

**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 **2016**

		Cropland				Average	Pastureland			Average	Average	VIII
		I	II	III	IV	Cropland	V	VI	VII	Pastureland	Agri. Land	
-----DOLLARS-----												
County of												
Accomack	w/out Risk	3,630	3,270	2,420	1,940	3,170	1,450	1,210	730	730	3,160	240
	w/ Risk	3,460	3,110	2,310	1,840	3,020	1,380	1,150	690	690	3,010	230
Albemarle	w/out Risk	230	210	160	120	170	90	80	50	70	150	20
	w/ Risk	220	200	150	120	160	90	70	40	60	140	10
Alleghany	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
Amelia	w/out Risk	1,220	1,100	820	650	950	490	410	240	380	900	80
	w/ Risk	1,160	1,050	780	620	910	470	390	230	360	860	80
Amherst	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
Appomattox	w/out Risk	150	140	100	80	110	60	50	30	50	100	10
	w/ Risk	140	130	100	80	110	60	50	30	50	100	10
Augusta	w/out Risk	570	510	380	300	410	230	190	110	150	350	40
	w/ Risk	540	490	360	290	400	220	180	110	150	340	40
Bath	w/out Risk	50	50	40	30	40	20	20	10	10	30	0
	w/ Risk	50	50	30	30	40	20	20	10	10	30	0
Bedford	w/out Risk	90	80	60	50	70	40	30	20	30	60	10
	w/ Risk	80	80	60	40	60	30	30	20	30	50	10
Bland	w/out Risk	340	300	220	180	230	130	110	70	90	160	20
	w/ Risk	320	290	210	170	220	130	110	60	90	150	20
Botetourt	w/out Risk	190	170	130	100	140	80	60	40	50	110	10
	w/ Risk	180	160	120	100	130	70	60	40	50	100	10
Campbell	w/out Risk	180	170	120	100	140	70	60	40	50	130	10
	w/ Risk	180	160	120	90	140	70	60	40	50	130	10
Caroline	w/out Risk	2,160	1,950	1,440	1,150	1,850	870	720	430	570	1,730	140
	w/ Risk	2,060	1,850	1,370	1,100	1,750	820	690	410	540	1,640	140
Carroll	w/out Risk	240	220	160	130	160	100	80	50	60	130	20
	w/ Risk	230	200	150	120	150	90	80	50	60	120	20
Chesterfield < Amelia	w/out Risk	1,130	1,020	750	600	880	450	380	230	350	830	80
	w/ Risk	1,080	970	720	570	840	430	360	220	330	800	70
Clarke	w/out Risk	280	250	190	150	200	110	90	60	70	180	20
	w/ Risk	270	240	180	140	190	110	90	50	60	170	20
Culpeper	w/out Risk	820	740	550	440	610	330	270	160	250	550	50
	w/ Risk	780	700	520	420	580	310	260	160	240	520	50

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Cumberland	w/out Risk	470	420	310	250	330	190	160	90	120	290	30
	w/ Risk	440	400	300	240	320	180	150	90	120	280	30
Dinwiddie, Coastal < Sussex	w/out Risk	1,320	1,180	880	700	1,130	530	440	260	510	1,120	90
	w/ Risk	1,250	1,130	840	670	1,080	500	420	250	480	1,080	80
Dinwiddie, Piedmont < Brunswick	w/out Risk	1,760	1,590	1,170	940	1,420	700	590	350	500	1,330	120
	w/ Risk	1,680	1,510	1,120	890	1,350	670	560	340	480	1,260	110
Essex	w/out Risk	2,830	2,550	1,890	1,510	2,430	1,130	940	570	850	2,180	190
	w/ Risk	2,700	2,430	1,800	1,440	2,310	1,080	900	540	810	2,080	180
Fairfax < Loudoun	w/out Risk	410	370	270	220	310	160	140	80	120	270	30
	w/ Risk	390	350	260	210	300	150	130	80	120	250	30
Fauquier	w/out Risk	630	570	420	340	440	250	210	130	160	340	40
	w/ Risk	600	540	400	320	420	240	200	120	150	320	40
Floyd	w/out Risk	190	170	130	100	120	80	60	40	50	100	10
	w/ Risk	180	170	120	100	120	70	60	40	50	100	10
Fluvanna	w/out Risk	270	240	180	150	210	110	90	50	90	180	20
	w/ Risk	260	230	170	140	200	100	90	50	80	170	20
Franklin	w/out Risk	560	510	370	300	400	220	190	110	160	340	40
	w/ Risk	540	480	360	290	390	210	180	110	160	330	40
Frederick	w/out Risk	120	110	80	70	90	50	40	20	30	70	10
	w/ Risk	120	110	80	60	80	50	40	20	30	70	10
Giles	w/out Risk	180	160	120	90	110	70	60	40	50	60	10
	w/ Risk	170	150	110	90	100	70	60	30	40	60	10
Gloucester	w/out Risk	2,600	2,340	1,730	1,390	2,110	1,040	870	520	520	2,100	170
	w/ Risk	2,470	2,230	1,650	1,320	2,010	990	820	490	490	2,000	160
Goochland	w/out Risk	920	830	620	490	710	370	310	180	300	640	60
	w/ Risk	880	790	590	470	670	350	290	180	280	610	60
Greene	w/out Risk	70	60	40	30	50	30	20	10	20	40	0
	w/ Risk	60	60	40	30	40	20	20	10	20	40	0
Greensville	w/out Risk	1,540	1,380	1,020	820	1,310	610	510	310	510	1,300	100
	w/ Risk	1,460	1,320	980	780	1,250	590	490	290	490	1,250	100
Halifax	w/out Risk	330	290	220	170	250	130	110	70	90	220	20
	w/ Risk	310	280	210	170	240	120	100	60	80	220	20
Hanover, Coastal < King William	w/out Risk	1,980	1,780	1,320	1,060	1,750	790	660	400	520	1,660	130
	w/ Risk	1,890	1,700	1,260	1,010	1,670	750	630	380	490	1,590	130
Hanover, Piedmont < Louisa	w/out Risk	1,550	1,400	1,040	830	1,250	620	520	310	480	1,170	100
	w/ Risk	1,480	1,330	990	790	1,190	590	490	300	450	1,110	100
Henrico, Coastal < King William	w/out Risk	2,780	2,500	1,850	1,480	2,460	1,110	930	560	730	2,330	190
	w/ Risk	2,640	2,380	1,760	1,410	2,340	1,060	880	530	690	2,220	180
Henrico, Piedmont < Louisa	w/out Risk	2,250	2,030	1,500	1,200	1,810	900	750	450	690	1,700	150
	w/ Risk	2,150	1,930	1,430	1,150	1,730	860	720	430	660	1,620	140
Henry	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

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
Isle of Wight	w/out Risk	2,470	2,230	1,650	1,320	2,160	990	820	490	770	2,140	160
	w/ Risk	2,360	2,120	1,570	1,260	2,060	940	790	470	740	2,030	160
James City <New Kent	w/out Risk	670	600	450	360	550	270	220	130	200	530	40
	w/ Risk	640	570	420	340	520	250	210	130	200	500	40
King George	w/out Risk	710	640	480	380	630	290	240	140	170	560	50
	w/ Risk	680	610	450	360	600	270	230	140	160	540	50
King William	w/out Risk	2,970	2,680	1,980	1,590	2,630	1,190	990	590	770	2,490	200
	w/ Risk	2,830	2,550	1,890	1,510	2,500	1,130	940	570	740	2,380	190
Lancaster	w/out Risk	2,640	2,380	1,760	1,410	2,430	1,060	880	530	880	2,410	180
	w/ Risk	2,520	2,260	1,680	1,340	2,310	1,010	840	500	840	2,290	170
Loudoun	w/out Risk	400	360	270	210	300	160	130	80	120	260	30
	w/ Risk	380	340	250	200	290	150	130	80	120	250	30
Louisa	w/out Risk	420	380	280	220	340	170	140	80	130	320	30
	w/ Risk	400	360	270	210	320	160	130	80	120	300	30
Madison	w/out Risk	980	880	650	520	700	390	330	200	270	570	70
	w/ Risk	930	840	620	500	660	370	310	190	260	540	60
Middlesex	w/out Risk	2,580	2,320	1,720	1,370	2,350	1,030	860	520	600	2,270	170
	w/ Risk	2,450	2,210	1,640	1,310	2,230	980	820	490	560	2,160	160
Montgomery	w/out Risk	170	160	120	90	120	70	60	30	40	90	10
	w/ Risk	170	150	110	90	120	70	60	30	40	90	10
Nelson	w/out Risk	120	110	80	60	90	50	40	20	40	70	10
	w/ Risk	110	100	80	60	80	50	40	20	40	70	10
New Kent <sup>1</sup>	w/out Risk	1,890	1,700	1,260	1,010	1,560	750	630	380	590	1,500	130
	w/ Risk	1,800	1,620	1,200	960	1,490	720	600	360	560	1,430	120
Northampton <sup>1</sup>	w/out Risk	3,520	3,170	2,350	1,880	3,310	1,410	1,170	700	700	3,300	230
	w/ Risk	3,360	3,020	2,240	1,790	3,160	1,340	1,120	670	670	3,150	220
Northumberland	w/out Risk	3,060	2,760	2,040	1,630	2,760	1,230	1,020	610	910	2,670	200
	w/ Risk	2,920	2,630	1,950	1,560	2,630	1,170	970	580	870	2,550	190
Nottoway	w/out Risk	740	670	490	390	540	300	250	150	200	510	50
	w/ Risk	700	630	470	380	520	280	230	140	190	480	50
Orange	w/out Risk	750	680	500	400	560	300	250	150	210	490	50
	w/ Risk	720	650	480	380	540	290	240	140	200	470	50
Page	w/out Risk	440	400	290	230	350	180	150	90	120	330	30
	w/ Risk	420	380	280	220	330	170	140	80	110	310	30
Pittsylvania	w/out Risk	480	430	320	260	360	190	160	100	150	350	30
	w/ Risk	460	410	300	240	340	180	150	90	140	330	30
Powhatan	w/out Risk	690	620	460	370	550	280	230	140	210	520	50
	w/ Risk	660	590	440	350	520	260	220	130	200	490	40
Prince Edward	w/out Risk	160	150	110	90	130	60	50	30	40	110	10
	w/ Risk	150	140	100	80	120	60	50	30	40	100	10
Prince George	w/out Risk	1,820	1,640	1,210	970	1,560	730	610	360	570	1,520	120
	w/ Risk	1,730	1,560	1,150	920	1,490	690	580	350	540	1,450	120
Prince William	w/out Risk	490	440	320	260	350	190	160	100	140	330	30
	w/ Risk	460	420	310	250	340	190	150	90	140	320	30
Pulaski	w/out Risk	150	140	100	80	100	60	50	30	40	70	10
	w/ Risk	150	130	100	80	100	60	50	30	40	70	10

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Rappahannock	w/out Risk	10	10	10	0	10	0	0	0	0	0	0
	w/ Risk	10	10	10	0	10	0	0	0	0	0	0
Richmond	w/out Risk	2,690	2,420	1,790	1,430	2,380	1,080	900	540	650	2,220	180
	w/ Risk	2,560	2,300	1,710	1,370	2,260	1,020	850	510	610	2,110	170
Roanoke	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Rockbridge	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
Rockingham	w/out Risk	1,460	1,310	970	780	1,050	580	490	290	360	930	100
	w/ Risk	1,390	1,250	930	740	1,000	560	460	280	340	880	90
Russell	w/out Risk	110	100	70	60	70	40	40	20	30	30	10
	w/ Risk	110	100	70	60	70	40	40	20	30	30	10
Shenandoah	w/out Risk	720	650	480	390	520	290	240	140	170	430	50
	w/ Risk	690	620	460	370	490	280	230	140	170	410	50
Smyth	w/out Risk	260	240	180	140	180	110	90	50	70	130	20
	w/ Risk	250	230	170	130	170	100	80	50	70	120	20
Southampton	w/out Risk	2,520	2,260	1,680	1,340	2,140	1,010	840	500	720	2,110	170
	w/ Risk	2,400	2,160	1,600	1,280	2,040	960	800	480	690	2,020	160
Spotsylvania	w/out Risk	580	520	380	310	470	230	190	120	180	440	40
	w/ Risk	550	490	370	290	440	220	180	110	170	420	40
Stafford	w/out Risk	490	440	330	260	360	200	160	100	140	310	30
	w/ Risk	470	420	310	250	340	190	160	90	130	300	30
Tazewell	w/out Risk	190	170	130	100	120	80	60	40	50	80	10
	w/ Risk	180	160	120	100	120	70	60	40	50	80	10
Warren	w/out Risk	30	30	20	20	20	10	10	10	10	20	0
	w/ Risk	30	20	20	10	20	10	10	10	10	20	0
Washington	w/out Risk	500	450	330	260	340	200	170	100	130	250	30
	w/ Risk	470	430	320	250	330	190	160	90	120	230	30
Westmoreland	w/out Risk	2,580	2,330	1,720	1,380	2,300	1,030	860	520	630	2,190	170
	w/ Risk	2,460	2,210	1,640	1,310	2,180	980	820	490	600	2,080	160
Wise	w/out Risk	50	40	30	30	30	20	20	10	10	20	0
	w/ Risk	50	40	30	30	30	20	20	10	10	20	0
Wythe	w/out Risk	280	250	190	150	200	110	90	60	70	160	20
	w/ Risk	270	240	180	140	190	110	90	50	70	150	20
York < New Kent	w/out Risk	670	610	450	360	560	270	220	130	200	540	40
	w/ Risk	640	580	430	340	530	260	210	130	200	510	40

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
<b>City of</b>												
Buena Vista < 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
Chesapeake City	w/out Risk	3,670	3,310	2,450	1,960	2,440	1,470	1,220	730	730	2,390	240
	w/ Risk	3,500	3,150	2,330	1,870	2,320	1,400	1,170	700	700	2,280	230
Danville < Pittsylvania	w/out Risk	460	420	310	250	350	190	150	90	140	330	30
	w/ Risk	440	400	290	240	330	180	150	90	140	320	30
Franklin City < Isle of Wight	w/out Risk	2,380	2,140	1,590	1,270	2,080	950	790	480	740	2,050	160
	w/ Risk	2,270	2,040	1,510	1,210	1,980	910	760	450	710	1,960	150
Fredericksburg City < Spotsylvania	w/out Risk	580	520	390	310	470	230	190	120	180	440	40
	w/ Risk	550	500	370	290	450	220	180	110	170	420	40
Hampton < New Kent	w/out Risk	640	570	430	340	530	260	210	130	200	500	40
	w/ Risk	610	550	400	320	500	240	200	120	190	480	40
Harrisonburg < Rockingham	w/out Risk	1,450	1,310	970	770	1,050	580	480	290	360	920	100
	w/ Risk	1,380	1,250	920	740	1,000	550	460	280	340	880	90
Lynchburg < Bedford	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
Newport News < New Kent	w/out Risk	640	580	430	340	530	260	210	130	200	510	40
	w/ Risk	610	550	410	320	510	240	200	120	190	480	40
Petersburg < Prince George	w/out Risk	1,690	1,520	1,130	900	1,450	680	560	340	520	1,410	110
	w/ Risk	1,610	1,450	1,070	860	1,380	640	540	320	500	1,350	110
Radford City < Pulaski	w/out Risk	150	140	100	80	100	60	50	30	40	70	10
	w/ Risk	140	130	100	80	100	60	50	30	40	70	10
Roanoke City < Roanoke	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Staunton < Augusta	w/out Risk	540	480	360	290	390	220	180	110	150	330	40
	w/ Risk	510	460	340	270	370	210	170	100	140	320	30
Suffolk	w/out Risk	1,870	1,680	1,250	1,000	1,610	750	620	370	640	1,590	120
	w/ Risk	1,780	1,600	1,190	950	1,530	710	590	360	610	1,510	120
Virginia Beach	w/out Risk	3,110	2,800	2,070	1,660	2,480	1,240	1,040	620	620	2,470	210
	w/ Risk	2,960	2,660	1,970	1,580	2,360	1,180	990	590	590	2,350	200
Waynesboro < Augusta	w/out Risk	550	500	370	290	400	220	180	110	150	340	40
	w/ Risk	530	470	350	280	380	210	180	110	150	330	40
Winchester < Frederick	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	60	10

<sup>1</sup> 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 (<).