

Table 3: Worksheet for estimating the use value of agricultural land in Accomack.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$210.76
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0039
c. Rate Without Risk	0.0665
d. Risk Component	0.0033
e. Rate With Risk³	0.0698

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$3,170.25	\$3,019.28

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	22,210	1.50	33,315.00
	II	43,189	1.35	58,305.15
	III	18,702	1.00	18,702.00
	IV	430	0.80	344.00
	Total	84,531		110,666.15
	Soil Index	1.31		
	Factor:⁷			

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$3,632.33	\$3,630	\$3,459.36	\$3,460
II	1.35	\$3,269.10	\$3,270	\$3,113.43	\$3,110
III	1.00	\$2,421.55	\$2,420	\$2,306.24	\$2,310
IV	0.80	\$1,937.24	\$1,940	\$1,844.99	\$1,840
V	0.60	\$1,452.93	\$1,450	\$1,383.75	\$1,380
VI	0.50	\$1,210.78	\$1,210	\$1,153.12	\$1,150
VII	0.30	\$726.47	\$730	\$691.87	\$690
VIII	0.10	\$242.16	\$240	\$230.62	\$230

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Albemarle.

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Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$12.22
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0694
d. Risk Component	0.0035
e. Rate With Risk³	0.0729

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$176.09	\$167.70

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	5,109	1.50	7,663.50
	II	10,707	1.35	14,454.45
	III	15,467	1.00	15,467.00
	IV	6,798	0.80	5,438.40
	Total	38,081		43,023.35
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$233.79	\$230	\$222.66	\$220
II	1.35	\$210.41	\$210	\$200.39	\$200
III	1.00	\$155.86	\$160	\$148.44	\$150
IV	0.80	\$124.69	\$120	\$118.75	\$120
V	0.60	\$93.52	\$90	\$89.06	\$90
VI	0.50	\$77.93	\$80	\$74.22	\$70
VII	0.30	\$46.76	\$50	\$44.53	\$40
VIII	0.10	\$15.59	\$20	\$14.84	\$10

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Table 3: Worksheet for estimating the use value of agricultural land in Alleghany.

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Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$0.13
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0061
c. Rate Without Risk	0.0687
d. Risk Component	0.0034
e. Rate With Risk³	0.0721

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1.86	\$1.77

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,699	1.50	2,548.50
	II	2,268	1.35	3,061.80
	III	1,713	1.00	1,713.00
	IV	822	0.80	657.60
	Total	6,502		7,980.90
	Soil Index Factor:⁷	1.23		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2.27	---	\$2.17	---
II	1.35	\$2.05	---	\$1.95	---
III	1.00	\$1.52	---	\$1.44	---
IV	0.80	\$1.21	---	\$1.16	---
V	0.60	\$0.91	---	\$0.87	---
VI	0.50	\$0.76	---	\$0.72	---
VII	0.30	\$0.45	---	\$0.43	---
VIII	0.10	\$0.15	---	\$0.14	---

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

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Table 3: Worksheet for estimating the use value of agricultural land in Amelia.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$63.63
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0036
c. Rate Without Risk	0.0662
d. Risk Component	0.0033
e. Rate With Risk³	0.0695

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$961.68	\$915.89

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	22,664	1.35	30,596.40
	III	11,209	1.00	11,209.00
	IV	4,893	0.80	3,914.40
	Total	38,766		45,719.80
	Soil Index Factor:⁷	1.18		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,223.12	\$1,220	\$1,164.88	\$1,160
II	1.35	\$1,100.81	\$1,100	\$1,048.39	\$1,050
III	1.00	\$815.42	\$820	\$776.59	\$780
IV	0.80	\$652.33	\$650	\$621.27	\$620
V	0.60	\$489.25	\$490	\$465.95	\$470
VI	0.50	\$407.71	\$410	\$388.29	\$390
VII	0.30	\$244.62	\$240	\$232.98	\$230
VIII	0.10	\$81.54	\$80	\$77.66	\$80

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

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Table 3: Worksheet for estimating the use value of agricultural land in Amherst.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$0.23
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0049
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0709

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$3.37	\$3.21

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,379	1.50	9,568.50
	II	4,190	1.35	5,656.50
	III	6,400	1.00	6,400.00
	IV	8,169	0.80	6,535.20
	Total	25,138		28,160.20
	Soil Index Factor:⁷	1.12		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$4.52	---	\$4.30	---
II	1.35	\$4.06	---	\$3.87	---
III	1.00	\$3.01	---	\$2.87	---
IV	0.80	\$2.41	---	\$2.29	---
V	0.60	\$1.81	---	\$1.72	---
VI	0.50	\$1.51	---	\$1.43	---
VII	0.30	\$0.90	---	\$0.86	---
VIII	0.10	\$0.30	---	\$0.29	---

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⁶Data provided by the Virginia Conservation Needs Inventory (1967).

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Table 3: Worksheet for estimating the use value of agricultural land in Appomattox.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$7.47
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0050
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0709

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$110.63	\$105.36

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	327	1.50	490.50
	II	12,387	1.35	16,722.45
	III	6,888	1.00	6,888.00
	IV	8,462	0.80	6,769.60
	Total	28,064		30,870.55
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$150.86	\$150	\$143.68	\$140
II	1.35	\$135.77	\$140	\$129.31	\$130
III	1.00	\$100.57	\$100	\$95.78	\$100
IV	0.80	\$80.46	\$80	\$76.63	\$80
V	0.60	\$60.34	\$60	\$57.47	\$60
VI	0.50	\$50.29	\$50	\$47.89	\$50
VII	0.30	\$30.17	\$30	\$28.74	\$30
VIII	0.10	\$10.06	\$10	\$9.58	\$10

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

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⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

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Table 3: Worksheet for estimating the use value of agricultural land in Augusta.

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Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$28.47
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$423.75	\$403.57

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,022	1.50	4,533.00
	II	32,246	1.35	43,532.10
	III	33,817	1.00	33,817.00
	IV	15,954	0.80	12,763.20
	Total	85,039		94,645.30
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$571.11	\$570	\$543.91	\$540
II	1.35	\$514.00	\$510	\$489.52	\$490
III	1.00	\$380.74	\$380	\$362.61	\$360
IV	0.80	\$304.59	\$300	\$290.09	\$290
V	0.60	\$228.44	\$230	\$217.57	\$220
VI	0.50	\$190.37	\$190	\$181.30	\$180
VII	0.30	\$114.22	\$110	\$108.78	\$110
VIII	0.10	\$38.07	\$40	\$36.26	\$40

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Table 3: Worksheet for estimating the use value of agricultural land in Bath.

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Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$2.90
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0040
c. Rate Without Risk	0.0666
d. Risk Component	0.0033
e. Rate With Risk³	0.0700

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$43.50	\$41.42

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	381	1.50	571.50
	II	6,979	1.35	9,421.65
	III	1,132	1.00	1,132.00
	IV	2,570	0.80	2,056.00
	Total	11,062		13,181.15
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$54.75	\$50	\$52.15	\$50
II	1.35	\$49.28	\$50	\$46.93	\$50
III	1.00	\$36.50	\$40	\$34.76	\$30
IV	0.80	\$29.20	\$30	\$27.81	\$30
V	0.60	\$21.90	\$20	\$20.86	\$20
VI	0.50	\$18.25	\$20	\$17.38	\$20
VII	0.30	\$10.95	\$10	\$10.43	\$10
VIII	0.10	\$3.65	---	\$3.48	---

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

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Table 3: Worksheet for estimating the use value of agricultural land in Bedford.

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Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$4.70
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0048
c. Rate Without Risk	0.0674
d. Risk Component	0.0034
e. Rate With Risk³	0.0708

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$69.76	\$66.44

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	5,114	1.50	7,671.00
	II	35,922	1.35	48,494.70
	III	16,102	1.00	16,102.00
	IV	11,646	0.80	9,316.80
	Total	68,784		81,584.50
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$88.22	\$90	\$84.02	\$80
II	1.35	\$79.40	\$80	\$75.62	\$80
III	1.00	\$58.82	\$60	\$56.01	\$60
IV	0.80	\$47.05	\$50	\$44.81	\$40
V	0.60	\$35.29	\$40	\$33.61	\$30
VI	0.50	\$29.41	\$30	\$28.01	\$30
VII	0.30	\$17.64	\$20	\$16.80	\$20
VIII	0.10	\$5.88	\$10	\$5.60	\$10

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

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Table 3: Worksheet for estimating the use value of agricultural land in Bland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$15.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0681
d. Risk Component	0.0034
e. Rate With Risk³	0.0716

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$231.81	\$220.77

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	4,258	1.35	5,748.30
	III	6,124	1.00	6,124.00
	IV	4,870	0.80	3,896.00
	Total	15,252		15,768.30
	Soil Index Factor:⁷	1.03		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$336.32	\$340	\$320.31	\$320
II	1.35	\$302.69	\$300	\$288.28	\$290
III	1.00	\$224.22	\$220	\$213.54	\$210
IV	0.80	\$179.37	\$180	\$170.83	\$170
V	0.60	\$134.53	\$130	\$128.12	\$130
VI	0.50	\$112.11	\$110	\$106.77	\$110
VII	0.30	\$67.26	\$70	\$64.06	\$60
VIII	0.10	\$22.42	\$20	\$21.35	\$20

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⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Botetourt.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$9.43
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0061
c. Rate Without Risk	0.0687
d. Risk Component	0.0034
e. Rate With Risk³	0.0721

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$137.24	\$130.71

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,546	1.50	5,319.00
	II	11,577	1.35	15,628.95
	III	9,678	1.00	9,678.00
	IV	11,688	0.80	9,350.40
	Total	36,489		39,976.35
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$187.90	\$190	\$178.96	\$180
II	1.35	\$169.11	\$170	\$161.06	\$160
III	1.00	\$125.27	\$130	\$119.30	\$120
IV	0.80	\$100.22	\$100	\$95.44	\$100
V	0.60	\$75.16	\$80	\$71.58	\$70
VI	0.50	\$62.63	\$60	\$59.65	\$60
VII	0.30	\$37.58	\$40	\$35.79	\$40
VIII	0.10	\$12.53	\$10	\$11.93	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Buena Vista < Rockbridge.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$12.33
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0091
c. Rate Without Risk	0.0717
d. Risk Component	0.0036
e. Rate With Risk³	0.0752

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$172.04	\$163.85

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,300	1.50	4,950.00
	II	11,715	1.35	15,815.25
	III	9,639	1.00	9,639.00
	IV	7,042	0.80	5,633.60
	Total	31,696		36,037.85
	Soil Index Factor:⁷	1.14		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$226.97	\$230	\$216.16	\$220
II	1.35	\$204.27	\$200	\$194.54	\$190
III	1.00	\$151.31	\$150	\$144.11	\$140
IV	0.80	\$121.05	\$120	\$115.28	\$120
V	0.60	\$90.79	\$90	\$86.46	\$90
VI	0.50	\$75.66	\$80	\$72.05	\$70
VII	0.30	\$45.39	\$50	\$43.23	\$40
VIII	0.10	\$15.13	\$20	\$14.41	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Campbell.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$9.81
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$145.97	\$139.01

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,494	1.50	5,241.00
	II	25,882	1.35	34,940.70
	III	16,640	1.00	16,640.00
	IV	5,585	0.80	4,468.00
	Total	51,601		61,289.70
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$184.34	\$180	\$175.56	\$180
II	1.35	\$165.90	\$170	\$158.00	\$160
III	1.00	\$122.89	\$120	\$117.04	\$120
IV	0.80	\$98.31	\$100	\$93.63	\$90
V	0.60	\$73.73	\$70	\$70.22	\$70
VI	0.50	\$61.45	\$60	\$58.52	\$60
VII	0.30	\$36.87	\$40	\$35.11	\$40
VIII	0.10	\$12.29	\$10	\$11.70	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Caroline.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$127.91
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0058
c. Rate Without Risk	0.0684
d. Risk Component	0.0034
e. Rate With Risk³	0.0719

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,869.13	\$1,780.12

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,354	1.50	5,031.00
	II	27,687	1.35	37,377.45
	III	5,315	1.00	5,315.00
	IV	1,246	0.80	996.80
	Total	37,602		48,720.25
	Soil Index Factor:⁷	1.30		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,163.87	\$2,160	\$2,060.83	\$2,060
II	1.35	\$1,947.49	\$1,950	\$1,854.75	\$1,850
III	1.00	\$1,442.58	\$1,440	\$1,373.89	\$1,370
IV	0.80	\$1,154.07	\$1,150	\$1,099.11	\$1,100
V	0.60	\$865.55	\$870	\$824.33	\$820
VI	0.50	\$721.29	\$720	\$686.94	\$690
VII	0.30	\$432.77	\$430	\$412.17	\$410
VIII	0.10	\$144.26	\$140	\$137.39	\$140

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Carroll.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$11.43
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0060
c. Rate Without Risk	0.0686
d. Risk Component	0.0034
e. Rate With Risk³	0.0720

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$166.77	\$158.83

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,440	1.50	2,160.00
	II	8,373	1.35	11,303.55
	III	23,337	1.00	23,337.00
	IV	8,544	0.80	6,835.20
	Total	41,694		43,635.75
	Soil Index Factor:⁷	1.05		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$239.02	\$240	\$227.64	\$230
II	1.35	\$215.12	\$220	\$204.87	\$200
III	1.00	\$159.35	\$160	\$151.76	\$150
IV	0.80	\$127.48	\$130	\$121.41	\$120
V	0.60	\$95.61	\$100	\$91.06	\$90
VI	0.50	\$79.67	\$80	\$75.88	\$80
VII	0.30	\$47.80	\$50	\$45.53	\$50
VIII	0.10	\$15.93	\$20	\$15.18	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Chesapeake.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$178.52
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0106
c. Rate Without Risk	0.0731
d. Risk Component	0.0037
e. Rate With Risk³	0.0768

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,440.62	\$2,324.40

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	300	1.50	450.00
	II	4,919	1.35	6,640.65
	III	45,077	1.00	45,077.00
	IV	10,498	0.80	8,398.40
	Total	60,794		60,566.05
	Soil Index Factor:⁷	1.00		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$3,674.72	\$3,670	\$3,499.73	\$3,500
II	1.35	\$3,307.24	\$3,310	\$3,149.76	\$3,150
III	1.00	\$2,449.81	\$2,450	\$2,333.15	\$2,330
IV	0.80	\$1,959.85	\$1,960	\$1,866.52	\$1,870
V	0.60	\$1,469.89	\$1,470	\$1,399.89	\$1,400
VI	0.50	\$1,224.91	\$1,220	\$1,166.58	\$1,170
VII	0.30	\$734.94	\$730	\$699.95	\$700
VIII	0.10	\$244.98	\$240	\$233.32	\$230

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Chesterfield < Amelia.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$63.63
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0090
c. Rate Without Risk	0.0716
d. Risk Component	0.0036
e. Rate With Risk³	0.0751

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$889.16	\$846.82

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	22,664	1.35	30,596.40
	III	11,209	1.00	11,209.00
	IV	4,893	0.80	3,914.40
	Total	38,766		45,719.80
	Soil Index Factor:⁷	1.18		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,130.88	\$1,130	\$1,077.03	\$1,080
II	1.35	\$1,017.79	\$1,020	\$969.33	\$970
III	1.00	\$753.92	\$750	\$718.02	\$720
IV	0.80	\$603.14	\$600	\$574.42	\$570
V	0.60	\$452.35	\$450	\$430.81	\$430
VI	0.50	\$376.96	\$380	\$359.01	\$360
VII	0.30	\$226.18	\$230	\$215.41	\$220
VIII	0.10	\$75.39	\$80	\$71.80	\$70

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Clarke.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$14.09
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0059
c. Rate Without Risk	0.0685
d. Risk Component	0.0034
e. Rate With Risk³	0.0719

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$205.80	\$196.00

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	709	1.50	1,063.50
	II	16,387	1.35	22,122.45
	III	6,328	1.00	6,328.00
	IV	12,222	0.80	9,777.60
	Total	35,646		39,291.55
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$280.05	\$280	\$266.72	\$270
II	1.35	\$252.05	\$250	\$240.05	\$240
III	1.00	\$186.70	\$190	\$177.81	\$180
IV	0.80	\$149.36	\$150	\$142.25	\$140
V	0.60	\$112.02	\$110	\$106.69	\$110
VI	0.50	\$93.35	\$90	\$88.91	\$90
VII	0.30	\$56.01	\$60	\$53.34	\$50
VIII	0.10	\$18.67	\$20	\$17.78	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Culpeper.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$42.87
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0064
c. Rate Without Risk	0.0690
d. Risk Component	0.0034
e. Rate With Risk³	0.0724

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$621.42	\$591.83

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,266	1.50	4,899.00
	II	22,580	1.35	30,483.00
	III	15,685	1.00	15,685.00
	IV	11,954	0.80	9,563.20
	Total	53,485		60,630.20
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$822.28	\$820	\$783.12	\$780
II	1.35	\$740.05	\$740	\$704.81	\$700
III	1.00	\$548.18	\$550	\$522.08	\$520
IV	0.80	\$438.55	\$440	\$417.66	\$420
V	0.60	\$328.91	\$330	\$313.25	\$310
VI	0.50	\$274.09	\$270	\$261.04	\$260
VII	0.30	\$164.46	\$160	\$156.62	\$160
VIII	0.10	\$54.82	\$50	\$52.21	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Cumberland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$24.05
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0060
c. Rate Without Risk	0.0685
d. Risk Component	0.0034
e. Rate With Risk³	0.0720

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$350.81	\$334.11

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	362	1.50	543.00
	II	11,051	1.35	14,918.85
	III	9,036	1.00	9,036.00
	IV	4,374	0.80	3,499.20
	Total	24,823		27,997.05
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$466.56	\$470	\$444.34	\$440
II	1.35	\$419.90	\$420	\$399.91	\$400
III	1.00	\$311.04	\$310	\$296.23	\$300
IV	0.80	\$248.83	\$250	\$236.98	\$240
V	0.60	\$186.62	\$190	\$177.74	\$180
VI	0.50	\$155.52	\$160	\$148.11	\$150
VII	0.30	\$93.31	\$90	\$88.87	\$90
VIII	0.10	\$31.10	\$30	\$29.62	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Danville < Pittsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$24.73
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0696
d. Risk Component	0.0035
e. Rate With Risk³	0.0731

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$355.15	\$338.24

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,421	1.50	6,631.50
	II	71,949	1.35	97,131.15
	III	51,911	1.00	51,911.00
	IV	24,215	0.80	19,372.00
	Total	152,496		175,045.65
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$464.10	\$460	\$442.00	\$440
II	1.35	\$417.69	\$420	\$397.80	\$400
III	1.00	\$309.40	\$310	\$294.67	\$290
IV	0.80	\$247.52	\$250	\$235.73	\$240
V	0.60	\$185.64	\$190	\$176.80	\$180
VI	0.50	\$154.70	\$150	\$147.33	\$150
VII	0.30	\$92.82	\$90	\$88.40	\$90
VIII	0.10	\$30.94	\$30	\$29.47	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Dinwiddie, Coastal < Sussex.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$79.48
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0694
d. Risk Component	0.0035
e. Rate With Risk³	0.0729

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,145.29	\$1,090.75

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,869	1.50	4,303.50
	II	43,478	1.35	58,695.30
	III	5,518	1.00	5,518.00
	IV	1,545	0.80	1,236.00
	Total	53,410		69,752.80
	Soil Index Factor:⁷	1.31		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,315.43	\$1,320	\$1,252.79	\$1,250
II	1.35	\$1,183.89	\$1,180	\$1,127.51	\$1,130
III	1.00	\$876.95	\$880	\$835.19	\$840
IV	0.80	\$701.56	\$700	\$668.15	\$670
V	0.60	\$526.17	\$530	\$501.12	\$500
VI	0.50	\$438.48	\$440	\$417.60	\$420
VII	0.30	\$263.09	\$260	\$250.56	\$250
VIII	0.10	\$87.70	\$90	\$83.52	\$80

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Dinwiddie, Piedmont < Brunswick.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$98.30
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0694
d. Risk Component	0.0035
e. Rate With Risk³	0.0729

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,416.59	\$1,349.13

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,181	1.50	1,771.50
	II	34,083	1.35	46,012.05
	III	13,340	1.00	13,340.00
	IV	6,169	0.80	4,935.20
	Total	54,773		66,058.75
	Soil Index Factor:⁷	1.21		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$1,761.86	\$1,760	\$1,677.96	\$1,680
II	1.35	\$1,585.67	\$1,590	\$1,510.17	\$1,510
III	1.00	\$1,174.57	\$1,170	\$1,118.64	\$1,120
IV	0.80	\$939.66	\$940	\$894.91	\$890
V	0.60	\$704.74	\$700	\$671.18	\$670
VI	0.50	\$587.29	\$590	\$559.32	\$560
VII	0.30	\$352.37	\$350	\$335.59	\$340
VIII	0.10	\$117.46	\$120	\$111.86	\$110

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Essex.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$164.70
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0059
c. Rate Without Risk	0.0685
d. Risk Component	0.0034
e. Rate With Risk³	0.0720

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,403.44	\$2,288.99

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,168	1.50	3,252.00
	II	25,597	1.35	34,555.95
	III	4,189	1.00	4,189.00
	IV	2,775	0.80	2,220.00
	Total	34,729		44,216.95
	Soil Index Factor:⁷	1.27		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,831.58	\$2,830	\$2,696.74	\$2,700
II	1.35	\$2,548.42	\$2,550	\$2,427.07	\$2,430
III	1.00	\$1,887.72	\$1,890	\$1,797.83	\$1,800
IV	0.80	\$1,510.18	\$1,510	\$1,438.26	\$1,440
V	0.60	\$1,132.63	\$1,130	\$1,078.70	\$1,080
VI	0.50	\$943.86	\$940	\$898.91	\$900
VII	0.30	\$566.32	\$570	\$539.35	\$540
VIII	0.10	\$188.77	\$190	\$179.78	\$180

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fairfax < Loudoun.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$22.75
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0090
c. Rate Without Risk	0.0716
d. Risk Component	0.0036
e. Rate With Risk³	0.0752

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$317.71	\$302.58

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,329	1.50	10,993.50
	II	40,198	1.35	54,267.30
	III	30,646	1.00	30,646.00
	IV	11,324	0.80	9,059.20
	Total	89,497		104,966.00
	Soil Index Factor:⁷	1.17		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$406.33	\$410	\$386.98	\$390
II	1.35	\$365.70	\$370	\$348.29	\$350
III	1.00	\$270.89	\$270	\$257.99	\$260
IV	0.80	\$216.71	\$220	\$206.39	\$210
V	0.60	\$162.53	\$160	\$154.79	\$150
VI	0.50	\$135.44	\$140	\$128.99	\$130
VII	0.30	\$81.27	\$80	\$77.40	\$80
VIII	0.10	\$27.09	\$30	\$25.80	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fauquier.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$31.39
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0078
c. Rate Without Risk	0.0704
d. Risk Component	0.0035
e. Rate With Risk³	0.0739

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$445.98	\$424.75

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,976	1.50	10,464.00
	II	15,533	1.35	20,969.55
	III	41,916	1.00	41,916.00
	IV	18,373	0.80	14,698.40
	Total	82,798		88,047.95
	Soil Index Factor:⁷	1.06		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$629.09	\$630	\$599.13	\$600
II	1.35	\$566.18	\$570	\$539.22	\$540
III	1.00	\$419.39	\$420	\$399.42	\$400
IV	0.80	\$335.51	\$340	\$319.54	\$320
V	0.60	\$251.64	\$250	\$239.65	\$240
VI	0.50	\$209.70	\$210	\$199.71	\$200
VII	0.30	\$125.82	\$130	\$119.83	\$120
VIII	0.10	\$41.94	\$40	\$39.94	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Floyd.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$8.82
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0044
c. Rate Without Risk	0.0670
d. Risk Component	0.0033
e. Rate With Risk³	0.0703

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$131.68	\$125.41

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,125	1.50	1,687.50
	II	3,168	1.35	4,276.80
	III	16,224	1.00	16,224.00
	IV	5,172	0.80	4,137.60
	Total	25,689		26,325.90
	Soil Index Factor:⁷	1.02		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$192.75	\$190	\$183.57	\$180
II	1.35	\$173.47	\$170	\$165.21	\$170
III	1.00	\$128.50	\$130	\$122.38	\$120
IV	0.80	\$102.80	\$100	\$97.90	\$100
V	0.60	\$77.10	\$80	\$73.43	\$70
VI	0.50	\$64.25	\$60	\$61.19	\$60
VII	0.30	\$38.55	\$40	\$36.71	\$40
VIII	0.10	\$12.85	\$10	\$12.24	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fluvanna.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$14.85
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0059
c. Rate Without Risk	0.0685
d. Risk Component	0.0034
e. Rate With Risk³	0.0719

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$216.77	\$206.45

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	10,411	1.35	14,054.85
	III	7,824	1.00	7,824.00
	IV	187	0.80	149.60
	Total	18,422		22,028.45
	Soil Index Factor:⁷	1.20		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$271.93	\$270	\$258.98	\$260
II	1.35	\$244.73	\$240	\$233.08	\$230
III	1.00	\$181.28	\$180	\$172.65	\$170
IV	0.80	\$145.03	\$150	\$138.12	\$140
V	0.60	\$108.77	\$110	\$103.59	\$100
VI	0.50	\$90.64	\$90	\$86.33	\$90
VII	0.30	\$54.39	\$50	\$51.80	\$50
VIII	0.10	\$18.13	\$20	\$17.27	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Franklin.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$27.43
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$408.21	\$388.77

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,071	1.50	4,606.50
	II	18,222	1.35	24,599.70
	III	26,540	1.00	26,540.00
	IV	12,493	0.80	9,994.40
	Total	60,326		65,740.60
	Soil Index Factor:⁷	1.09		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$561.88	\$560	\$535.13	\$540
II	1.35	\$505.69	\$510	\$481.61	\$480
III	1.00	\$374.59	\$370	\$356.75	\$360
IV	0.80	\$299.67	\$300	\$285.40	\$290
V	0.60	\$224.75	\$220	\$214.05	\$210
VI	0.50	\$187.29	\$190	\$178.38	\$180
VII	0.30	\$112.38	\$110	\$107.03	\$110
VIII	0.10	\$37.46	\$40	\$35.68	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Franklin (City) < Isle of Wight.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$147.27
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0081
c. Rate Without Risk	0.0707
d. Risk Component	0.0035
e. Rate With Risk³	0.0742

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,083.82	\$1,984.59

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,723	1.50	7,084.50
	II	52,438	1.35	70,791.30
	III	8,849	1.00	8,849.00
	IV	199	0.80	159.20
	Total	66,209		86,884.00
	Soil Index Factor:⁷	1.31		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,381.92	\$2,380	\$2,268.50	\$2,270
II	1.35	\$2,143.73	\$2,140	\$2,041.65	\$2,040
III	1.00	\$1,587.95	\$1,590	\$1,512.33	\$1,510
IV	0.80	\$1,270.36	\$1,270	\$1,209.87	\$1,210
V	0.60	\$952.77	\$950	\$907.40	\$910
VI	0.50	\$793.97	\$790	\$756.17	\$760
VII	0.30	\$476.38	\$480	\$453.70	\$450
VIII	0.10	\$158.79	\$160	\$151.23	\$150

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Frederick.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$6.03
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0048
c. Rate Without Risk	0.0674
d. Risk Component	0.0034
e. Rate With Risk³	0.0708

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$89.49	\$85.23

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	846	1.50	1,269.00
	II	17,066	1.35	23,039.10
	III	6,027	1.00	6,027.00
	IV	15,909	0.80	12,727.20
	Total	39,848		43,062.30
	Soil Index Factor:⁷	1.08		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$124.22	\$120	\$118.30	\$120
II	1.35	\$111.79	\$110	\$106.47	\$110
III	1.00	\$82.81	\$80	\$78.87	\$80
IV	0.80	\$66.25	\$70	\$63.09	\$60
V	0.60	\$49.69	\$50	\$47.32	\$50
VI	0.50	\$41.41	\$40	\$39.43	\$40
VII	0.30	\$24.84	\$20	\$23.66	\$20
VIII	0.10	\$8.28	\$10	\$7.89	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fredericksburg < Spotsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$33.69
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0066
c. Rate Without Risk	0.0692
d. Risk Component	0.0035
e. Rate With Risk³	0.0726

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$487.17	\$463.98

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,399	1.50	3,598.50
	II	20,485	1.35	27,654.75
	III	5,572	1.00	5,572.00
	IV	1,814	0.80	1,451.20
	Total	30,270		38,276.45
	Soil Index Factor:⁷	1.26		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$577.90	\$580	\$550.39	\$550
II	1.35	\$520.11	\$520	\$495.35	\$500
III	1.00	\$385.27	\$390	\$366.92	\$370
IV	0.80	\$308.22	\$310	\$293.54	\$290
V	0.60	\$231.16	\$230	\$220.15	\$220
VI	0.50	\$192.63	\$190	\$183.46	\$180
VII	0.30	\$115.58	\$120	\$110.08	\$110
VIII	0.10	\$38.53	\$40	\$36.69	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Giles.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$7.24
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0054
c. Rate Without Risk	0.0680
d. Risk Component	0.0034
e. Rate With Risk³	0.0714

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$106.40	\$101.33

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	100	1.50	150.00
	II	393	1.35	530.55
	III	2,881	1.00	2,881.00
	IV	4,371	0.80	3,496.80
	Total	7,745		7,058.35
	Soil Index Factor:⁷	0.91		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$175.13	\$180	\$166.79	\$170
II	1.35	\$157.61	\$160	\$150.11	\$150
III	1.00	\$116.75	\$120	\$111.19	\$110
IV	0.80	\$93.40	\$90	\$88.95	\$90
V	0.60	\$70.05	\$70	\$66.71	\$70
VI	0.50	\$58.38	\$60	\$55.60	\$60
VII	0.30	\$35.03	\$40	\$33.36	\$30
VIII	0.10	\$11.68	\$10	\$11.12	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Gloucester.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$144.85
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0058
c. Rate Without Risk	0.0684
d. Risk Component	0.0034
e. Rate With Risk³	0.0718

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,117.27	\$2,016.44

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,009	1.50	1,513.50
	II	14,462	1.35	19,523.70
	III	9,238	1.00	9,238.00
	IV	145	0.80	116.00
	Total	24,854		30,391.20
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,597.26	\$2,600	\$2,473.58	\$2,470
II	1.35	\$2,337.53	\$2,340	\$2,226.22	\$2,230
III	1.00	\$1,731.51	\$1,730	\$1,649.05	\$1,650
IV	0.80	\$1,385.20	\$1,390	\$1,319.24	\$1,320
V	0.60	\$1,038.90	\$1,040	\$989.43	\$990
VI	0.50	\$865.75	\$870	\$824.53	\$820
VII	0.30	\$519.45	\$520	\$494.72	\$490
VIII	0.10	\$173.15	\$170	\$164.91	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Goochland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$48.21
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0051
c. Rate Without Risk	0.0677
d. Risk Component	0.0034
e. Rate With Risk³	0.0710

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$712.42	\$678.49

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,196	1.50	3,294.00
	II	16,681	1.35	22,519.35
	III	8,598	1.00	8,598.00
	IV	7,443	0.80	5,954.40
	Total	34,918		40,365.75
	Soil Index Factor:⁷	1.16		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$924.41	\$920	\$880.39	\$880
II	1.35	\$831.97	\$830	\$792.35	\$790
III	1.00	\$616.27	\$620	\$586.93	\$590
IV	0.80	\$493.02	\$490	\$469.54	\$470
V	0.60	\$369.76	\$370	\$352.16	\$350
VI	0.50	\$308.14	\$310	\$293.46	\$290
VII	0.30	\$184.88	\$180	\$176.08	\$180
VIII	0.10	\$61.63	\$60	\$58.69	\$60

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Greene.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$3.32
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0065
c. Rate Without Risk	0.0691
d. Risk Component	0.0035
e. Rate With Risk³	0.0725

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$48.00	\$45.72

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,044	1.50	3,066.00
	II	2,362	1.35	3,188.70
	III	6,660	1.00	6,660.00
	IV	2,521	0.80	2,016.80
	Total	13,587		14,931.50
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$65.52	\$70	\$62.40	\$60
II	1.35	\$58.97	\$60	\$56.16	\$60
III	1.00	\$43.68	\$40	\$41.60	\$40
IV	0.80	\$34.95	\$30	\$33.28	\$30
V	0.60	\$26.21	\$30	\$24.96	\$20
VI	0.50	\$21.84	\$20	\$20.80	\$20
VII	0.30	\$13.10	\$10	\$12.48	\$10
VIII	0.10	\$4.37	---	\$4.16	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Greenville.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$88.58
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,318.32	\$1,255.54

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,626	1.50	3,939.00
	II	32,525	1.35	43,908.75
	III	6,471	1.00	6,471.00
	IV	1,556	0.80	1,244.80
	Total	43,178		55,563.55
	Soil Index Factor:⁷	1.29		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,536.69	\$1,540	\$1,463.51	\$1,460
II	1.35	\$1,383.02	\$1,380	\$1,317.16	\$1,320
III	1.00	\$1,024.46	\$1,020	\$975.67	\$980
IV	0.80	\$819.57	\$820	\$780.54	\$780
V	0.60	\$614.67	\$610	\$585.40	\$590
VI	0.50	\$512.23	\$510	\$487.84	\$490
VII	0.30	\$307.34	\$310	\$292.70	\$290
VIII	0.10	\$102.45	\$100	\$97.57	\$100

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Halifax.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$17.01
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0042
c. Rate Without Risk	0.0667
d. Risk Component	0.0033
e. Rate With Risk³	0.0701

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$254.91	\$242.77

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	796	1.50	1,194.00
	II	69,156	1.35	93,360.60
	III	34,247	1.00	34,247.00
	IV	16,752	0.80	13,401.60
	Total	120,951		142,203.20
	Soil Index Factor:⁷	1.18		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$325.22	\$330	\$309.74	\$310
II	1.35	\$292.70	\$290	\$278.76	\$280
III	1.00	\$216.82	\$220	\$206.49	\$210
IV	0.80	\$173.45	\$170	\$165.19	\$170
V	0.60	\$130.09	\$130	\$123.89	\$120
VI	0.50	\$108.41	\$110	\$103.25	\$100
VII	0.30	\$65.04	\$70	\$61.95	\$60
VIII	0.10	\$21.68	\$20	\$20.65	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Hampton < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$38.59
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0106
c. Rate Without Risk	0.0732
d. Risk Component	0.0037
e. Rate With Risk³	0.0769

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$527.15	\$502.05

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$637.56	\$640	\$607.20	\$610
II	1.35	\$573.80	\$570	\$546.48	\$550
III	1.00	\$425.04	\$430	\$404.80	\$400
IV	0.80	\$340.03	\$340	\$323.84	\$320
V	0.60	\$255.02	\$260	\$242.88	\$240
VI	0.50	\$212.52	\$210	\$202.40	\$200
VII	0.30	\$127.51	\$130	\$121.44	\$120
VIII	0.10	\$42.50	\$40	\$40.48	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Hanover, Coastal < King William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$122.84
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0075
c. Rate Without Risk	0.0701
d. Risk Component	0.0035
e. Rate With Risk³	0.0736

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,753.14	\$1,669.66

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	9,575	1.50	14,362.50
	II	17,371	1.35	23,450.85
	III	5,808	1.00	5,808.00
	IV	195	0.80	156.00
	Total	32,949		43,777.35
	Soil Index Factor:⁷	1.33		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,979.25	\$1,980	\$1,885.00	\$1,890
II	1.35	\$1,781.33	\$1,780	\$1,696.50	\$1,700
III	1.00	\$1,319.50	\$1,320	\$1,256.67	\$1,260
IV	0.80	\$1,055.60	\$1,060	\$1,005.33	\$1,010
V	0.60	\$791.70	\$790	\$754.00	\$750
VI	0.50	\$659.75	\$660	\$628.33	\$630
VII	0.30	\$395.85	\$400	\$377.00	\$380
VIII	0.10	\$131.95	\$130	\$125.67	\$130

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Hanover, Piedmont < Louisa.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$88.61
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0075
c. Rate Without Risk	0.0701
d. Risk Component	0.0035
e. Rate With Risk³	0.0736

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,264.55	\$1,204.33

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	233	1.50	349.50
	II	36,146	1.35	48,797.10
	III	7,541	1.00	7,541.00
	IV	7,214	0.80	5,771.20
	Total	51,134		62,458.80
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,552.89	\$1,550	\$1,478.95	\$1,480
II	1.35	\$1,397.61	\$1,400	\$1,331.05	\$1,330
III	1.00	\$1,035.26	\$1,040	\$985.96	\$990
IV	0.80	\$828.21	\$830	\$788.77	\$790
V	0.60	\$621.16	\$620	\$591.58	\$590
VI	0.50	\$517.63	\$520	\$492.98	\$490
VII	0.30	\$310.58	\$310	\$295.79	\$300
VIII	0.10	\$103.53	\$100	\$98.60	\$100

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Harrisonburg < Rockingham.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$72.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0682
d. Risk Component	0.0034
e. Rate With Risk³	0.0716

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,067.55	\$1,016.71

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,020	1.50	1,530.00
	II	38,198	1.35	51,567.30
	III	22,554	1.00	22,554.00
	IV	25,062	0.80	20,049.60
	Total	86,834		95,700.90
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,452.95	\$1,450	\$1,383.77	\$1,380
II	1.35	\$1,307.66	\$1,310	\$1,245.39	\$1,250
III	1.00	\$968.64	\$970	\$922.51	\$920
IV	0.80	\$774.91	\$770	\$738.01	\$740
V	0.60	\$581.18	\$580	\$553.51	\$550
VI	0.50	\$484.32	\$480	\$461.26	\$460
VII	0.30	\$290.59	\$290	\$276.75	\$280
VIII	0.10	\$96.86	\$100	\$92.25	\$90

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Henrico, Coastal < King William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$173.95
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0082
c. Rate Without Risk	0.0707
d. Risk Component	0.0035
e. Rate With Risk³	0.0743

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,459.10	\$2,342.00

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	9,575	1.50	14,362.50
	II	17,371	1.35	23,450.85
	III	5,808	1.00	5,808.00
	IV	195	0.80	156.00
	Total	32,949		43,777.35
	Soil Index Factor:⁷	1.33		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,776.26	\$2,780	\$2,644.06	\$2,640
II	1.35	\$2,498.64	\$2,500	\$2,379.65	\$2,380
III	1.00	\$1,850.84	\$1,850	\$1,762.71	\$1,760
IV	0.80	\$1,480.67	\$1,480	\$1,410.17	\$1,410
V	0.60	\$1,110.51	\$1,110	\$1,057.62	\$1,060
VI	0.50	\$925.42	\$930	\$881.35	\$880
VII	0.30	\$555.25	\$560	\$528.81	\$530
VIII	0.10	\$185.08	\$190	\$176.27	\$180

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Henrico, Piedmont < Louisa.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$129.89
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0082
c. Rate Without Risk	0.0707
d. Risk Component	0.0035
e. Rate With Risk³	0.0743

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,836.19	\$1,748.76

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	233	1.50	349.50
	II	36,146	1.35	48,797.10
	III	7,541	1.00	7,541.00
	IV	7,214	0.80	5,771.20
	Total	51,134		62,458.80
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,254.89	\$2,250	\$2,147.52	\$2,150
II	1.35	\$2,029.40	\$2,030	\$1,932.77	\$1,930
III	1.00	\$1,503.26	\$1,500	\$1,431.68	\$1,430
IV	0.80	\$1,202.61	\$1,200	\$1,145.34	\$1,150
V	0.60	\$901.96	\$900	\$859.01	\$860
VI	0.50	\$751.63	\$750	\$715.84	\$720
VII	0.30	\$450.98	\$450	\$429.50	\$430
VIII	0.10	\$150.33	\$150	\$143.17	\$140

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Henry.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$0.70
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0705

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$10.43	\$9.93

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,561	1.35	4,807.35
	III	7,834	1.00	7,834.00
	IV	2,611	0.80	2,088.80
	Total	14,006		14,730.15
	Soil Index Factor:⁷	1.05		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$14.87	\$10	\$14.16	\$10
II	1.35	\$13.38	\$10	\$12.75	\$10
III	1.00	\$9.91	\$10	\$9.44	\$10
IV	0.80	\$7.93	\$10	\$7.55	\$10
V	0.60	\$5.95	\$10	\$5.67	\$10
VI	0.50	\$4.96	---	\$4.72	---
VII	0.30	\$2.97	---	\$2.83	---
VIII	0.10	\$0.99	---	\$0.94	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Isle of Wight.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$147.27
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0054
c. Rate Without Risk	0.0680
d. Risk Component	0.0034
e. Rate With Risk³	0.0714

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,164.67	\$2,061.59

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,723	1.50	7,084.50
	II	52,438	1.35	70,791.30
	III	8,849	1.00	8,849.00
	IV	199	0.80	159.20
	Total	66,209		86,884.00
	Soil Index Factor:⁷	1.31		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,474.34	\$2,470	\$2,356.52	\$2,360
II	1.35	\$2,226.91	\$2,230	\$2,120.87	\$2,120
III	1.00	\$1,649.56	\$1,650	\$1,571.01	\$1,570
IV	0.80	\$1,319.65	\$1,320	\$1,256.81	\$1,260
V	0.60	\$989.74	\$990	\$942.61	\$940
VI	0.50	\$824.78	\$820	\$785.51	\$790
VII	0.30	\$494.87	\$490	\$471.30	\$470
VIII	0.10	\$164.96	\$160	\$157.10	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in James City < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$38.59
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0072
c. Rate Without Risk	0.0698
d. Risk Component	0.0035
e. Rate With Risk³	0.0733

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$552.91	\$526.58

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$668.71	\$670	\$636.87	\$640
II	1.35	\$601.84	\$600	\$573.18	\$570
III	1.00	\$445.81	\$450	\$424.58	\$420
IV	0.80	\$356.65	\$360	\$339.66	\$340
V	0.60	\$267.48	\$270	\$254.75	\$250
VI	0.50	\$222.90	\$220	\$212.29	\$210
VII	0.30	\$133.74	\$130	\$127.37	\$130
VIII	0.10	\$44.58	\$40	\$42.46	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in King George.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$43.50
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0671
d. Risk Component	0.0034
e. Rate With Risk³	0.0705

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$647.86	\$617.01

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,115	1.50	9,172.50
	II	12,303	1.35	16,609.05
	III	1,183	1.00	1,183.00
	IV	443	0.80	354.40
	Total	20,044		27,318.95
	Soil Index Factor:⁷	1.36		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$713.01	\$710	\$679.05	\$680
II	1.35	\$641.71	\$640	\$611.15	\$610
III	1.00	\$475.34	\$480	\$452.70	\$450
IV	0.80	\$380.27	\$380	\$362.16	\$360
V	0.60	\$285.20	\$290	\$271.62	\$270
VI	0.50	\$237.67	\$240	\$226.35	\$230
VII	0.30	\$142.60	\$140	\$135.81	\$140
VIII	0.10	\$47.53	\$50	\$45.27	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in King William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$183.17
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0695
d. Risk Component	0.0035
e. Rate With Risk³	0.0730

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,633.78	\$2,508.36

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	9,575	1.50	14,362.50
	II	17,371	1.35	23,450.85
	III	5,808	1.00	5,808.00
	IV	195	0.80	156.00
	Total	32,949		43,777.35
	Soil Index Factor:⁷	1.33		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,973.47	\$2,970	\$2,831.88	\$2,830
II	1.35	\$2,676.12	\$2,680	\$2,548.69	\$2,550
III	1.00	\$1,982.31	\$1,980	\$1,887.92	\$1,890
IV	0.80	\$1,585.85	\$1,590	\$1,510.33	\$1,510
V	0.60	\$1,189.39	\$1,190	\$1,132.75	\$1,130
VI	0.50	\$991.16	\$990	\$943.96	\$940
VII	0.30	\$594.69	\$590	\$566.38	\$570
VIII	0.10	\$198.23	\$200	\$188.79	\$190

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Lancaster.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$162.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0039
c. Rate Without Risk	0.0665
d. Risk Component	0.0033
e. Rate With Risk³	0.0698

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,447.57	\$2,331.02

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,380	1.50	11,070.00
	II	13,627	1.35	18,396.45
	III	670	1.00	670.00
	IV	15	0.80	12.00
	Total	21,692		30,148.45
	Soil Index Factor:⁷	1.39		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,641.57	\$2,640	\$2,515.78	\$2,520
II	1.35	\$2,377.41	\$2,380	\$2,264.20	\$2,260
III	1.00	\$1,761.04	\$1,760	\$1,677.18	\$1,680
IV	0.80	\$1,408.83	\$1,410	\$1,341.75	\$1,340
V	0.60	\$1,056.63	\$1,060	\$1,006.31	\$1,010
VI	0.50	\$880.52	\$880	\$838.59	\$840
VII	0.30	\$528.31	\$530	\$503.16	\$500
VIII	0.10	\$176.10	\$180	\$167.72	\$170

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Loudoun.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$22.75
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0103
c. Rate Without Risk	0.0729
d. Risk Component	0.0036
e. Rate With Risk³	0.0766

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$311.89	\$297.04

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,329	1.50	10,993.50
	II	40,198	1.35	54,267.30
	III	30,646	1.00	30,646.00
	IV	11,324	0.80	9,059.20
	Total	89,497		104,966.00
	Soil Index Factor:⁷	1.17		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$398.89	\$400	\$379.89	\$380
II	1.35	\$359.00	\$360	\$341.91	\$340
III	1.00	\$265.93	\$270	\$253.26	\$250
IV	0.80	\$212.74	\$210	\$202.61	\$200
V	0.60	\$159.56	\$160	\$151.96	\$150
VI	0.50	\$132.96	\$130	\$126.63	\$130
VII	0.30	\$79.78	\$80	\$75.98	\$80
VIII	0.10	\$26.59	\$30	\$25.33	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Louisa.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$23.41
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0060
c. Rate Without Risk	0.0686
d. Risk Component	0.0034
e. Rate With Risk³	0.0720

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$341.37	\$325.12

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	233	1.50	349.50
	II	36,146	1.35	48,797.10
	III	7,541	1.00	7,541.00
	IV	7,214	0.80	5,771.20
	Total	51,134		62,458.80
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$419.21	\$420	\$399.25	\$400
II	1.35	\$377.29	\$380	\$359.32	\$360
III	1.00	\$279.47	\$280	\$266.17	\$270
IV	0.80	\$223.58	\$220	\$212.93	\$210
V	0.60	\$167.68	\$170	\$159.70	\$160
VI	0.50	\$139.74	\$140	\$133.08	\$130
VII	0.30	\$83.84	\$80	\$79.85	\$80
VIII	0.10	\$27.95	\$30	\$26.62	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Lynchburg < Bedford.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$4.70
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0098
c. Rate Without Risk	0.0724
d. Risk Component	0.0036
e. Rate With Risk³	0.0760

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$65.00	\$61.90

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	5,114	1.50	7,671.00
	II	35,922	1.35	48,494.70
	III	16,102	1.00	16,102.00
	IV	11,646	0.80	9,316.80
	Total	68,784		81,584.50
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$82.20	\$80	\$78.28	\$80
II	1.35	\$73.98	\$70	\$70.45	\$70
III	1.00	\$54.80	\$50	\$52.19	\$50
IV	0.80	\$43.84	\$40	\$41.75	\$40
V	0.60	\$32.88	\$30	\$31.31	\$30
VI	0.50	\$27.40	\$30	\$26.09	\$30
VII	0.30	\$16.44	\$20	\$15.66	\$20
VIII	0.10	\$5.48	\$10	\$5.22	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Madison.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$48.22
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0054
c. Rate Without Risk	0.0680
d. Risk Component	0.0034
e. Rate With Risk³	0.0714

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$708.81	\$675.06

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,732	1.50	5,598.00
	II	8,212	1.35	11,086.20
	III	10,925	1.00	10,925.00
	IV	9,354	0.80	7,483.20
	Total	32,223		35,092.40
	Soil Index Factor:⁷	1.09		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$976.28	\$980	\$929.79	\$930
II	1.35	\$878.65	\$880	\$836.81	\$840
III	1.00	\$650.85	\$650	\$619.86	\$620
IV	0.80	\$520.68	\$520	\$495.89	\$500
V	0.60	\$390.51	\$390	\$371.92	\$370
VI	0.50	\$325.43	\$330	\$309.93	\$310
VII	0.30	\$195.26	\$200	\$185.96	\$190
VIII	0.10	\$65.09	\$70	\$61.99	\$60

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Middlesex.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$154.86
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0035
c. Rate Without Risk	0.0660
d. Risk Component	0.0033
e. Rate With Risk³	0.0693

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,344.84	\$2,233.18

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,991	1.50	5,986.50
	II	16,075	1.35	21,701.25
	III	798	1.00	798.00
	IV	---	0.80	---
	Total	20,864		28,485.75
	Soil Index Factor:⁷	1.37		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,576.17	\$2,580	\$2,453.50	\$2,450
II	1.35	\$2,318.56	\$2,320	\$2,208.15	\$2,210
III	1.00	\$1,717.45	\$1,720	\$1,635.67	\$1,640
IV	0.80	\$1,373.96	\$1,370	\$1,308.53	\$1,310
V	0.60	\$1,030.47	\$1,030	\$981.40	\$980
VI	0.50	\$858.72	\$860	\$817.83	\$820
VII	0.30	\$515.23	\$520	\$490.70	\$490
VIII	0.10	\$171.74	\$170	\$163.57	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Montgomery.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$9.10
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0067
c. Rate Without Risk	0.0693
d. Risk Component	0.0035
e. Rate With Risk³	0.0728

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$131.35	\$125.09

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,678	1.50	2,517.00
	II	8,391	1.35	11,327.85
	III	6,714	1.00	6,714.00
	IV	4,795	0.80	3,836.00
	Total	21,578		24,394.85
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$174.27	\$170	\$165.97	\$170
II	1.35	\$156.85	\$160	\$149.38	\$150
III	1.00	\$116.18	\$120	\$110.65	\$110
IV	0.80	\$92.95	\$90	\$88.52	\$90
V	0.60	\$69.71	\$70	\$66.39	\$70
VI	0.50	\$58.09	\$60	\$55.32	\$60
VII	0.30	\$34.85	\$30	\$33.19	\$30
VIII	0.10	\$11.62	\$10	\$11.06	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Nelson.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$6.24
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0055
c. Rate Without Risk	0.0681
d. Risk Component	0.0034
e. Rate With Risk³	0.0715

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$91.64	\$87.28

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,729	1.50	5,593.50
	II	7,438	1.35	10,041.30
	III	5,190	1.00	5,190.00
	IV	5,896	0.80	4,716.80
	Total	22,253		25,541.60
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$119.77	\$120	\$114.06	\$110
II	1.35	\$107.79	\$110	\$102.66	\$100
III	1.00	\$79.84	\$80	\$76.04	\$80
IV	0.80	\$63.88	\$60	\$60.83	\$60
V	0.60	\$47.91	\$50	\$45.63	\$50
VI	0.50	\$39.92	\$40	\$38.02	\$40
VII	0.30	\$23.95	\$20	\$22.81	\$20
VIII	0.10	\$7.98	\$10	\$7.60	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$108.41
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0069
c. Rate Without Risk	0.0695
d. Risk Component	0.0035
e. Rate With Risk³	0.0729

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,560.40	\$1,486.09

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,887.20	\$1,890	\$1,797.34	\$1,800
II	1.35	\$1,698.48	\$1,700	\$1,617.60	\$1,620
III	1.00	\$1,258.14	\$1,260	\$1,198.22	\$1,200
IV	0.80	\$1,006.51	\$1,010	\$958.58	\$960
V	0.60	\$754.88	\$750	\$718.93	\$720
VI	0.50	\$629.07	\$630	\$599.11	\$600
VII	0.30	\$377.44	\$380	\$359.47	\$360
VIII	0.10	\$125.81	\$130	\$119.82	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Newport News < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$38.59
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0104
c. Rate Without Risk	0.0730
d. Risk Component	0.0036
e. Rate With Risk³	0.0766

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$528.78	\$503.60

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$639.52	\$640	\$609.07	\$610
II	1.35	\$575.57	\$580	\$548.16	\$550
III	1.00	\$426.35	\$430	\$406.05	\$410
IV	0.80	\$341.08	\$340	\$324.84	\$320
V	0.60	\$255.81	\$260	\$243.63	\$240
VI	0.50	\$213.17	\$210	\$203.02	\$200
VII	0.30	\$127.90	\$130	\$121.81	\$120
VIII	0.10	\$42.63	\$40	\$40.60	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Northampton.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$224.90
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0679
d. Risk Component	0.0034
e. Rate With Risk³	0.0713

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$3,313.16	\$3,155.39

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	22,602	1.50	33,903.00
	II	26,121	1.35	35,263.35
	III	1,069	1.00	1,069.00
	IV	---	0.80	---
	Total	49,792		70,235.35
	Soil Index Factor:⁷	1.41		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,523.20	\$3,520	\$3,355.43	\$3,360
II	1.35	\$3,170.88	\$3,170	\$3,019.88	\$3,020
III	1.00	\$2,348.80	\$2,350	\$2,236.95	\$2,240
IV	0.80	\$1,879.04	\$1,880	\$1,789.56	\$1,790
V	0.60	\$1,409.28	\$1,410	\$1,342.17	\$1,340
VI	0.50	\$1,174.40	\$1,170	\$1,118.48	\$1,120
VII	0.30	\$704.64	\$700	\$671.09	\$670
VIII	0.10	\$234.88	\$230	\$223.70	\$220

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Northumberland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$182.15
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0034
c. Rate Without Risk	0.0660
d. Risk Component	0.0033
e. Rate With Risk³	0.0693

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,761.69	\$2,630.18

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	8,895	1.50	13,342.50
	II	26,010	1.35	35,113.50
	III	2,184	1.00	2,184.00
	IV	924	0.80	739.20
	Total	38,013		51,379.20
	Soil Index Factor:⁷	1.35		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$3,064.86	\$3,060	\$2,918.91	\$2,920
II	1.35	\$2,758.37	\$2,760	\$2,627.02	\$2,630
III	1.00	\$2,043.24	\$2,040	\$1,945.94	\$1,950
IV	0.80	\$1,634.59	\$1,630	\$1,556.75	\$1,560
V	0.60	\$1,225.94	\$1,230	\$1,167.57	\$1,170
VI	0.50	\$1,021.62	\$1,020	\$972.97	\$970
VII	0.30	\$612.97	\$610	\$583.78	\$580
VIII	0.10	\$204.32	\$200	\$194.59	\$190

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Nottoway.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$35.69
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0040
c. Rate Without Risk	0.0666
d. Risk Component	0.0033
e. Rate With Risk³	0.0699

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$536.28	\$510.74

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	10,092	1.35	13,624.20
	III	20,554	1.00	20,554.00
	IV	3,010	0.80	2,408.00
	Total	33,656		36,586.20
	Soil Index Factor:⁷	1.09		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$739.99	\$740	\$704.75	\$700
II	1.35	\$665.99	\$670	\$634.28	\$630
III	1.00	\$493.33	\$490	\$469.84	\$470
IV	0.80	\$394.66	\$390	\$375.87	\$380
V	0.60	\$296.00	\$300	\$281.90	\$280
VI	0.50	\$246.66	\$250	\$234.92	\$230
VII	0.30	\$148.00	\$150	\$140.95	\$140
VIII	0.10	\$49.33	\$50	\$46.98	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Orange.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$39.08
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0065
c. Rate Without Risk	0.0691
d. Risk Component	0.0035
e. Rate With Risk³	0.0725

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$565.64	\$538.70

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,800	1.50	4,200.00
	II	15,074	1.35	20,349.90
	III	10,981	1.00	10,981.00
	IV	9,260	0.80	7,408.00
	Total	38,115		42,938.90
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$753.14	\$750	\$717.27	\$720
II	1.35	\$677.82	\$680	\$645.55	\$650
III	1.00	\$502.09	\$500	\$478.18	\$480
IV	0.80	\$401.67	\$400	\$382.55	\$380
V	0.60	\$301.25	\$300	\$286.91	\$290
VI	0.50	\$251.05	\$250	\$239.09	\$240
VII	0.30	\$150.63	\$150	\$143.45	\$140
VIII	0.10	\$50.21	\$50	\$47.82	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Page.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$24.21
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0678
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$356.83	\$339.84

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,060	1.50	3,090.00
	II	21,760	1.35	29,376.00
	III	9,604	1.00	9,604.00
	IV	3,374	0.80	2,699.20
	Total	36,798		44,769.20
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$439.95	\$440	\$419.00	\$420
II	1.35	\$395.95	\$400	\$377.10	\$380
III	1.00	\$293.30	\$290	\$279.33	\$280
IV	0.80	\$234.64	\$230	\$223.46	\$220
V	0.60	\$175.98	\$180	\$167.60	\$170
VI	0.50	\$146.65	\$150	\$139.67	\$140
VII	0.30	\$87.99	\$90	\$83.80	\$80
VIII	0.10	\$29.33	\$30	\$27.93	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Petersburg < Prince George.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$109.07
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0130
c. Rate Without Risk	0.0756
d. Risk Component	0.0038
e. Rate With Risk³	0.0794

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,443.01	\$1,374.29

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	259	1.50	388.50
	II	25,944	1.35	35,024.40
	III	2,193	1.00	2,193.00
	IV	2,501	0.80	2,000.80
	Total	30,897		39,606.70
	Soil Index Factor:⁷	1.28		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,688.53	\$1,690	\$1,608.12	\$1,610
II	1.35	\$1,519.67	\$1,520	\$1,447.31	\$1,450
III	1.00	\$1,125.68	\$1,130	\$1,072.08	\$1,070
IV	0.80	\$900.55	\$900	\$857.66	\$860
V	0.60	\$675.41	\$680	\$643.25	\$640
VI	0.50	\$562.84	\$560	\$536.04	\$540
VII	0.30	\$337.71	\$340	\$321.62	\$320
VIII	0.10	\$112.57	\$110	\$107.21	\$110

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Pittsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$24.73
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0050
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0709

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$366.11	\$348.68

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,421	1.50	6,631.50
	II	71,949	1.35	97,131.15
	III	51,911	1.00	51,911.00
	IV	24,215	0.80	19,372.00
	Total	152,496		175,045.65
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$478.42	\$480	\$455.64	\$460
II	1.35	\$430.58	\$430	\$410.07	\$410
III	1.00	\$318.95	\$320	\$303.76	\$300
IV	0.80	\$255.16	\$260	\$243.01	\$240
V	0.60	\$191.37	\$190	\$182.26	\$180
VI	0.50	\$159.47	\$160	\$151.88	\$150
VII	0.30	\$95.68	\$100	\$91.13	\$90
VIII	0.10	\$31.89	\$30	\$30.38	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Powhatan.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$38.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0077
c. Rate Without Risk	0.0703
d. Risk Component	0.0035
e. Rate With Risk³	0.0738

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$552.10	\$525.81

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	431	1.50	646.50
	II	13,524	1.35	18,257.40
	III	7,472	1.00	7,472.00
	IV	1,554	0.80	1,243.20
	Total	22,981		27,619.10
	Soil Index Factor:⁷	1.20		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$689.08	\$690	\$656.27	\$660
II	1.35	\$620.17	\$620	\$590.64	\$590
III	1.00	\$459.39	\$460	\$437.51	\$440
IV	0.80	\$367.51	\$370	\$350.01	\$350
V	0.60	\$275.63	\$280	\$262.51	\$260
VI	0.50	\$229.69	\$230	\$218.76	\$220
VII	0.30	\$137.82	\$140	\$131.25	\$130
VIII	0.10	\$45.94	\$50	\$43.75	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Prince Edward.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$8.27
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0041
c. Rate Without Risk	0.0667
d. Risk Component	0.0033
e. Rate With Risk³	0.0700

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$124.00	\$118.09

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	418	1.50	627.00
	II	21,273	1.35	28,718.55
	III	10,617	1.00	10,617.00
	IV	8,196	0.80	6,556.80
	Total	40,504		46,519.35
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$161.94	\$160	\$154.23	\$150
II	1.35	\$145.75	\$150	\$138.81	\$140
III	1.00	\$107.96	\$110	\$102.82	\$100
IV	0.80	\$86.37	\$90	\$82.26	\$80
V	0.60	\$64.78	\$60	\$61.69	\$60
VI	0.50	\$53.98	\$50	\$51.41	\$50
VII	0.30	\$32.39	\$30	\$30.85	\$30
VIII	0.10	\$10.80	\$10	\$10.28	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Prince George.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$109.07
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0076
c. Rate Without Risk	0.0702
d. Risk Component	0.0035
e. Rate With Risk³	0.0737

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,554.07	\$1,480.07

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	259	1.50	388.50
	II	25,944	1.35	35,024.40
	III	2,193	1.00	2,193.00
	IV	2,501	0.80	2,000.80
	Total	30,897		39,606.70
	Soil Index Factor:⁷	1.28		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,818.49	\$1,820	\$1,731.89	\$1,730
II	1.35	\$1,636.64	\$1,640	\$1,558.70	\$1,560
III	1.00	\$1,212.33	\$1,210	\$1,154.60	\$1,150
IV	0.80	\$969.86	\$970	\$923.68	\$920
V	0.60	\$727.40	\$730	\$692.76	\$690
VI	0.50	\$606.16	\$610	\$577.30	\$580
VII	0.30	\$363.70	\$360	\$346.38	\$350
VIII	0.10	\$121.23	\$120	\$115.46	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Prince William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$25.68
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0092
c. Rate Without Risk	0.0718
d. Risk Component	0.0036
e. Rate With Risk³	0.0754

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$357.50	\$340.47

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,038	1.50	1,557.00
	II	8,524	1.35	11,507.40
	III	12,430	1.00	12,430.00
	IV	4,181	0.80	3,344.80
	Total	26,173		28,839.20
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$486.67	\$490	\$463.49	\$460
II	1.35	\$438.00	\$440	\$417.14	\$420
III	1.00	\$324.45	\$320	\$309.00	\$310
IV	0.80	\$259.56	\$260	\$247.20	\$250
V	0.60	\$194.67	\$190	\$185.40	\$190
VI	0.50	\$162.22	\$160	\$154.50	\$150
VII	0.30	\$97.33	\$100	\$92.70	\$90
VIII	0.10	\$32.44	\$30	\$30.90	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Pulaski.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$7.45
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0679
d. Risk Component	0.0034
e. Rate With Risk³	0.0713

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$109.72	\$104.50

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,115	1.50	1,672.50
	II	3,896	1.35	5,259.60
	III	5,807	1.00	5,807.00
	IV	4,122	0.80	3,297.60
	Total	14,940		16,036.70
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$153.33	\$150	\$146.02	\$150
II	1.35	\$137.99	\$140	\$131.42	\$130
III	1.00	\$102.22	\$100	\$97.35	\$100
IV	0.80	\$81.77	\$80	\$77.88	\$80
V	0.60	\$61.33	\$60	\$58.41	\$60
VI	0.50	\$51.11	\$50	\$48.67	\$50
VII	0.30	\$30.67	\$30	\$29.20	\$30
VIII	0.10	\$10.22	\$10	\$9.73	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Radford < Pulaski.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$7.45
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0067
c. Rate Without Risk	0.0693
d. Risk Component	0.0035
e. Rate With Risk³	0.0728

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$107.44	\$102.33

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,115	1.50	1,672.50
	II	3,896	1.35	5,259.60
	III	5,807	1.00	5,807.00
	IV	4,122	0.80	3,297.60
	Total	14,940		16,036.70
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$150.14	\$150	\$142.99	\$140
II	1.35	\$135.13	\$140	\$128.69	\$130
III	1.00	\$100.09	\$100	\$95.33	\$100
IV	0.80	\$80.08	\$80	\$76.26	\$80
V	0.60	\$60.06	\$60	\$57.20	\$60
VI	0.50	\$50.05	\$50	\$47.66	\$50
VII	0.30	\$30.03	\$30	\$28.60	\$30
VIII	0.10	\$10.01	\$10	\$9.53	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Rappahannock.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$0.38
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0682
d. Risk Component	0.0034
e. Rate With Risk³	0.0716

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$5.61	\$5.34

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	933	1.50	1,399.50
	II	1,378	1.35	1,860.30
	III	6,393	1.00	6,393.00
	IV	1,378	0.80	1,102.40
	Total	10,082		10,755.20
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$7.89	\$10	\$7.51	\$10
II	1.35	\$7.10	\$10	\$6.76	\$10
III	1.00	\$5.26	\$10	\$5.01	\$10
IV	0.80	\$4.21	---	\$4.01	---
V	0.60	\$3.16	---	\$3.01	---
VI	0.50	\$2.63	---	\$2.50	---
VII	0.30	\$1.58	---	\$1.50	---
VIII	0.10	\$0.53	---	\$0.50	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Richmond.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$161.00
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0047
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,394.36	\$2,280.34

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,322	1.50	9,483.00
	II	15,530	1.35	20,965.50
	III	2,173	1.00	2,173.00
	IV	973	0.80	778.40
	Total	24,998		33,399.90
	Soil Index Factor:⁷	1.34		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,688.07	\$2,690	\$2,560.07	\$2,560
II	1.35	\$2,419.26	\$2,420	\$2,304.06	\$2,300
III	1.00	\$1,792.05	\$1,790	\$1,706.71	\$1,710
IV	0.80	\$1,433.64	\$1,430	\$1,365.37	\$1,370
V	0.60	\$1,075.23	\$1,080	\$1,024.03	\$1,020
VI	0.50	\$896.02	\$900	\$853.36	\$850
VII	0.30	\$537.61	\$540	\$512.01	\$510
VIII	0.10	\$179.20	\$180	\$170.67	\$170

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Roanoke.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$0.53
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0100
c. Rate Without Risk	0.0726
d. Risk Component	0.0036
e. Rate With Risk³	0.0763

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$7.29	\$6.95

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,991	1.35	5,387.85
	III	3,996	1.00	3,996.00
	IV	3,182	0.80	2,545.60
	Total	11,169		11,929.45
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$10.24	\$10	\$9.75	\$10
II	1.35	\$9.22	\$10	\$8.78	\$10
III	1.00	\$6.83	\$10	\$6.50	\$10
IV	0.80	\$5.46	\$10	\$5.20	\$10
V	0.60	\$4.10	---	\$3.90	---
VI	0.50	\$3.41	---	\$3.25	---
VII	0.30	\$2.05	---	\$1.95	---
VIII	0.10	\$0.68	---	\$0.65	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Roanoke (City) < Roanoke.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$0.53
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0111
c. Rate Without Risk	0.0737
d. Risk Component	0.0037
e. Rate With Risk³	0.0773

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$7.19	\$6.85

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,991	1.35	5,387.85
	III	3,996	1.00	3,996.00
	IV	3,182	0.80	2,545.60
	Total	11,169		11,929.45
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$10.10	\$10	\$9.62	\$10
II	1.35	\$9.09	\$10	\$8.66	\$10
III	1.00	\$6.73	\$10	\$6.41	\$10
IV	0.80	\$5.39	\$10	\$5.13	\$10
V	0.60	\$4.04	---	\$3.85	---
VI	0.50	\$3.37	---	\$3.21	---
VII	0.30	\$2.02	---	\$1.92	---
VIII	0.10	\$0.67	---	\$0.64	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Rockbridge.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$12.33
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0054
c. Rate Without Risk	0.0680
d. Risk Component	0.0034
e. Rate With Risk³	0.0714

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$181.32	\$172.68

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,300	1.50	4,950.00
	II	11,715	1.35	15,815.25
	III	9,639	1.00	9,639.00
	IV	7,042	0.80	5,633.60
	Total	31,696		36,037.85
	Soil Index Factor:⁷	1.14		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$239.21	\$240	\$227.82	\$230
II	1.35	\$215.29	\$220	\$205.04	\$210
III	1.00	\$159.47	\$160	\$151.88	\$150
IV	0.80	\$127.58	\$130	\$121.50	\$120
V	0.60	\$95.68	\$100	\$91.13	\$90
VI	0.50	\$79.74	\$80	\$75.94	\$80
VII	0.30	\$47.84	\$50	\$45.56	\$50
VIII	0.10	\$15.95	\$20	\$15.19	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Rockingham.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$72.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0679
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,072.87	\$1,021.78

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,020	1.50	1,530.00
	II	38,198	1.35	51,567.30
	III	22,554	1.00	22,554.00
	IV	25,062	0.80	20,049.60
	Total	86,834		95,700.90
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,460.20	\$1,460	\$1,390.67	\$1,390
II	1.35	\$1,314.18	\$1,310	\$1,251.60	\$1,250
III	1.00	\$973.47	\$970	\$927.11	\$930
IV	0.80	\$778.77	\$780	\$741.69	\$740
V	0.60	\$584.08	\$580	\$556.27	\$560
VI	0.50	\$486.73	\$490	\$463.56	\$460
VII	0.30	\$292.04	\$290	\$278.13	\$280
VIII	0.10	\$97.35	\$100	\$92.71	\$90

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Russell.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$4.82
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0049
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0708

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$71.40	\$68.00

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,021	1.35	4,078.35
	III	3,308	1.00	3,308.00
	IV	8,772	0.80	7,017.60
	Total	15,101		14,403.95
	Soil Index Factor:⁷	0.95		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$112.28	\$110	\$106.93	\$110
II	1.35	\$101.05	\$100	\$96.24	\$100
III	1.00	\$74.85	\$70	\$71.29	\$70
IV	0.80	\$59.88	\$60	\$57.03	\$60
V	0.60	\$44.91	\$40	\$42.77	\$40
VI	0.50	\$37.43	\$40	\$35.64	\$40
VII	0.30	\$22.46	\$20	\$21.39	\$20
VIII	0.10	\$7.49	\$10	\$7.13	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Shenandoah.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$35.96
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0044
c. Rate Without Risk	0.0670
d. Risk Component	0.0034
e. Rate With Risk³	0.0704

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$536.63	\$511.08

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,022	1.50	1,533.00
	II	18,299	1.35	24,703.65
	III	23,508	1.00	23,508.00
	IV	6,522	0.80	5,217.60
	Total	49,351		54,962.25
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$722.77	\$720	\$688.35	\$690
II	1.35	\$650.49	\$650	\$619.51	\$620
III	1.00	\$481.84	\$480	\$458.90	\$460
IV	0.80	\$385.48	\$390	\$367.12	\$370
V	0.60	\$289.11	\$290	\$275.34	\$280
VI	0.50	\$240.92	\$240	\$229.45	\$230
VII	0.30	\$144.55	\$140	\$137.67	\$140
VIII	0.10	\$48.18	\$50	\$45.89	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Smyth.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$13.24
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0055
c. Rate Without Risk	0.0680
d. Risk Component	0.0034
e. Rate With Risk³	0.0714

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$194.61	\$185.34

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,795	1.50	4,192.50
	II	5,155	1.35	6,959.25
	III	6,718	1.00	6,718.00
	IV	5,660	0.80	4,528.00
	Total	20,328		22,397.75
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$264.94	\$260	\$252.32	\$250
II	1.35	\$238.45	\$240	\$227.09	\$230
III	1.00	\$176.63	\$180	\$168.22	\$170
IV	0.80	\$141.30	\$140	\$134.57	\$130
V	0.60	\$105.98	\$110	\$100.93	\$100
VI	0.50	\$88.31	\$90	\$84.11	\$80
VII	0.30	\$52.99	\$50	\$50.46	\$50
VIII	0.10	\$17.66	\$20	\$16.82	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Southampton.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$146.77
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0062
c. Rate Without Risk	0.0688
d. Risk Component	0.0034
e. Rate With Risk³	0.0722

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,134.05	\$2,032.43

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,573	1.50	11,359.50
	II	76,366	1.35	103,094.10
	III	24,577	1.00	24,577.00
	IV	1,937	0.80	1,549.60
	Total	110,453		140,580.20
	Soil Index Factor:⁷	1.27		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,515.06	\$2,520	\$2,395.30	\$2,400
II	1.35	\$2,263.56	\$2,260	\$2,155.77	\$2,160
III	1.00	\$1,676.71	\$1,680	\$1,596.87	\$1,600
IV	0.80	\$1,341.37	\$1,340	\$1,277.49	\$1,280
V	0.60	\$1,006.03	\$1,010	\$958.12	\$960
VI	0.50	\$838.35	\$840	\$798.43	\$800
VII	0.30	\$503.01	\$500	\$479.06	\$480
VIII	0.10	\$167.67	\$170	\$159.69	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Spotsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$33.69
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0694
d. Risk Component	0.0035
e. Rate With Risk³	0.0728

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$485.61	\$462.48

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,399	1.50	3,598.50
	II	20,485	1.35	27,654.75
	III	5,572	1.00	5,572.00
	IV	1,814	0.80	1,451.20
	Total	30,270		38,276.45
	Soil Index Factor:⁷	1.26		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$576.05	\$580	\$548.62	\$550
II	1.35	\$518.44	\$520	\$493.75	\$490
III	1.00	\$384.03	\$380	\$365.74	\$370
IV	0.80	\$307.22	\$310	\$292.60	\$290
V	0.60	\$230.42	\$230	\$219.45	\$220
VI	0.50	\$192.02	\$190	\$182.87	\$180
VII	0.30	\$115.21	\$120	\$109.72	\$110
VIII	0.10	\$38.40	\$40	\$36.57	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Stafford.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$25.15
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0084
c. Rate Without Risk	0.0709
d. Risk Component	0.0035
e. Rate With Risk³	0.0745

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$354.59	\$337.71

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,098	1.50	3,147.00
	II	2,032	1.35	2,743.20
	III	2,842	1.00	2,842.00
	IV	4,134	0.80	3,307.20
	Total	11,106		12,039.40
	Soil Index Factor:⁷	1.08		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$490.65	\$490	\$467.29	\$470
II	1.35	\$441.59	\$440	\$420.56	\$420
III	1.00	\$327.10	\$330	\$311.52	\$310
IV	0.80	\$261.68	\$260	\$249.22	\$250
V	0.60	\$196.26	\$200	\$186.91	\$190
VI	0.50	\$163.55	\$160	\$155.76	\$160
VII	0.30	\$98.13	\$100	\$93.46	\$90
VIII	0.10	\$32.71	\$30	\$31.15	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Staunton < Augusta.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$28.47
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0087
c. Rate Without Risk	0.0712
d. Risk Component	0.0036
e. Rate With Risk³	0.0748

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$399.62	\$380.59

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,022	1.50	4,533.00
	II	32,246	1.35	43,532.10
	III	33,817	1.00	33,817.00
	IV	15,954	0.80	12,763.20
	Total	85,039		94,645.30
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$538.59	\$540	\$512.94	\$510
II	1.35	\$484.73	\$480	\$461.65	\$460
III	1.00	\$359.06	\$360	\$341.96	\$340
IV	0.80	\$287.25	\$290	\$273.57	\$270
V	0.60	\$215.44	\$220	\$205.18	\$210
VI	0.50	\$179.53	\$180	\$170.98	\$170
VII	0.30	\$107.72	\$110	\$102.59	\$100
VIII	0.10	\$35.91	\$40	\$34.20	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Suffolk.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$115.86
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0090
c. Rate Without Risk	0.0716
d. Risk Component	0.0036
e. Rate With Risk³	0.0752

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,618.43	\$1,541.36

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,429	1.50	2,143.50
	II	53,492	1.35	72,214.20
	III	9,930	1.00	9,930.00
	IV	115	0.80	92.00
	Total	64,966		84,379.70
	Soil Index Factor:⁷	1.30		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,869.11	\$1,870	\$1,780.10	\$1,780
II	1.35	\$1,682.19	\$1,680	\$1,602.09	\$1,600
III	1.00	\$1,246.07	\$1,250	\$1,186.73	\$1,190
IV	0.80	\$996.86	\$1,000	\$949.39	\$950
V	0.60	\$747.64	\$750	\$712.04	\$710
VI	0.50	\$623.04	\$620	\$593.37	\$590
VII	0.30	\$373.82	\$370	\$356.02	\$360
VIII	0.10	\$124.61	\$120	\$118.67	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Tazewell.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$8.69
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0679
d. Risk Component	0.0034
e. Rate With Risk³	0.0713

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$127.89	\$121.80

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	223	1.50	334.50
	II	5,578	1.35	7,530.30
	III	12,049	1.00	12,049.00
	IV	9,595	0.80	7,676.00
	Total	27,445		27,589.80
	Soil Index Factor:⁷	1.01		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$190.83	\$190	\$181.74	\$180
II	1.35	\$171.74	\$170	\$163.57	\$160
III	1.00	\$127.22	\$130	\$121.16	\$120
IV	0.80	\$101.77	\$100	\$96.93	\$100
V	0.60	\$76.33	\$80	\$72.70	\$70
VI	0.50	\$63.61	\$60	\$60.58	\$60
VII	0.30	\$38.17	\$40	\$36.35	\$40
VIII	0.10	\$12.72	\$10	\$12.12	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Virginia Beach.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$176.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0084
c. Rate Without Risk	0.0709
d. Risk Component	0.0035
e. Rate With Risk³	0.0745

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,492.29	\$2,373.61

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	15,921	1.50	23,881.50
	II	14,791	1.35	19,967.85
	III	34,190	1.00	34,190.00
	IV	---	0.80	---
	Total	64,902		78,039.35
	Soil Index Factor:⁷	1.20		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,109.10	\$3,110	\$2,961.04	\$2,960
II	1.35	\$2,798.19	\$2,800	\$2,664.94	\$2,660
III	1.00	\$2,072.73	\$2,070	\$1,974.03	\$1,970
IV	0.80	\$1,658.18	\$1,660	\$1,579.22	\$1,580
V	0.60	\$1,243.64	\$1,240	\$1,184.42	\$1,180
VI	0.50	\$1,036.37	\$1,040	\$987.01	\$990
VII	0.30	\$621.82	\$620	\$592.21	\$590
VIII	0.10	\$207.27	\$210	\$197.40	\$200

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Warren.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$1.50
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0052
c. Rate Without Risk	0.0678
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$22.17	\$21.12

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	6,253	1.35	8,441.55
	III	4,564	1.00	4,564.00
	IV	1,490	0.80	1,192.00
	Total	12,307		14,197.55
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$28.83	\$30	\$27.46	\$30
II	1.35	\$25.95	\$30	\$24.71	\$20
III	1.00	\$19.22	\$20	\$18.31	\$20
IV	0.80	\$15.38	\$20	\$14.64	\$10
V	0.60	\$11.53	\$10	\$10.98	\$10
VI	0.50	\$9.61	\$10	\$9.15	\$10
VII	0.30	\$5.77	\$10	\$5.49	\$10
VIII	0.10	\$1.92	---	\$1.83	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Washington.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$23.99
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0052
c. Rate Without Risk	0.0678
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$353.62	\$336.78

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,168	1.50	3,252.00
	II	12,003	1.35	16,204.05
	III	20,392	1.00	20,392.00
	IV	10,757	0.80	8,605.60
	Total	45,320		48,453.65
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$496.13	\$500	\$472.50	\$470
II	1.35	\$446.51	\$450	\$425.25	\$430
III	1.00	\$330.75	\$330	\$315.00	\$320
IV	0.80	\$264.60	\$260	\$252.00	\$250
V	0.60	\$198.45	\$200	\$189.00	\$190
VI	0.50	\$165.38	\$170	\$157.50	\$160
VII	0.30	\$99.23	\$100	\$94.50	\$90
VIII	0.10	\$33.08	\$30	\$31.50	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Waynesboro < Augusta.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$28.47
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0694
d. Risk Component	0.0035
e. Rate With Risk³	0.0728

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$410.39	\$390.85

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,022	1.50	4,533.00
	II	32,246	1.35	43,532.10
	III	33,817	1.00	33,817.00
	IV	15,954	0.80	12,763.20
	Total	85,039		94,645.30
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$553.10	\$550	\$526.76	\$530
II	1.35	\$497.79	\$500	\$474.09	\$470
III	1.00	\$368.73	\$370	\$351.18	\$350
IV	0.80	\$294.99	\$290	\$280.94	\$280
V	0.60	\$221.24	\$220	\$210.71	\$210
VI	0.50	\$184.37	\$180	\$175.59	\$180
VII	0.30	\$110.62	\$110	\$105.35	\$110
VIII	0.10	\$36.87	\$40	\$35.12	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Westmoreland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$153.15
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0038
c. Rate Without Risk	0.0664
d. Risk Component	0.0033
e. Rate With Risk³	0.0697

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,305.83	\$2,196.03

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	11,556	1.50	17,334.00
	II	23,949	1.35	32,331.15
	III	4,624	1.00	4,624.00
	IV	1,066	0.80	852.80
	Total	41,195		55,141.95
	Soil Index Factor:⁷	1.34		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,583.94	\$2,580	\$2,460.89	\$2,460
II	1.35	\$2,325.54	\$2,330	\$2,214.80	\$2,210
III	1.00	\$1,722.62	\$1,720	\$1,640.59	\$1,640
IV	0.80	\$1,378.10	\$1,380	\$1,312.48	\$1,310
V	0.60	\$1,033.57	\$1,030	\$984.36	\$980
VI	0.50	\$861.31	\$860	\$820.30	\$820
VII	0.30	\$516.79	\$520	\$492.18	\$490
VIII	0.10	\$172.26	\$170	\$164.06	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Winchester < Frederick.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$6.03
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0073
c. Rate Without Risk	0.0699
d. Risk Component	0.0035
e. Rate With Risk³	0.0734

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$86.32	\$82.21

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	846	1.50	1,269.00
	II	17,066	1.35	23,039.10
	III	6,027	1.00	6,027.00
	IV	15,909	0.80	12,727.20
	Total	39,848		43,062.30
	Soil Index Factor:⁷	1.08		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$119.82	\$120	\$114.11	\$110
II	1.35	\$107.83	\$110	\$102.70	\$100
III	1.00	\$79.88	\$80	\$76.07	\$80
IV	0.80	\$63.90	\$60	\$60.86	\$60
V	0.60	\$47.93	\$50	\$45.64	\$50
VI	0.50	\$39.94	\$40	\$38.04	\$40
VII	0.30	\$23.96	\$20	\$22.82	\$20
VIII	0.10	\$7.99	\$10	\$7.61	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Wise.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$2.40
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0049
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0708

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$35.54	\$33.84

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	1,208	1.35	1,630.80
	III	1,957	1.00	1,957.00
	IV	771	0.80	616.80
	Total	3,936		4,204.60
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$49.90	\$50	\$47.52	\$50
II	1.35	\$44.91	\$40	\$42.77	\$40
III	1.00	\$33.27	\$30	\$31.68	\$30
IV	0.80	\$26.61	\$30	\$25.35	\$30
V	0.60	\$19.96	\$20	\$19.01	\$20
VI	0.50	\$16.63	\$20	\$15.84	\$20
VII	0.30	\$9.98	\$10	\$9.50	\$10
VIII	0.10	\$3.33	---	\$3.17	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Wythe.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$13.59
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0040
c. Rate Without Risk	0.0666
d. Risk Component	0.0033
e. Rate With Risk³	0.0700

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$203.90	\$194.19

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	924	1.50	1,386.00
	II	16,671	1.35	22,505.85
	III	14,204	1.00	14,204.00
	IV	11,100	0.80	8,880.00
	Total	42,899		46,975.85
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$279.30	\$280	\$266.00	\$270
II	1.35	\$251.37	\$250	\$239.40	\$240
III	1.00	\$186.20	\$190	\$177.34	\$180
IV	0.80	\$148.96	\$150	\$141.87	\$140
V	0.60	\$111.72	\$110	\$106.40	\$110
VI	0.50	\$93.10	\$90	\$88.67	\$90
VII	0.30	\$55.86	\$60	\$53.20	\$50
VIII	0.10	\$18.62	\$20	\$17.73	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in York < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2016.

1. Estimated Net Return:	\$38.59
2. Capitalization Rates	
a. Interest Rate Component¹	0.0626
b. Property Tax Component²	0.0067
c. Rate Without Risk	0.0693
d. Risk Component	0.0035
e. Rate With Risk³	0.0727

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$557.04	\$530.51

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$673.70	\$670	\$641.62	\$640
II	1.35	\$606.33	\$610	\$577.46	\$580
III	1.00	\$449.14	\$450	\$427.75	\$430
IV	0.80	\$359.31	\$360	\$342.20	\$340
V	0.60	\$269.48	\$270	\$256.65	\$260
VI	0.50	\$224.57	\$220	\$213.87	\$210
VII	0.30	\$134.74	\$130	\$128.32	\$130
VIII	0.10	\$44.91	\$40	\$42.77	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.