

Table 1a: Estimated use values of agricultural land by jurisdiction.

Use values are estimated for each of the eight Soil Conservation Service land capability classifications. Average values are reported for cropland (classes I - IV), pastureland (classes V - VII) and agricultural land (classes I - VII). /1/ Class VIII land is not included in the average use value of agricultural land because class VIII land is not considered suitable for agricultural purposes. The with risk values refers to land that is at risk of flooding. These values should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

Estimates apply to tax-year 2003.

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER LAND VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
County of--												
Accomack	w/out risk	590	530	390	310	510	240	200	120	120	510	40
	w/ risk	560	510	370	300	490	220	190	110	110	490	40
Albemarle	w/out risk	100	90	70	50	70	40	30	20	30	60	10
	w/ risk	100	90	60	50	70	40	30	20	30	60	10
Alleghany	w/out risk	310	280	210	170	240	120	100	60	70	130	20
	w/ risk	300	270	200	160	230	120	100	60	70	130	20
Amelia	w/out risk	580	530	390	310	460	230	190	120	180	430	40
	w/ risk	560	500	370	300	430	220	190	110	170	410	40
Amherst	w/out risk	130	110	80	70	90	50	40	30	40	80	10
	w/ risk	120	110	80	60	80	50	40	20	30	70	10
Augusta	w/out risk	450	410	300	240	330	180	150	90	120	280	30
	w/ risk	430	390	290	230	320	170	140	90	120	270	30
Bedford	w/out risk	200	180	130	100	150	80	70	40	60	120	10
	w/ risk	190	170	120	100	140	70	60	40	50	120	10
Bland	w/out risk	600	540	400	320	410	240	200	120	160	280	40
	w/ risk	570	520	380	310	400	230	190	110	150	270	40
Botetourt	w/out risk	390	350	260	210	280	160	130	80	100	220	30
	w/ risk	370	330	250	200	270	150	120	70	90	210	20
Campbell	w/out risk	240	210	160	130	180	90	80	50	70	170	20
	w/ risk	220	200	150	120	170	90	70	40	60	160	10
Caroline	w/out risk	550	490	370	290	470	220	180	110	140	440	40
	w/ risk	520	470	350	280	450	210	170	100	130	420	30
Chesterfield 17/	w/out risk	550	490	360	290	n.a.	220	180	110	n.a.	n.a.	40
	w/ risk	520	470	350	280	n.a.	210	170	100	n.a.	n.a.	30
Clarke	w/out risk	280	260	190	150	210	110	90	60	70	180	20
	w/ risk	270	240	180	140	190	110	90	50	60	170	20
Culpeper	w/out risk	480	440	320	260	360	190	160	100	150	320	30
	w/ risk	460	410	310	250	340	180	150	90	140	310	30
Cumberland	w/out risk	240	210	160	130	170	90	80	50	60	150	20
	w/ risk	230	200	150	120	160	90	80	50	60	140	20
Dinwiddie												
Coastal Plain 5/	w/out risk	490	440	330	260	n.a.	200	160	100	n.a.	n.a.	30
	w/ risk	470	420	310	250	n.a.	190	160	90	n.a.	n.a.	30

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER LAND VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Piedmont 6/	w/out risk	300	270	200	160	n.a.	120	100	60	n.a.	n.a.	20
	w/ risk	280	260	190	150	n.a.	110	90	60	n.a.	n.a.	20
Fairfax* 18/	w/out risk	340	300	220	180	n.a.	130	110	70	n.a.	n.a.	20
	w/ risk	320	290	210	170	n.a.	130	110	60	n.a.	n.a.	20
Fauquier	w/out risk	230	210	150	120	160	90	80	50	60	120	20
	w/ risk	220	200	140	120	150	90	70	40	50	110	10
Floyd	w/out risk	430	390	290	230	270	170	140	90	120	240	30
	w/ risk	410	370	270	220	260	160	140	80	120	220	30
Fluvanna	w/out risk	140	130	100	80	110	60	50	30	50	100	10
	w/ risk	140	120	90	70	100	60	50	30	50	90	10
Franklin	w/out risk	190	180	130	100	140	80	60	40	50	120	10
	w/ risk	190	170	120	100	130	70	60	40	50	110	10
Frederick	w/out risk	170	160	120	90	120	70	60	30	40	100	10
	w/ risk	170	150	110	90	120	70	60	30	40	90	10
Giles	w/out risk	390	350	260	210	240	160	130	80	100	140	30
	w/ risk	380	340	250	200	230	150	130	80	100	140	30
Gloucester	w/out risk	400	360	260	210	320	160	130	80	80	320	30
	w/ risk	380	340	250	200	310	150	130	80	80	300	30
Goochland	w/out risk	350	320	230	190	270	140	120	70	120	250	20
	w/ risk	340	300	220	180	260	130	110	70	110	230	20
Greene	w/out risk	340	310	230	180	250	140	110	70	90	210	20
	w/ risk	330	290	220	170	240	130	110	70	90	200	20
Halifax	w/out risk	360	320	240	190	280	140	120	70	100	250	20
	w/ risk	340	310	230	180	270	140	110	70	90	240	20
Hanover												
Coastal Plain- 15/	w/out risk	510	460	340	270	n.a.	200	170	100	n.a.	n.a.	30
	w/ risk	490	440	330	260	n.a.	200	160	100	n.a.	n.a.	30
Piedmont- 8/	w/out risk	410	370	280	220	n.a.	170	140	80	n.a.	n.a.	30
	w/ risk	390	350	260	210	n.a.	160	130	80	n.a.	n.a.	30
Henrico												
Coastal Plain 15/	w/out risk	500	450	330	260	n.a.	200	170	100	n.a.	n.a.	30
	w/ risk	470	430	320	250	n.a.	190	160	90	n.a.	n.a.	30
Piedmont 8/	w/out risk	400	360	270	210	n.a.	160	130	80	n.a.	n.a.	30
	w/ risk	380	340	260	200	n.a.	150	130	80	n.a.	n.a.	30
Henry	w/out risk	80	80	60	40	70	30	30	20	20	60	10
	w/ risk	80	70	50	40	60	30	30	20	20	50	10
Isle Of Wight	w/out risk	470	430	310	250	420	190	160	90	150	410	30
	w/ risk	450	400	300	240	390	180	150	90	140	380	30
James City	w/out risk	530	480	350	280	450	210	180	110	180	430	40
	w/ risk	500	450	340	270	420	200	170	100	170	410	30

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER LAND VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
King George	w/out risk	590	530	390	310	520	230	200	120	140	470	40
	w/ risk	560	500	370	300	500	220	190	110	130	440	40
King William	w/out risk	510	460	340	270	450	200	170	100	130	430	30
	w/ risk	490	440	320	260	430	190	160	100	130	410	30
Lancaster	w/out risk	590	530	390	310	540	230	200	120	200	540	40
	w/ risk	560	500	370	300	510	220	190	110	190	510	40
Loudoun	w/out risk	340	310	230	180	260	140	110	70	100	220	20
	w/ risk	330	290	220	170	250	130	110	70	100	210	20
Louisa	w/out risk	330	300	220	180	270	130	110	70	100	250	20
	w/ risk	320	290	210	170	260	130	110	60	100	240	20
Madison	w/out risk	710	640	480	380	510	290	240	140	200	410	50
	w/ risk	680	610	450	360	480	270	230	140	190	390	50
Middlesex	w/out risk	490	440	330	260	450	200	160	100	110	430	30
	w/ risk	470	420	310	250	430	190	160	90	110	410	30
Montgomery	w/out risk	600	540	400	320	370	240	200	120	170	270	40
	w/ risk	570	510	380	300	350	230	190	110	160	250	40
Nelson	w/out risk	100	90	70	60	80	40	30	20	30	60	10
	w/ risk	100	90	70	50	70	40	30	20	30	60	10
New Kent* 7/	w/out risk	530	480	360	290	n.a.	210	180	110	n.a.	n.a.	40
	w/ risk	510	460	340	270	n.a.	200	170	100	n.a.	n.a.	30
Northampton	w/out risk	590	530	390	320	550	240	200	120	120	550	40
	w/ risk	560	510	380	300	530	230	190	110	110	530	40
Northumberland	w/out risk	640	580	430	340	580	260	210	130	190	560	40
	w/ risk	610	550	410	330	550	250	200	120	180	530	40
Nottoway	w/out risk	300	270	200	160	220	120	100	60	80	210	20
	w/ risk	290	260	190	150	210	120	100	60	80	200	20
Orange	w/out risk	430	380	280	230	320	170	140	90	120	280	30
	w/ risk	410	370	270	220	300	160	140	80	110	270	30
Page	w/out risk	470	430	310	250	370	190	160	90	130	350	30
	w/ risk	450	400	300	240	350	180	150	90	120	330	30
Pittsylvania	w/out risk	280	260	190	150	210	110	90	60	90	210	20
	w/ risk	270	240	180	140	200	110	90	50	80	190	20
Powhatan	w/out risk	230	200	150	120	180	90	80	50	70	170	20
	w/ risk	210	190	140	110	170	90	70	40	60	160	10
Prince Edward	w/out risk	340	300	220	180	250	130	110	70	90	220	20
	w/ risk	320	290	210	170	240	130	110	60	80	210	20
Prince George	w/out risk	480	430	320	260	410	190	160	100	150	400	30
	w/ risk	460	410	310	250	390	180	150	90	140	380	30
Prince William	w/out risk	180	170	120	100	130	70	60	40	50	130	10
	w/ risk	180	160	120	90	130	70	60	40	50	120	10
Pulaski	w/out risk	480	430	320	250	330	190	160	100	120	230	30
	w/ risk	450	410	300	240	310	180	150	90	110	220	30

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER LAND VIII
		I	II	III	IV		V	VI	VII			
-----DOLLARS-----												
Rappahannock	w/out risk	300	270	200	160	210	120	100	60	80	140	20
	w/ risk	290	260	190	150	200	110	100	60	80	140	20
Richmond	w/out risk	570	510	380	310	500	230	190	110	130	470	40
	w/ risk	540	490	360	290	480	220	180	110	130	450	40
Roanoke	w/out risk	350	310	230	190	250	140	120	70	100	190	20
	w/ risk	330	300	220	180	240	130	110	70	90	190	20
Rockbridge	w/out risk	290	270	200	160	210	120	100	60	80	170	20
	w/ risk	280	250	190	150	200	110	90	60	70	160	20
Rockingham	w/out risk	700	630	470	370	500	280	230	140	170	440	50
	w/ risk	670	600	450	360	480	270	220	130	160	430	40
Russell	w/out risk	360	320	240	190	220	140	120	70	80	110	20
	w/ risk	340	310	230	180	210	140	110	70	80	110	20
Shenandoah	w/out risk	420	380	280	220	300	170	140	80	100	250	30
	w/ risk	400	360	260	210	280	160	130	80	100	230	30
Smyth	w/out risk	670	600	450	360	460	270	220	130	180	320	40
	w/ risk	640	570	420	340	440	250	210	130	180	300	40
Spotsylvania	w/out risk	400	360	270	220	330	160	130	80	120	310	30
	w/ risk	380	350	260	210	320	150	130	80	120	300	30
Stafford	w/out risk	350	310	230	180	250	140	120	70	100	220	20
	w/ risk	330	300	220	180	240	130	110	70	90	210	20
Tazewell	w/out risk	660	590	440	350	420	260	220	130	160	270	40
	w/ risk	630	560	420	330	400	250	210	130	160	260	40
Warren	w/out risk	100	90	70	50	70	40	30	20	20	60	10
	w/ risk	100	90	70	50	70	40	30	20	20	60	10
Washington	w/out risk	630	560	420	330	430	250	210	130	160	310	40
	w/ risk	600	540	400	320	410	240	200	120	150	300	40
Westmoreland	w/out risk	590	530	390	310	520	240	200	120	150	500	40
	w/ risk	560	510	370	300	500	220	190	110	140	480	40
Wythe	w/out risk	580	520	380	310	400	230	190	120	150	330	40
	w/ risk	550	490	370	290	380	220	180	110	140	310	40
York	w/out risk	530	480	350	280	450	210	180	110	180	430	40
	w/ risk	500	450	340	270	420	200	170	100	170	410	30
City of--												
Buena Vista 21/	w/out risk	280	260	190	150	n.a.	110	90	60	n.a.	n.a.	20
	w/ risk	270	240	180	140	n.a.	110	90	50	n.a.	n.a.	20
Chesapeake City	w/out risk	660	590	440	350	440	260	220	130	130	430	40
	w/ risk	630	570	420	330	420	250	210	130	130	410	40
Danville 16/	w/out risk	280	250	180	150	n.a.	110	90	60	n.a.	n.a.	20
	w/ risk	260	240	180	140	n.a.	110	90	50	n.a.	n.a.	20
Franklin City 20/	w/out risk	460	420	310	250	n.a.	190	150	90	n.a.	n.a.	30
	w/ risk	440	400	290	240	n.a.	180	150	90	n.a.	n.a.	30

Table1a:4

JURISDICTION		CROPLAND				Average Cropland I - IV	PASTURELAND			Average Pastureland V - VII	Average Ag. land I - VII	OTHER LAND
		I	II	III	IV		V	VI	VII			VIII
-----DOLLARS-----												
Fredericksburg 8/	w/out risk	390	350	260	210	n.a.	160	130	80	n.a.	n.a.	30
	w/ risk	370	330	250	200	n.a.	150	120	70	n.a.	n.a.	20
Hampton 7/	w/out risk	500	450	340	270	n.a.	200	170	100	n.a.	n.a.	30
	w/ risk	480	430	320	260	n.a.	190	160	100	n.a.	n.a.	30
Harrisonburg 13/	w/out risk	700	630	470	380	n.a.	280	230	140	n.a.	n.a.	50
	w/ risk	670	600	450	360	n.a.	270	220	130	n.a.	n.a.	40
Lynchburg 9/	w/out risk	180	160	120	100	n.a.	70	60	40	n.a.	n.a.	10
	w/ risk	170	160	120	90	n.a.	70	60	30	n.a.	n.a.	10
Manassas 10/	w/out risk	190	170	120	100	n.a.	70	60	40	n.a.	n.a.	10
	w/ risk	180	160	120	90	n.a.	70	60	40	n.a.	n.a.	10
Newport News 7/	w/out risk	510	450	340	270	n.a.	200	170	100	n.a.	n.a.	30
	w/ risk	480	430	320	260	n.a.	190	160	100	n.a.	n.a.	30
Petersburg 5/	w/out risk	450	400	300	240	n.a.	180	150	90	n.a.	n.a.	30
	w/ risk	430	380	290	230	n.a.	170	140	90	n.a.	n.a.	30
Radford 11/	w/out risk	600	540	400	320	n.a.	240	200	120	n.a.	n.a.	40
	w/ risk	570	510	380	300	n.a.	230	190	110	n.a.	n.a.	40
Roanoke City 12/	w/out risk	340	310	230	180	n.a.	140	110	70	n.a.	n.a.	20
	w/ risk	330	290	220	170	n.a.	130	110	70	n.a.	n.a.	20
Staunton 14/	w/out risk	430	390	290	230	n.a.	170	140	90	n.a.	n.a.	30
	w/ risk	410	370	270	220	n.a.	160	140	80	n.a.	n.a.	30
Suffolk City	w/out risk	510	460	340	270	440	200	170	100	170	430	30
	w/ risk	480	430	320	260	410	190	160	100	160	410	30
Virginia Beach	w/out risk	710	640	480	380	570	290	240	140	140	570	50
	w/ risk	680	610	450	360	540	270	230	140	140	540	50
Waynesboro 14/	w/out risk	430	390	290	230	n.a.	170	140	90	n.a.	n.a.	30
	w/ risk	410	370	280	220	n.a.	170	140	80	n.a.	n.a.	30
Winchester 19/	w/out risk	170	160	120	90	n.a.	70	60	30	n.a.	n.a.	10
	w/ risk	160	150	110	90	n.a.	70	50	30	n.a.	n.a.	10

* Use value taxation applies only within agricultural and forestal districts.

n.a. = not applicable because data are transferred-in, or data are not available to make estimate.

w/out risk = without risk. These estimates apply to land that is not at risk of flooding.

w/ risk = with risk. These estimates apply to land with poor drainage that is at risk of flooding. The methodology assumes that a complete crop loss occurs once every 20-years on land that is at risk of flooding.

1/ The use value of each land class is weighted by the total acreage of agricultural land in that class, as reported by the 1967 Virginia Conservation Needs Inventory, prior to averaging.

5/ Transfer-in data from Prince George County

7/ Transfer-in data from James City County.

9/ Transfer-in data from Bedford County.

11/ Transfer-in data from Montgomery County.

13/ Transfer-in data from Rockingham County.

15/ Transfer-in data from King William County.

17/ Transfer-in data from Amelia County.

19/ Transfer-in data from Frederick County.

21/ Transfer-in data from Rockbridge County.

6/ Transfer-in data from Nottoway County.

8/ Transfer-in data from Spotsylvania County.

10/ Transfer-in data from Prince William County.

12/ Transfer-in data from Roanoke County.

14/ Transfer-in data from Augusta County.

16/ Transfer-in data from Pittsylvania County.

18/ Transfer-in data from Loudon County.

20/ Transfer-in data from Isle of Wight County.