

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). 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. See end of document for additional information.

Estimates apply to tax-year 2008.

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	340	300	230	180	290	140	110	70	70	290	20
	W/ Risk	320	290	220	170	280	130	110	60	60	280	20
Albemarle	W/Out Risk	130	120	90	70	100	50	40	30	40	80	10
	W/ Risk	130	110	80	70	90	50	40	30	40	80	10
Alleghany	W/Out Risk	330	300	220	180	250	130	110	70	80	150	20
	W/ Risk	320	280	210	170	240	130	110	60	70	140	20
Amelia	W/Out Risk	380	340	250	200	290	150	130	80	120	280	30
	W/ Risk	360	320	240	190	280	140	120	70	110	260	20
Amherst	W/Out Risk	120	100	80	60	80	50	40	20	30	70	10
	W/ Risk	110	100	70	60	80	40	40	20	30	70	10
Augusta	W/Out Risk	430	390	290	230	320	170	140	90	120	270	30
	W/ Risk	410	370	280	220	300	170	140	80	110	260	30
Bedford	W/Out Risk	100	90	70	50	70	40	30	20	30	60	10
	W/ Risk	100	90	60	50	70	40	30	20	30	60	10
Bland	W/Out Risk	680	610	450	360	470	270	230	140	190	320	50
	W/ Risk	640	580	430	340	440	260	210	130	170	300	40
Botetourt	W/Out Risk	280	260	190	150	200	110	90	60	70	160	20
	W/ Risk	270	240	180	140	190	110	90	50	70	150	20
Campbell	W/Out Risk	140	120	90	70	100	60	50	30	40	100	10
	W/ Risk	130	120	90	70	100	50	40	30	40	100	10
Caroline	W/Out Risk	320	280	210	170	270	130	110	60	80	250	20
	W/ Risk	300	270	200	160	260	120	100	60	80	240	20
Carroll	W/Out Risk	620	560	410	330	400	250	210	120	160	340	40
	W/ Risk	590	530	390	310	380	240	200	120	150	320	40
Chesterfield > Amelia	W/Out Risk	350	320	240	190	280	140	120	70	110	260	20
	W/ Risk	340	300	220	180	260	130	110	70	100	250	20

Jurisdiction		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag land I - VII	OTHER LAND
		I	II	III	IV		V	VI	VII			VIII
----- DOLLARS -----												
Clarke	W/Out Risk	260	230	170	140	190	100	90	50	60	160	20
	W/ Risk	250	220	160	130	180	100	80	50	60	150	20
Culpeper	W/Out Risk	410	370	280	220	300	170	140	80	130	270	30
	W/ Risk	390	350	260	210	290	160	130	80	120	260	30
Cumberland	W/Out Risk	320	290	210	170	230	130	110	60	80	200	20
	W/ Risk	300	270	200	160	210	120	100	60	80	180	20
Dinwiddie County, Coastal Plain Region > Prince George	W/Out Risk	230	210	160	130	200	90	80	50	80	200	20
	W/ Risk	220	200	150	120	190	90	70	40	70	190	10
Dinwiddie County, Piedmont Region > Nottoway	W/Out Risk	200	180	130	100	140	80	70	40	50	130	10
	W/ Risk	190	170	120	100	130	70	60	40	50	130	10
Essex	W/Out Risk	550	500	370	290	470	220	180	110	160	430	40
	W/ Risk	520	470	350	280	450	210	170	100	150	400	30
Fairfax > Loudoun	W/Out Risk	170	150	110	90	130	70	60	30	50	110	10
	W/ Risk	160	140	110	90	120	60	50	30	40	100	10
Fauquier	W/Out Risk	250	220	160	130	170	100	80	50	60	130	20
	W/ Risk	230	210	160	120	160	90	80	50	60	130	20
Floyd	W/Out Risk	300	270	200	160	190	120	100	60	90	160	20
	W/ Risk	280	260	190	150	180	110	90	60	80	150	20
Fluvanna	W/Out Risk	120	110	80	60	90	50	40	20	40	80	10
	W/ Risk	110	100	80	60	90	50	40	20	40	80	10
Franklin	W/Out Risk	200	180	130	110	140	80	70	40	60	120	10
	W/ Risk	190	170	130	100	140	80	60	40	50	120	10
Frederick	W/Out Risk	140	130	100	80	100	60	50	30	40	80	10
	W/ Risk	140	120	90	70	90	50	50	30	40	80	10
Giles	W/Out Risk	230	210	160	120	150	90	80	50	60	90	20
	W/ Risk	220	200	150	120	140	90	70	40	50	80	10
Gloucester	W/Out Risk	350	310	230	190	280	140	120	70	70	280	20
	W/ Risk	330	300	220	180	270	130	110	70	70	270	20
Goochland	W/Out Risk	330	300	220	180	250	130	110	70	110	230	20
	W/ Risk	320	290	210	170	240	130	110	60	110	220	20
Greene	W/Out Risk	190	170	130	100	140	80	60	40	50	120	10
	W/ Risk	180	160	120	100	130	70	60	40	50	110	10
Halifax	W/Out Risk	330	300	220	180	260	130	110	70	90	230	20
	W/ Risk	310	280	210	170	240	130	100	60	80	220	20

Jurisdiction		CROPLAND					PASTURELAND					OTHER LAND
		I	II	III	IV	Average Cropland I - IV	V	VI	VII	Average Pastureland V - VII	Average Ag land I - VII	VIII
----- DOLLARS -----												
Hanover County, Coastal Plain Region > King William	W/Out Risk	370	340	250	200	330	150	120	70	90	310	20
	W/ Risk	360	320	240	190	320	140	120	70	90	300	20
Hanover County, Piedmont Region > Louisa	W/Out Risk	350	320	240	190	290	140	120	70	110	270	20
	W/ Risk	340	300	220	180	270	130	110	70	100	250	20
Henrico County, Coastal Plain Region > King William	W/Out Risk	280	250	190	150	250	110	90	60	70	230	20
	W/ Risk	270	240	180	140	240	110	90	50	70	220	20
Henrico County, Piedmont Region > Louisa	W/Out Risk	260	230	170	140	210	100	90	50	80	190	20
	W/ Risk	250	220	160	130	200	100	80	50	70	180	20
Henry	W/Out Risk	120	110	80	60	90	50	40	20	30	80	10
	W/ Risk	110	100	80	60	90	50	40	20	30	70	10
Isle Of Wight	W/Out Risk	550	500	370	290	480	220	180	110	170	480	40
	W/ Risk	530	470	350	280	460	210	180	110	170	450	40
James City	W/Out Risk	270	240	180	140	230	110	90	50	90	220	20
	W/ Risk	260	230	170	140	220	100	90	50	90	210	20
King George	W/Out Risk	470	420	310	250	420	190	160	90	110	370	30
	W/ Risk	440	400	300	240	390	180	150	90	110	350	30
King William	W/Out Risk	400	360	270	220	350	160	130	80	100	340	30
	W/ Risk	380	350	260	210	340	150	130	80	100	320	30
Lancaster	W/Out Risk	550	490	360	290	500	220	180	110	180	500	40
	W/ Risk	520	470	350	280	480	210	170	100	170	480	30
Loudoun	W/Out Risk	170	150	110	90	130	70	60	30	50	110	10
	W/ Risk	160	140	110	90	120	60	50	30	40	100	10
Louisa	W/Out Risk	250	220	170	130	200	100	80	50	70	190	20
	W/ Risk	240	210	160	130	190	90	80	50	70	180	20
Madison	W/Out Risk	470	420	310	250	330	190	160	90	130	270	30
	W/ Risk	440	400	300	240	320	180	150	90	120	260	30
Middlesex	W/Out Risk	360	320	240	190	320	140	120	70	80	310	20
	W/ Risk	340	310	230	180	310	140	110	70	80	300	20
Montgomery	W/Out Risk	320	290	220	170	200	130	110	60	90	150	20
	W/ Risk	310	280	210	160	190	120	100	60	90	140	20
Nelson	W/Out Risk	100	90	70	50	70	40	30	20	30	60	10
	W/ Risk	90	80	60	50	70	40	30	20	30	60	10
New Kent*	W/Out Risk	280	250	180	150	230	110	90	60	80	220	20
	W/ Risk	260	240	170	140	220	100	90	50	80	210	20

Jurisdiction		CROPLAND					PASTURELAND					OTHER LAND
		I	II	III	IV	Average Cropland I - IV	V	VI	VII	Average Pastureland V - VII	Average Ag land I - VII	VIII
----- DOLLARS -----												
Northampton*	W/Out Risk	1,550	1,390	1,030	830	1,460	620	520	310	310	1,450	100
	W/ Risk	1,470	1,330	980	790	1,390	590	490	290	290	1,380	100
Northumberland	W/Out Risk	440	400	290	230	400	180	150	90	130	390	30
	W/ Risk	420	380	280	220	380	170	140	80	120	370	30
Nottoway	W/Out Risk	210	190	140	110	150	80	70	40	50	140	10
	W/ Risk	200	180	130	100	140	80	70	40	50	130	10
Orange	W/Out Risk	260	230	170	140	190	100	90	50	70	170	20
	W/ Risk	250	220	160	130	180	100	80	50	70	160	20
Page	W/Out Risk	370	330	240	200	290	150	120	70	100	270	20
	W/ Risk	350	310	230	190	270	140	120	70	100	260	20
Pittsylvania	W/Out Risk	120	110	80	70	90	50	40	20	40	90	10
	W/ Risk	120	110	80	60	90	50	40	20	40	90	10
Powhatan	W/Out Risk	160	140	100	80	120	60	50	30	40	120	10
	W/ Risk	150	130	100	80	120	60	50	30	40	110	10
Prince Edward	W/Out Risk	300	270	200	160	230	120	100	60	80	200	20
	W/ Risk	280	250	190	150	210	110	90	60	70	180	20
Prince George	W/Out Risk	240	220	160	130	210	100	80	50	80	200	20
	W/ Risk	230	210	150	120	200	90	80	50	80	190	20
Prince William	W/Out Risk	220	200	150	120	160	90	70	40	60	150	10
	W/ Risk	210	190	140	110	150	80	70	40	60	140	10
Pulaski	W/Out Risk	450	400	300	240	310	180	150	90	110	220	30
	W/ Risk	420	380	280	230	290	170	140	80	100	200	30
Rappahannock	W/Out Risk	160	150	110	90	110	70	50	30	40	80	10
	W/ Risk	160	140	100	80	110	60	50	30	40	70	10
Richmond	W/Out Risk	330	300	220	180	290	130	110	70	80	270	20
	W/ Risk	320	280	210	170	280	130	110	60	80	260	20
Roanoke	W/Out Risk	230	210	150	120	160	90	80	50	70	130	20
	W/ Risk	220	200	140	120	160	90	70	40	60	120	10
Rockbridge	W/Out Risk	230	200	150	120	160	90	80	50	60	130	20
	W/ Risk	220	190	140	120	150	90	70	40	50	120	10
Rockingham	W/Out Risk	700	630	470	370	500	280	230	140	170	440	50
	W/ Risk	670	600	450	360	480	270	220	130	160	430	40
Russell	W/Out Risk	310	280	210	170	200	120	100	60	70	100	20
	W/ Risk	300	270	200	160	190	120	100	60	70	90	20
Shenandoah	W/Out Risk	250	230	170	130	180	100	80	50	60	150	20
	W/ Risk	240	210	160	130	170	100	80	50	60	140	20

Jurisdiction		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag land I - VII	OTHER LAND
		I	II	III	IV		V	VI	VII			VIII
----- DOLLARS -----												
Smyth	W/Out Risk	580	520	390	310	400	230	190	120	160	280	40
	W/ Risk	550	500	370	290	380	220	180	110	150	260	40
Southampton	W/Out Risk	780	700	520	420	660	310	260	160	230	660	50
	W/ Risk	740	670	500	400	630	300	250	150	220	630	50
Spotsylvania	W/Out Risk	270	240	180	140	220	110	90	50	80	200	20
	W/ Risk	250	230	170	140	210	100	80	50	80	190	20
Stafford	W/Out Risk	250	220	170	130	180	100	80	50	70	160	20
	W/ Risk	240	210	160	130	170	90	80	50	70	150	20
Tazewell	W/Out Risk	560	510	380	300	360	230	190	110	140	230	40
	W/ Risk	540	480	360	290	350	210	180	110	130	220	40
Warren	W/Out Risk	70	60	40	40	50	30	20	10	10	40	0
	W/ Risk	60	60	40	30	50	30	20	10	10	40	0
Washington	W/Out Risk	400	360	270	210	280	160	130	80	100	200	30
	W/ Risk	380	340	250	200	260	150	130	80	100	190	30
Westmoreland	W/Out Risk	290	260	190	150	260	120	100	60	70	240	20
	W/ Risk	270	250	180	150	240	110	90	50	60	230	20
Wise	W/Out Risk	460	410	310	250	310	180	150	90	110	220	30
	W/ Risk	440	390	290	230	290	180	150	90	110	210	30
Wythe	W/Out Risk	510	460	340	270	360	200	170	100	130	290	30
	W/ Risk	480	430	320	260	340	190	160	100	120	270	30
York > James City	W/Out Risk	270	240	180	140	230	110	90	50	90	220	20
	W/ Risk	260	230	170	140	220	100	90	50	90	210	20

Jurisdiction		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag land I - VII	OTHER LAND
		I	II	III	IV		V	VI	VII			VIII
-----DOLLARS-----												
City of												
Buena Vista > Rockbridge	W/Out Risk	250	220	160	130	N.A.	100	80	50	N.A.	N.A.	20
	W/ Risk	230	210	160	120	N.A.	90	80	50	N.A.	N.A.	20
Chesapeake	W/Out Risk	420	380	280	230	280	170	140	80	80	270	30
	W/ Risk	400	360	270	220	270	160	130	80	80	260	30
Danville > Pittsylvania	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
Franklin City > Isle Of Wight	W/Out Risk	540	490	360	290	N.A.	220	180	110	N.A.	N.A.	40
	W/ Risk	510	460	340	270	N.A.	210	170	100	N.A.	N.A.	30
Fredericksburg City > Spotsylvania	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
Hampton > James City	W/Out Risk	260	230	170	140	N.A.	100	90	50	N.A.	N.A.	20
	W/ Risk	240	220	160	130	N.A.	100	80	50	N.A.	N.A.	20
Harrisonburg > Rockingham	W/Out Risk	710	640	470	380	N.A.	280	240	140	N.A.	N.A.	50
	W/ Risk	670	610	450	360	N.A.	270	220	130	N.A.	N.A.	40
Lynchburg > Bedford	W/Out Risk	100	90	60	50	N.A.	40	30	20	N.A.	N.A.	10
	W/ Risk	90	80	60	50	N.A.	40	30	20	N.A.	N.A.	10
Manassas > Prince William	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
Newport News > James City	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
Petersburg > Prince George	W/Out Risk	230	200	150	120	N.A.	90	80	50	N.A.	N.A.	20
	W/ Risk	220	190	140	110	N.A.	90	70	40	N.A.	N.A.	10
Radford > Pulaski	W/Out Risk	440	400	290	240	N.A.	180	150	90	N.A.	N.A.	30
	W/ Risk	420	380	280	220	N.A.	170	140	80	N.A.	N.A.	30
Roanoke City > Roanoke	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
Staunton > Augusta	W/Out Risk	410	370	280	220	N.A.	170	140	80	N.A.	N.A.	30
	W/ Risk	390	360	260	210	N.A.	160	130	80	N.A.	N.A.	30
Suffolk	W/Out Risk	590	530	390	310	510	240	200	120	210	500	40
	W/ Risk	560	500	370	300	480	220	190	110	190	470	40
Virginia Beach	W/Out Risk	480	430	320	250	380	190	160	100	100	380	30
	W/ Risk	450	410	300	240	360	180	150	90	90	360	30

Jurisdiction		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag land I - VII	OTHER LAND
		I	II	III	IV		V	VI	VII			VIII
----- DOLLARS -----												
Waynesboro > Augusta	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
Winchester > Frederick	W/Out Risk	140	130	100	80	N.A.	60	50	30	N.A.	N.A.	10
	W/ Risk	140	120	90	70	N.A.	50	50	30	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.

Without Risk: These estimates apply to land that is not at risk of flooding.

With Risk: These estimates apply to land with poor drainage that is at risk of flooding. Calculations are based on the assumption that a complete crop loss occurs once every 20-years due to flooding.

Average Land Values: 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.

Transfers (>): The data used for estimating the use value of agricultural land are not published for all towns and for only a few of Virginia's independent cities. When data does not exist for a town or city participating in the use value taxation program, the estimated use values from an adjacent or surrounding county are 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. When a transfer-in jurisdiction has been used, it appears after an arrow (>).