

## Estimated Cropland and Pastureland Use Values using the Capitalized Cash Rental Rate Method – Tax Year 2013

USDA National Agricultural Statistical Service (NASS) released the third series of cash rental rates for irrigated and non-irrigated cropland and pastureland for Virginia counties and cities. These rental-rate values provide additional information for jurisdictions regarding agricultural land use-value assessment. Capitalized cash rental rates and the capitalized net income approach are both State Land Evaluation Advisory Council (SLEAC) approved methods for jurisdictions to consider when setting annual Agricultural and Horticultural Values. Below please find:

- Table 1 – Use-values<sup>1</sup> by jurisdiction for non-irrigated and irrigated cropland and pastureland (listed in alphabetic order).
- Table 2 – listing of counties and cities in each NASS crop reporting district

Values in Table 1 are derived from the existing methods for determining capitalization rates as described in the “Tax Year 2011: Methods and Procedures” found on the *Virginia's Use Value Assessment Program* web site at <http://usevalue.agecon.vt.edu/procedures.htm>. Rental rates as described below are divided by the capitalization rate for each jurisdiction to arrive at a per acre value for crop and/or pasture land.

NASS rental rates are annual values in \$/acre per year summarized from NASS surveys for the crop year 2011 and the data can be found at this NASS site: <http://quickstats.nass.usda.gov/>. If there are sufficient number of responses to meet NASS nondisclosure requirements for a jurisdiction then that value is published. For example, in Table 1 the specific rental rate for cropland in Accomack is \$65.5 per acre. When there are not enough responses in a jurisdiction to meet NASS nondisclosure requirements, then all the data for the non-disclosed jurisdictions within a crop reporting district is summarized and published as a Combined Counties value. For example, in Table 1 the rental rate for cropland in Bland is \$20.5 per acre, the combined value for Southwestern District counties. For jurisdictions in the Eastern and Southeastern Crop Reporting Districts (Table 2), few individual counties had sufficient responses to provide county-level pastureland values; thus, the district average is published. For example, the rental rate for pastureland in Accomack is \$30.5 per acre (the average for the Eastern District). A note of caution: *Combined Counties rental rates cut across jurisdictional lines and may not reflect all local market conditions.*

**Additional information, past year's estimates, and publications on Virginia's Use Value Assessment Program can be found at <http://usevalue.agecon.vt.edu/>.**

### Contacts:

Virginia Department of Taxation  
**Jason Hughes**, Property Tax Unit  
P.O. Box 2460  
Richmond, VA 23218-2460  
Phone (804) 371-0842

VA Tech Department of Agricultural and Applied Economics  
**Lex Bruce** ([fbruce@vt.edu](mailto:fbruce@vt.edu)) Phone (540) 231-4441  
**Gordon Groover** ([groover@vt.edu](mailto:groover@vt.edu)) Phone (540) 231-5850  
Mail Code 0401  
Blacksburg, VA 24061

---

<sup>1</sup>Capitalized cash rental rate values are calculated for all jurisdictions regardless of their use value assessment status.

**Table 1:** 2011 cropland and pastureland values based on NASS<sup>1</sup> capitalized rental rates (see end of table for footnotes)

Jurisdictions Counties	Capitalization Rate <sup>2</sup>	----- Cropland -----		Irrigated cropland		----- Pastureland -----	
		Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>
Accomack	0.0696	66.5	960	--	--	30.5 <sup>ep</sup>	440
Albemarle	0.0724	27	370	--	--	17	230
Alleghany	0.0717	23 <sup>wc</sup>	320	--	--	15.5 <sup>wp</sup>	220
Amelia	0.0693	24.5	350	--	--	18.5	270
Amherst	0.0707	17	240	--	--	15	210
Appomattox	0.0707	19.5	280	--	--	18	250
Arlington	0.0737	27 <sup>nc</sup>	370	--	--	16.5 <sup>tp</sup>	220
Augusta	0.0705	33.5	480	--	--	23	330
Bath	0.0696	19.5	280	--	--	15.5 <sup>wp</sup>	220
Bedford	0.0709	18	250	--	--	14.5	200
Bland	0.0711	20.5 <sup>swc</sup>	290	--	--	11	150
Botetourt	0.0717	19	270	--	--	18	250
Brunswick	0.0692	24.5	350	42.5	610	17.5	250
Buchanan	0.0696	20.5 <sup>swc</sup>	290	--	--	9.1 <sup>swp</sup>	130
Buckingham	0.0698	18.5	260	--	--	14.5	210
Campbell	0.0704	18	260	--	--	13.5	190
Caroline	0.0714	51.5	720	--	--	22.5	320
Carroll	0.0711	31.5	440	--	--	21	300
Charles City	0.0716	57 <sup>ec</sup>	800	--	--	30.5 <sup>ep</sup>	430
Charlotte	0.0703	20.5	290	33	470	14.5	210
Chesapeake City	0.0772	70.5	910	--	--	27 <sup>sep</sup>	350
Chesterfield	0.0748	25 <sup>cc</sup>	330	--	--	21.5 <sup>cp</sup>	290
Clarke	0.0713	21	290	--	--	17	240
Craig	0.0704	19.5	280	--	--	12	170
Culpeper	0.0721	23.5	330	--	--	20.5	280
Cumberland	0.0715	19.5	270	--	--	18	250
Dickenson	0.0710	20.5 <sup>swc</sup>	290	--	--	9.1 <sup>swp</sup>	130
Dinwiddie	0.0723	33	460	--	--	27 <sup>sep</sup>	370

SLEAC estimates apply to Tax Year 2013

Jurisdictions Counties	Capitalization Rate <sup>2</sup>	----- Cropland -----		Irrigated cropland		----- Pastureland -----	
		Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>
Essex	0.0707	68	960	--	--	30.5 <sup>ep</sup>	430
Fairfax	0.0748	27 <sup>nc</sup>	360	--	--	16.5 <sup>np</sup>	220
Fauquier	0.0731	38	520	--	--	15.5	210
Floyd	0.0701	26.5	380	--	--	21.5	310
Fluvanna	0.0710	25 <sup>cc</sup>	350	--	--	13	180
Franklin	0.0701	35	500	--	--	16.5	240
Frederick	0.0706	25	350	--	--	14	200
Giles	0.0711	20.5 <sup>swc</sup>	290	--	--	11	150
Gloucester	0.0720	57 <sup>cc</sup>	790	--	--	30.5 <sup>ep</sup>	420
Goochland	0.0711	32	450	--	--	22.5	320
Grayson	0.0692	36	520	--	--	19	270
Greene	0.0720	23	320	--	--	21.5 <sup>cp</sup>	300
Greensville	0.0703	53.5	760	--	--	27 <sup>sep</sup>	380
Halifax	0.0698	20.5	290	50	720	16	230
Hanover	0.0730	47.5	650	62	850	16.5	230
Henrico	0.0738	25 <sup>cc</sup>	340	--	--	21.5 <sup>cp</sup>	290
Henry	0.0705	24	340	--	--	19	270
Highland	0.0694	18	260	--	--	11	160
Isle of Wight	0.0713	58.5	820	--	--	27 <sup>sep</sup>	380
James City	0.0730	57 <sup>cc</sup>	780	--	--	30.5 <sup>ep</sup>	420
King and Queen	0.0700	54	770	--	--	30.5 <sup>ep</sup>	440
King George	0.0704	51	720	--	--	25	360
King William	0.0722	56	780	--	--	30.5 <sup>ep</sup>	420
Lancaster	0.0696	57 <sup>cc</sup>	820	--	--	30.5 <sup>ep</sup>	440
Lee	0.0708	30	420	--	--	15	210
Loudoun	0.0755	31.5	420	--	--	33	440
Louisa	0.0716	21	290	--	--	19.5	270
Lunenburg	0.0690	20.5	300	40	580	12.5	180
Madison	0.0709	32	450	--	--	18.5	260

SLEAC estimates apply to Tax Year 2013

Jurisdictions Counties	Capitalization Rate <sup>2</sup>	----- Cropland -----		Irrigated cropland		----- Pastureland -----	
		Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>
Mathews	0.0701	57 <sup>ec</sup>	810	--	--	30.5 <sup>ep</sup>	440
Mecklenburg	0.0689	25	360	63.5	920	12.5	180
Middlesex	0.0692	57 <sup>ec</sup>	820	--	--	30.5 <sup>ep</sup>	440
Montgomery	0.0719	20	280	--	--	12	170
Nelson	0.0711	31.5	440	--	--	13	180
New Kent	0.0723	57 <sup>ec</sup>	790	--	--	30.5 <sup>ep</sup>	420
Northampton	0.0704	69.5	990	90	1280	30.5 <sup>ep</sup>	430
Northumberland	0.0693	66.5	960	--	--	30.5 <sup>ep</sup>	440
Nottoway	0.0698	19.5	280	--	--	13	190
Orange	0.0720	37	510	--	--	21.5	300
Page	0.0707	39	550	--	--	22.5	320
Patrick	0.0697	27.5	390	--	--	18.5	270
Pittsylvania	0.0706	23	330	40	570	18.5	260
Powhatan	0.0731	25 <sup>cc</sup>	340	--	--	21.5 <sup>cp</sup>	290
Prince Edward	0.0699	26.5	380	--	--	24.5	350
Prince George	0.0736	49.5	670	--	--	27 <sup>sep</sup>	370
Prince William	0.0752	25.5	340	--	--	24.5	330
Pulaski	0.0707	21	300	--	--	20.5	290
Rappahannock	0.0713	17	240	--	--	12	170
Richmond	0.0697	70.5	1010	--	--	30.5 <sup>sep</sup>	440
Roanoke	0.0756	23 <sup>wc</sup>	300	--	--	15.5 <sup>wp</sup>	210
Rockbridge	0.0709	25.5	360	--	--	18	250
Rockingham	0.0711	61	860	75	1050	35	490
Russell	0.0705	32	450	--	--	12.5	180
Scott	0.0716	31.5	440	--	--	19.5	270
Shenandoah	0.0703	24.5	350	--	--	24	340
Smyth	0.0709	20.5	290	--	--	21.5	300
Southampton	0.0714	65	910	--	--	27 <sup>sep</sup>	380
Spotsylvania	0.0727	20.5	280	--	--	17	230

SLEAC estimates apply to Tax Year 2013

Jurisdictions Counties	Capitalization Rate <sup>2</sup>	----- Cropland -----		Irrigated cropland		----- Pastureland -----	
		Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>	Rental Rate \$/acre <sup>1</sup>	Value \$/acre <sup>3</sup>
Stafford	0.0740	27 <sup>nc</sup>	360	--	--	16.5 <sup>np</sup>	220
Suffolk City	0.0747	64.5	860	--	--	27 <sup>sep</sup>	360
Surry	0.0723	54.5	750	--	--	27 <sup>sep</sup>	370
Sussex	0.0701	48	680	--	--	27 <sup>sep</sup>	390
Tazewell	0.0712	21	300	--	--	17	240
Virginia Beach	0.0747	53.5	720	--	--	27 <sup>sep</sup>	360
Warren	0.0711	27 <sup>nc</sup>	380	--	--	16.5 <sup>np</sup>	230
Washington	0.0710	30.5	430	--	--	24	340
Westmoreland	0.0696	62.5	900	--	--	30.5 <sup>ep</sup>	440
Wise	0.0705	20.5 <sup>swc</sup>	290	--	--	9.1 <sup>swp</sup>	130
Wythe	0.0701	24	340	--	--	23.5	340
York	0.0726	57 <sup>ec</sup>	790	--	--	30.5 <sup>ep</sup>	420
<b>VA Average Rental Rates \$/Acre</b>		<b>34.9</b>		<b>55.1</b>		<b>20.8</b>	
<sup>1</sup> National Agricultural Statistics Service (NASS) County-Level Cash Rent Data <a href="http://quickstats.nass.usda.gov/">http://quickstats.nass.usda.gov/</a> . Accessed 2/12/2012. <sup>2</sup> Capitalization Rate (without risk) is a sum of the average <u>interest rate component</u> (interest rate component is 10-year state average (2 year lag) (from AgFirst)) and <u>average property tax rate</u> (property tax component is 10-year jurisdiction average (3-year lag) (from Dept of Taxation)). <sup>3</sup> Values \$/acre = Land Rental Rate \$/ac ÷ Capitalization Rate. Values rounded to the nearest \$10.							
<sup>cc</sup> Central District Cropland				<sup>cp</sup> Central District Pasture			
<sup>ec</sup> Eastern District Cropland				<sup>ep</sup> Eastern District Pasture			
<sup>nc</sup> Northern District Cropland				<sup>np</sup> Northern District Pasture			
<sup>sec</sup> Southeastern District Cropland				<sup>sep</sup> Southeastern District Pasture			
<sup>sc</sup> Southern District Cropland				<sup>sp</sup> Southern District Pasture			
<sup>swc</sup> Southwestern District Cropland				<sup>swp</sup> Southwestern District Pasture			
<sup>wc</sup> Western District Cropland				<sup>wpp</sup> Western District Pasture			

NASS Districts	Average Cropland \$/acre		Average Irrigated Cropland \$/acre		Average Pastureland \$/acre	
	Combined Counties	District	Combined Counties	District	Combined Counties	District
Central	25	33	63.5	63	21.5	17.5
Eastern	57	63	88	89	30.5	28.5
Northern	27	34	35	55	16.5	21
Southeastern	-	54	61.5	59.5	27	18.5
Southern	-	24.5	56	42.5	-	17
Southwestern	20.5	25	-	-	9.1	17
Western	23	26.5	-	-	15.5	17

**Table 2:** Jurisdictions within NASS crop reporting districts

<b>Districts</b>	<b>Jurisdictions</b>			
<b>Central</b>	Albemarle	Campbell	Greene	Orange
	Amelia	Caroline	Hanover	Powhatan
	Amherst	Chesterfield	Henrico	Prince Edward
	Appomattox	Cumberland	Louisa	Spotsylvania
	Bedford	Fluvanna	Nelson	
	Buckingham	Goochland		
<b>Eastern</b>	Accomack	King & Queen	Mathews	Northumberland
	Charles City	King George	Middlesex	Richmond
	Essex	King William	New Kent	Westmoreland
	Gloucester	Lancaster	Northampton	York
	James City			
<b>Northern</b>	Arlington	Fauquier	Page	Shenandoah
	Clarke	Frederick	Prince William	Stafford
	Culpeper	Loudoun	Rappahannock	Warren
	Fairfax	Madison	Rockingham	
<b>Southeastern</b>	Brunswick	Greensville	Prince George	Surry
	Chesapeake City	Isle of Wight	Southampton	Sussex
	Dinwiddie	Mecklenburg	Suffolk City	Virginia Beach City
<b>Southern</b>	Charlotte	Halifax	Lunenburg	Patrick
	Franklin	Henry	Nottoway	Pittsylvania
<b>Southwestern</b>	Bland	Floyd	Pulaski	Tazewell
	Buchanan	Giles	Russell	Washington
	Carroll	Grayson	Scott	Wise
	Dickenson	Lee	Smyth	Wythe
		Montgomery		
<b>Western</b>	Alleghany	Bath	Craig	Roanoke
	Augusta	Botetourt	Highland	Rockbridge