk	100	90	70	50	n.a.	40	30	20	n.a.	n.a.	10
	w/ risk	100	90	60	50	n.a.	40	30	20	n.a.	n.a.	10
Manassas 10/	w/out risk	220	190	140	110	n.a.	90	70	40	n.a.	n.a.	10
	w/ risk	210	180	140	110	n.a.	80	70	40	n.a.	n.a.	10
Newport News 7/	w/out risk	340	310	230	180	n.a.	140	110	70	n.a.	n.a.	20
	w/ risk	330	290	220	170	n.a.	130	110	70	n.a.	n.a.	20
Petersburg 5/	w/out risk	180	170	120	100	n.a.	70	60	40	n.a.	n.a.	10
	w/ risk	180	160	120	90	n.a.	70	60	40	n.a.	n.a.	10
Radford 11/	w/out risk	400	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
Roanoke City 12/	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
Staunton 14/	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
Suffolk City	w/out risk	400	360	270	210	350	160	130	80	130	340	30
	w/ risk	380	350	260	200	330	150	130	80	130	330	30
Virginia Beach	w/out risk	470	420	310	250	370	190	160	90	90	370	30
	w/ risk	450	400	300	240	360	180	150	90	90	360	30
Waynesboro 14/	w/out risk	500	450	330	270	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
Winchester 19/	w/out risk	140	120	90	70	n.a.	50	50	30	n.a.	n.a.	10
	w/ risk	130	120	90	70	n.a.	50	40	30	n.a.	n.a.	10

Table 1a:5

* 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.