

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 **2014**

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
County of												
Accomack	w/out Risk	2,880	2,590	1,920	1,540	2,510	1,150	960	580	580	2,500	190
	w/ Risk	2,740	2,470	1,830	1,460	2,390	1,100	910	550	550	2,390	180
Albemarle	w/out Risk	110	100	80	60	80	50	40	20	30	70	10
	w/ Risk	110	100	70	60	80	40	40	20	30	70	10
Alleghany	w/out Risk	60	50	40	30	40	20	20	10	10	20	0
	w/ Risk	60	50	40	30	40	20	20	10	10	20	0
Amelia	w/out Risk	740	670	490	390	580	300	250	150	230	550	50
	w/ Risk	710	630	470	380	550	280	240	140	220	520	50
Amherst	w/out Risk	90	80	60	50	60	40	30	20	30	60	10
	w/ Risk	80	80	60	50	60	30	30	20	30	50	10
Appomattox	w/out Risk	280	250	180	150	200	110	90	60	90	180	20
	w/ Risk	260	240	180	140	190	110	90	50	90	170	20
Augusta	w/out Risk	690	620	460	370	500	270	230	140	190	430	50
	w/ Risk	650	590	440	350	480	260	220	130	180	410	40
Bath	w/out Risk	80	70	50	40	60	30	30	20	20	40	10
	w/ Risk	70	70	50	40	60	30	20	10	10	40	0
Bedford	w/out Risk	110	90	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	500	450	340	270	350	200	170	100	140	240	30
	w/ Risk	480	430	320	260	330	190	160	100	130	230	30
Botetourt	w/out Risk	160	140	100	80	110	60	50	30	40	90	10
	w/ Risk	150	130	100	80	110	60	50	30	40	80	10
Campbell	w/out Risk	80	70	50	40	60	30	30	20	30	60	10
	w/ Risk	80	70	50	40	60	30	30	20	30	60	10
Caroline	w/out Risk	1,690	1,520	1,130	900	1,440	680	560	340	450	1,350	110
	w/ Risk	1,610	1,450	1,070	860	1,370	640	540	320	420	1,280	110
Carroll	w/out Risk	220	200	150	120	150	90	70	40	50	120	10
	w/ Risk	210	190	140	110	140	80	70	40	50	110	10
Chesterfield < Amelia	w/out Risk	690	620	460	370	540	270	230	140	210	510	50
	w/ Risk	650	590	440	350	510	260	220	130	200	480	40
Clarke	w/out Risk	240	210	160	130	170	100	80	50	60	150	20
	w/ Risk	230	200	150	120	160	90	80	50	60	140	20
Culpeper	w/out Risk	600	540	400	320	440	240	200	120	190	400	40
	w/ Risk	570	510	380	300	420	230	190	110	180	380	40
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

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
Dinwiddie_Coastal < Sussex	w/out Risk	1,050	950	700	560	910	420	350	210	400	900	70
	w/ Risk	1,000	900	670	530	860	400	330	200	380	860	70
Dinwiddie_Pied < Brunswick	w/out Risk	1,310	1,170	870	700	1,050	520	440	260	370	980	90
	w/ Risk	1,240	1,120	830	660	1,000	500	410	250	360	940	80
Essex	w/out Risk	2,540	2,290	1,690	1,350	2,180	1,020	850	510	770	1,960	170
	w/ Risk	2,420	2,180	1,610	1,290	2,070	970	810	480	730	1,860	160
Fairfax < Loudoun	w/out Risk	250	230	170	130	190	100	80	50	70	160	20
	w/ Risk	240	210	160	130	180	100	80	50	70	160	20
Fauquier	w/out Risk	330	300	220	180	230	130	110	70	90	180	20
	w/ Risk	310	280	210	170	220	130	100	60	80	170	20
Floyd	w/out Risk	330	300	220	180	210	130	110	70	100	180	20
	w/ Risk	320	280	210	170	200	130	110	60	90	170	20
Fluvanna	w/out Risk	150	130	100	80	110	60	50	30	50	100	10
	w/ Risk	140	130	90	70	110	60	50	30	50	100	10
Franklin	w/out Risk	410	370	270	220	290	160	140	80	120	250	30
	w/ Risk	390	350	260	210	280	160	130	80	110	240	30
Frederick	w/out Risk	110	90	70	60	70	40	40	20	30	60	10
	w/ Risk	100	90	70	50	70	40	30	20	20	50	10
Giles	w/out Risk	300	270	200	160	190	120	100	60	80	110	20
	w/ Risk	290	260	190	150	180	110	100	60	80	100	20
Gloucester	w/out Risk	2,190	1,970	1,460	1,170	1,780	870	730	440	440	1,770	150
	w/ Risk	2,080	1,870	1,390	1,110	1,690	830	690	420	420	1,680	140
Goochland	w/out Risk	990	890	660	530	760	400	330	200	320	690	70
	w/ Risk	940	850	630	500	720	380	310	190	300	660	60
Greene	w/out Risk	210	190	140	110	150	80	70	40	60	130	10
	w/ Risk	200	180	130	110	140	80	70	40	60	120	10
Greensville	w/out Risk	1,820	1,640	1,210	970	1,550	730	610	360	610	1,550	120
	w/ Risk	1,730	1,560	1,160	930	1,480	690	580	350	580	1,470	120
Halifax	w/out Risk	180	160	120	90	140	70	60	40	50	120	10
	w/ Risk	170	150	110	90	130	70	60	30	50	120	10
Hanover_Coastal < King William	w/out Risk	1,450	1,310	970	770	1,290	580	480	290	380	1,220	100
	w/ Risk	1,380	1,240	920	740	1,220	550	460	280	360	1,160	90
Hanover_Pied < Louisa	w/out Risk	1,000	900	670	540	810	400	330	200	300	750	70
	w/ Risk	960	860	640	510	770	380	320	190	290	720	60
Henrico_Coastal < King William	w/out Risk	1,790	1,610	1,190	950	1,580	720	600	360	470	1,500	120
	w/ Risk	1,710	1,530	1,140	910	1,510	680	570	340	450	1,430	110
Henrico_Pied < Louisa	w/out Risk	1,260	1,130	840	670	1,010	500	420	250	390	950	80
	w/ Risk	1,200	1,080	800	640	970	480	400	240	370	900	80
Henry	w/out Risk	0	0	0	0	0	0	0	0	0	0	0
	w/ Risk	0	0	0	0	0	0	0	0	0	0	0
Isle of Wight	w/out Risk	1,650	1,490	1,100	880	1,440	660	550	330	520	1,430	110
	w/ Risk	1,580	1,420	1,050	840	1,380	630	530	320	500	1,360	110

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
James City	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
King George	w/out Risk	750	670	500	400	660	300	250	150	180	590	50
	w/ Risk	710	640	480	380	630	290	240	140	170	560	50
King William	w/out Risk	2,680	2,410	1,790	1,430	2,370	1,070	890	540	700	2,250	180
	w/ Risk	2,550	2,300	1,700	1,360	2,260	1,020	850	510	670	2,140	170
Lancaster	w/out Risk	2,210	1,990	1,480	1,180	2,030	890	740	440	740	2,020	150
	w/ Risk	2,110	1,900	1,410	1,120	1,940	840	700	420	700	1,920	140
Loudoun	w/out Risk	250	220	160	130	180	100	80	50	70	160	20
	w/ Risk	240	210	160	130	180	90	80	50	70	160	20
Louisa	w/out Risk	290	260	190	150	230	120	100	60	90	220	20
	w/ Risk	280	250	180	150	220	110	90	60	80	210	20
Madison	w/out Risk	840	760	560	450	600	340	280	170	230	490	60
	w/ Risk	800	720	530	430	570	320	270	160	220	460	50
Middlesex	w/out Risk	2,130	1,910	1,420	1,130	1,930	850	710	430	490	1,870	140
	w/ Risk	2,030	1,820	1,350	1,080	1,840	810	680	410	470	1,780	140
Montgomery	w/out Risk	250	220	170	130	180	100	80	50	60	130	20
	w/ Risk	240	210	160	130	170	90	80	50	60	130	20
Nelson	w/out Risk	20	20	10	10	10	10	10	0	10	10	0
	w/ Risk	20	20	10	10	10	10	10	0	10	10	0
New Kent ¹	w/out Risk	1,730	1,560	1,150	920	1,430	690	580	350	540	1,370	120
	w/ Risk	1,650	1,480	1,100	880	1,360	660	550	330	510	1,300	110
Northampton ¹	w/out Risk	2,760	2,480	1,840	1,470	2,600	1,100	920	550	550	2,590	180
	w/ Risk	2,630	2,360	1,750	1,400	2,470	1,050	880	530	530	2,460	170
Northumberland	w/out Risk	2,720	2,440	1,810	1,450	2,440	1,090	910	540	810	2,370	180
	w/ Risk	2,590	2,330	1,720	1,380	2,330	1,030	860	520	770	2,260	170
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
Orange	w/out Risk	530	480	360	290	400	210	180	110	150	350	40
	w/ Risk	510	460	340	270	380	200	170	100	140	340	30
Page	w/out Risk	370	330	250	200	290	150	120	70	100	270	20
	w/ Risk	350	320	240	190	280	140	120	70	100	260	20
Pittsylvania	w/out Risk	280	250	190	150	210	110	90	60	90	200	20
	w/ Risk	260	240	180	140	200	110	90	50	80	190	20
Powhatan	w/out Risk	520	470	350	280	420	210	170	100	150	390	30
	w/ Risk	500	450	330	260	400	200	170	100	150	370	30
Prince Edward	w/out Risk	90	80	60	50	70	40	30	20	20	60	10
	w/ Risk	90	80	60	50	70	30	30	20	20	60	10
Prince George	w/out Risk	1,410	1,270	940	750	1,210	560	470	280	440	1,180	90
	w/ Risk	1,340	1,210	900	720	1,160	540	450	270	420	1,120	90
Prince William	w/out Risk	250	230	170	140	190	100	80	50	70	170	20
	w/ Risk	240	220	160	130	180	100	80	50	70	160	20
Pulaski	w/out Risk	250	220	160	130	170	100	80	50	60	120	20
	w/ Risk	230	210	160	130	160	90	80	50	60	120	20
Rappahannock	w/out Risk	40	30	30	20	30	20	10	10	10	20	0
	w/ Risk	40	30	20	20	20	10	10	10	10	20	0

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Richmond	w/out Risk	2,020	1,820	1,340	1,080	1,790	810	670	400	480	1,670	130
	w/ Risk	1,920	1,730	1,280	1,020	1,700	770	640	380	460	1,590	130
Roanoke	w/out Risk	10	10	10	10	10	10	0	0	0	10	0
	w/ Risk	10	10	10	10	10	10	0	0	0	10	0
Rockbridge	w/out Risk	320	290	210	170	230	130	110	60	80	180	20
	w/ Risk	310	280	200	160	220	120	100	60	80	170	20
Rockingham	w/out Risk	1,350	1,220	900	720	970	540	450	270	330	860	90
	w/ Risk	1,290	1,160	860	690	930	520	430	260	320	820	90
Russell	w/out Risk	260	240	180	140	160	110	90	50	60	80	20
	w/ Risk	250	230	170	130	150	100	80	50	60	80	20
Shenandoah	w/out Risk	690	620	460	370	490	280	230	140	170	410	50
	w/ Risk	660	590	440	350	470	260	220	130	160	390	40
Smyth	w/out Risk	440	400	300	240	310	180	150	90	120	210	30
	w/ Risk	420	380	280	220	290	170	140	80	110	200	30
Southampton	w/out Risk	1,810	1,630	1,200	960	1,540	720	600	360	520	1,520	120
	w/ Risk	1,720	1,550	1,150	920	1,460	690	570	340	490	1,450	110
Spotsylvania	w/out Risk	570	510	380	300	460	230	190	110	180	430	40
	w/ Risk	540	490	360	290	440	220	180	110	170	410	40
Stafford	w/out Risk	520	470	350	280	380	210	170	100	140	330	30
	w/ Risk	500	450	330	260	360	200	170	100	140	320	30
Tazewell	w/out Risk	300	270	200	160	190	120	100	60	70	120	20
	w/ Risk	280	260	190	150	180	110	90	60	70	120	20
Warren	w/out Risk	10	10	10	10	10	10	0	0	0	10	0
	w/ Risk	10	10	10	10	10	10	0	0	0	10	0
Washington	w/out Risk	540	480	360	290	370	210	180	110	140	270	40
	w/ Risk	510	460	340	270	350	200	170	100	130	250	30
Westmoreland	w/out Risk	1,760	1,590	1,170	940	1,570	700	590	350	430	1,490	120
	w/ Risk	1,680	1,510	1,120	890	1,490	670	560	340	410	1,420	110
Wise	w/out Risk	60	50	40	30	40	20	20	10	10	30	0
	w/ Risk	50	50	40	30	40	20	20	10	10	30	0
Wythe	w/out Risk	320	290	210	170	220	130	110	60	80	180	20
	w/ Risk	300	270	200	160	210	120	100	60	80	170	20
York < James City	w/out Risk	410	370	280	220	350	170	140	80	140	340	30
	w/ Risk	390	360	260	210	340	160	130	80	130	320	30

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
City of												
Buena Vista < Rockbridge	w/out Risk	310	280	210	170	230	120	100	60	N.A.	N.A.	20
	w/ Risk	290	270	200	160	210	120	100	60	N.A.	N.A.	20
Chesapeake City	w/out Risk	3,340	3,000	2,220	1,780	2,210	1,330	1,110	670	670	2,170	220
	w/ Risk	3,180	2,860	2,120	1,690	2,110	1,270	1,060	640	640	2,070	210
Danville < Pittsylvania	w/out Risk	270	240	180	140	200	110	90	50	N.A.	N.A.	20
	w/ Risk	260	230	170	140	190	100	90	50	N.A.	N.A.	20
Franklin City < Isle of Wight	w/out Risk	1,590	1,430	1,060	850	1,390	640	530	320	N.A.	N.A.	110
	w/ Risk	1,520	1,370	1,010	810	1,330	610	510	300	N.A.	N.A.	100
Fredericksburg City < Spotsylvania	w/out Risk	570	510	380	310	460	230	190	110	N.A.	N.A.	40
	w/ Risk	540	490	360	290	440	220	180	110	N.A.	N.A.	40
Hampton < James City	w/out Risk	390	350	260	210	330	160	130	80	N.A.	N.A.	30
	w/ Risk	370	340	250	200	320	150	120	70	N.A.	N.A.	20
Harrisonburg < Rockingham	w/out Risk	1,350	1,220	900	720	970	540	450	270	N.A.	N.A.	90
	w/ Risk	1,290	1,160	860	690	930	510	430	260	N.A.	N.A.	90
Lynchburg < Bedford	w/out Risk	100	90	70	50	70	40	30	20	N.A.	N.A.	10
	w/ Risk	90	80	60	50	70	40	30	20	N.A.	N.A.	10
Manassas < Prince William	w/out Risk	250	230	170	130	180	100	80	50	N.A.	N.A.	20
	w/ Risk	240	220	160	130	180	100	80	50	N.A.	N.A.	20
Newport News < James City	w/out Risk	390	350	260	210	330	160	130	80	N.A.	N.A.	30
	w/ Risk	380	340	250	200	320	150	130	80	N.A.	N.A.	30
Petersburg < Prince George	w/out Risk	1,320	1,180	880	700	1,130	530	440	260	N.A.	N.A.	90
	w/ Risk	1,250	1,130	840	670	1,080	500	420	250	N.A.	N.A.	80
Radford City < Pulaski	w/out Risk	240	220	160	130	170	100	80	50	N.A.	N.A.	20
	w/ Risk	230	210	150	120	160	90	80	50	N.A.	N.A.	20
Roanoke City < Roanoke	w/out Risk	10	10	10	10	10	10	0	0	N.A.	N.A.	0
	w/ Risk	10	10	10	10	10	10	0	0	N.A.	N.A.	0
Staunton < Augusta	w/out Risk	650	580	430	350	470	260	220	130	N.A.	N.A.	40
	w/ Risk	620	560	410	330	450	250	210	120	N.A.	N.A.	40
Suffolk	w/out Risk	1,520	1,370	1,020	810	1,310	610	510	300	530	1,290	100
	w/ Risk	1,450	1,310	970	770	1,250	580	480	290	500	1,240	100
Virginia Beach	w/out Risk	2,560	2,300	1,710	1,370	2,040	1,020	850	510	510	2,040	170
	w/ Risk	2,440	2,190	1,630	1,300	1,940	980	810	490	490	1,940	160
Waynesboro < Augusta	w/out Risk	660	600	440	350	480	270	220	130	N.A.	N.A.	40
	w/ Risk	630	570	420	340	460	250	210	130	N.A.	N.A.	40
Winchester < Frederick	w/out Risk	100	90	70	50	70	40	30	20	N.A.	N.A.	10
	w/ Risk	100	90	70	50	70	40	30	20	N.A.	N.A.	10

¹ 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 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 (<).