

Table 1. Comparison of TY2010 Values to TY2009 Values

	TY2009 Use Values	TY2010 Use Values	\$ Change	% Change
	Type III Land w/out Risk	Type III Land w/out Risk		
County of--				
Accomack	240	640	400	167%
Albemarle	70	130	60	86%
Alleghany	220	60	-160	-73%
Amelia	210	120	-90	-43%
Amherst	20	10	-10	-50%
Appomattox*	120	60	-60	-50%
Augusta	240	200	-40	-17%
Bath	50	70	20	40%
Bedford	40	150	110	275%
Bland	330	260	-70	-21%
Botetourt	120	60	-60	-50%
Campbell	60	20	-40	-67%
Caroline	240	270	30	13%
Carroll	360	100	-260	-72%
Chesterfield	200	110	-90	-45%
Clarke	130	120	-10	-8%
Culpeper	250	220	-30	-12%
Cumberland	150	190	40	27%
Dinwiddie_Coastal	100	260	160	160%
Dinwiddie_Piedmont	100	200	100	100%
Essex	1010	990	-20	-2%
Fairfax	90	30	-60	-67%
Fauquier	180	110	-70	-39%
Floyd	130	30	-100	-77%
Fluvanna	50	30	-20	-40%
Franklin	70	60	-10	-14%
Frederick	100	40	-60	-60%
Giles	120	100	-20	-17%
Gloucester	230	320	90	39%
Goochland	190	160	-30	-16%
Greene	80	40	-40	-50%
Greensville*	440	660	220	50%
Halifax	140	110	-30	-21%
Hanover_Coastal	280	280	0	0%
Hanover_Piedmont	270	200	-70	-26%
Henrico_Coastal	230	260	30	13%
Henrico_Piedmont	240	150	-90	-38%
Henry	10	0	-10	-100%
Isle Of Wight	360	580	220	61%
James City	160	380	220	138%
King George	280	130	-150	-54%
King William	320	450	130	41%
Lancaster	330	460	130	39%
Loudoun	90	30	-60	-67%
Louisa	130	70	-60	-46%
Madison	240	250	10	4%
Middlesex	280	350	70	25%
Montgomery	160	40	-120	-75%
Nelson	30	20	-10	-33%
New Kent	340	370	30	9%
Northampton	1220	990	-230	-19%
Northumberland	300	490	190	63%

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	Type III Land w/out Risk	Type III Land w/out Risk		
Nottoway	90	120	30	33%
Orange	140	90	-50	-36%
Page	170	290	120	71%
Pittsylvania	80	180	100	125%
Powhatan	150	60	-90	-60%
Prince Edward	150	40	-110	-73%
Prince George	170	250	80	47%
Prince William	140	120	-20	-14%
Pulaski	140	220	80	57%
Rappahannock	160	40	-120	-75%
Richmond	190	250	60	32%
Roanoke	100	0	-100	-100%
Rockbridge	100	100	0	0%
Rockingham	490	540	50	10%
Russell	190	10	-180	-95%
Shenandoah	140	380	240	171%
Smyth	250	40	-210	-84%
Southampton	590	770	180	31%
Spotsylvania	130	80	-50	-38%
Stafford	150	100	-50	-33%
Tazewell	280	180	-100	-36%
Warren	30	0	-30	-100%
Washington	140	280	140	100%
Westmoreland	190	320	130	68%
Wise	260	20	-240	-92%
Wythe	230	140	-90	-39%
York	160	380	220	138%
City of--				
Buena Vista City	100	100	0	0%
Chesapeake City	340	500	160	47%
Danville City	70	170	100	143%
Franklin City	360	570	210	58%
Fredericksburg City	120	80	-40	-33%
Hampton City	160	360	200	125%
Harrisonburg City	500	540	40	8%
Lynchburg City	40	140	100	250%
Manassas City	140	120	-20	-14%
Newport News City	160	370	210	131%
Petersburg City	160	230	70	44%
Radford City	120	210	90	75%
Roanoke City	100	0	-100	-100%
Staunton City	230	190	-40	-17%
Suffolk City	370	540	170	46%
Virginia Beach City	360	490	130	36%
Waynesboro City	230	200	-30	-13%
Winchester City	100	40	-60	-60%
AVERAGES	\$206	\$219	\$12.99	

*New use-value participant TY2009

TY2010 Data Summary

Increase % Change (Top 10)

1	Bedford	275%
2	Lynchburg City	250%
3	Shenandoah	171%
4	Accomack	167%
5	Dinwiddie_Coastal	160%
6	Danville City	143%
7	James City	138%
	York	138%
8	Newport News City	131%
9	Pittsylvania	125%
	Hampton City	125%
10	Dinwiddie_Piedmon	100%
	Washington	100%

Increase \$ Change (Top 10)

1	Accomack	\$400
2	Shenandoah	\$240
3	Greensville*	\$220
	Isle Of Wight	\$220
	James City	\$220
	York	\$220
4	Franklin City	\$210
	Newport News City	\$210
5	Hampton City	\$200
6	Northumberland	\$190
7	Southampton	\$180
8	Suffolk City	\$170
9	Chesapeake City	\$160
	Dinwiddie_Coastal	\$160
10	Washington	\$140

1 Decrease % Change (Top 10)

	Roanoke	-100%
	Roanoke City	-100%
	Warren	-100%
2	Henry	-100%
3	Russell	-95%
4	Wise	-92%
5	Smyth	-84%
6	Floyd	-77%
	Montgomery	-75%
7	Rappahannock	-75%
	Prince Edward	-73%
8	Alleghany	-73%
9	Carroll	-72%
	Fairfax	-67%
	Loudoun	-67%
10	Campbell	-67%
	Powhatan	-60%
	Frederick	-60%
	Winchester City	-60%

Decrease \$ Change (Top 10)

1	Carroll	-\$260
2	Wise	-\$240
3	Northampton	-\$230
4	Smyth	-\$210
5	Russell	-\$180
6	Alleghany	-\$160
7	King George	-\$150
8	Montgomery	-\$120
	Rappahannock	-\$120
9	Prince Edward	-\$110
10	Roanoke	-\$100
	Roanoke City	-\$100
	Floyd	-\$100
	Tazewell	-\$100

Overall

Average change was **\$12.99 increase** per acre

36% of localities had \$ changes of **±\$50 or less per acre**

40% of localities had \$ changes of **±\$100 or more per acre**

TY2010 Data Summary

Increase % Change (Top 10)		Increase \$ Change (Top 10)		
1	Bedford	275%	Accomack	\$400
2	Lynchburg City	250%	Shenandoah	\$240
3	Shenandoah	171%	Greensville*	\$220
4	Accomack	167%	Isle Of Wight	\$220
5	Dinwiddie_Coastal	160%	James City	\$220
6	Danville City	143%	York	\$220
7	James City	138%	Franklin City	\$210
8	York	138%	Newport News City	\$210
9	Newport News City	131%	Hampton City	\$200
10	Pittsylvania	125%	Northumberland	\$190

Decrease % Change (Top 10)		Decrease \$ Change (Top 10)		
1	Henry	-100%	Carroll	-\$260
2	Roanoke	-100%	Wise	-\$240
3	Roanoke City	-100%	Northampton	-\$230
4	Warren	-100%	Smyth	-\$210
5	Russell	-95%	Russell	-\$180
6	Wise	-92%	Alleghany	-\$160
7	Smyth	-84%	King George	-\$150
8	Floyd	-77%	Montgomery	-\$120
9	Montgomery	-75%	Rappahannock	-\$120
10	Rappahannock	-75%	Prince Edward	-\$110

Overall

Average change was **\$13.00 increase** per acre

36% of localities had \$ changes of **±\$50 or less per acre**

40% of localities had \$ changes of **±\$100 or more per acre**

Table 2. Overview: TY2010 Use-Value Assessment Program

		Number counties/cities that increased or decreased
Average decrease	\$ (75)	52
Average increase	\$123	42
No change	\$ 0	3

Comments

- New Census (2007AgCensus) had a dramatic effect on counties west of I-95
- About one-half of all farms in VA lost money in the new (2007AgCensus)
 - implies outside funds are consuming their equity to farm
- Brought back Peanuts and Tobacco (as new crops) into composite farm modeling
 - applied to only a few counties (fewer acres than before in the those counties)
- Added Pasture as a new crop
 - pasture as a crop needs more than 2.1 tons per ac of hay yield to break even on a per acre pasture budget
- Potatoes were included as a new crop in Accomack
- Highest real grain prices in our life time.
 - important in counties East of Charlottesville
- Western and Central counties stopped growing some crops and had fewer acres of alfalfa hay remaining. Also, some moved to grass hay and pasture, but have had numerous droughts resulting in low yields for hay.
- Possible ways to address zero values would be to use rental rates – best for now.

Selected Counties/Cities: Explanatory Notes

County/City	Explanation	% Chg	\$ Chg	TY2009 and TY2010 Type III Land w/out risk \$Estimate	\$ Chg
Accomack	Profitable potatoes (6ac) and grain crops (202ac) (soybeans and wheat)	Top 10 Increase	Top 10 Increase	240 to 640	+400
Alleghany	Corn and alfalfa dropped w/ new census. Only hay (24ac) and pasture (42ac); \$0 pasture		Top 10 Decrease	220 to 60	-160
Amherst	\$0 pasture (70ac) and hay (33ac); alfalfa (2ac) was only crop profitable. Corn dropped w/ new census			20 to 10	-10
Appomattox	Only 2 nd year. \$0 hay (52ac), ~\$3 pasture (77ac), and ~\$17 soybeans (4ac). Total CF (139ac)			120 to 60	-60
Bedford	Including pasture (65ac) defining issue for positive net income; pasture (~\$20).	Top 10 Increase		40 to 150	+110

County/City	Explanation	% Chg	\$ Chg	TY2009 and TY2010 Type III Land w/out risk \$Estimate	\$ Chg
Botetourt	\$0 pasture (53ac) and \$0 hay (25ac). Total CF (84ac).			120 to 60	-60
Campbell	\$0 pasture (64ac) and \$0 hay (40ac). Total CF 112ac.			60 to 20	-40
Carroll	Pasture's (55ac) size reduced the wt. of other crops which were less profitable in TY2010.		Top 10 Decrease	360 to 100	-260
Chesterfield	Transfer-in from Amelia. \$0 pasture (49ac). Total CF of 99ac.			200 to 110	-90
Danville City	Transfer-in from Pittsylvania. Higher grain prices and profitable tobacco (~\$200) and pasture (~\$7).	Top 10 Increase		70 to 170	+100
Dinwiddie, Coastal	Transfer-in from Prince George. Higher grain prices and profitable peanuts (~\$300) and tobacco (~\$800).	Top 10 Increase		100 to 260	+160
Fairfax	Transfer-in from Loudoun. \$0 pasture, \$0 hay and \$0 alfalfa. Only 4 ac of corn and 1 ac of wheat made money.			90 to 30	-60
Floyd	\$0 hay (29ac) and \$0 pasture (57ac). Only alfalfa (4ac) profitable	Top 10 Decrease		130 to 30	-100
Fluvanna	Mostly pasture (44ac) and hay (32ac), \$0 for both.			50 to 30	-20
Franklin	\$0 pasture (47ac) and \$0 hay (33ac). Corn (15ac) and Tobacco (1ac) profitable. Total CF (98ac).			70 to 60	-10
Franklin City	Transfer-n from Isle of Wight. Grain crops profitable also cotton (63ac) and peanuts (11ac).		Top 10 Increase	360 to 570	+210

County/City	Explanation	% Chg	\$ Chg	TY2009 and TY2010 Type III Land w/out risk \$Estimate	\$ Chg
Frederick	\$0 pasture (51ac) and \$0 hay (29ac). Only corn (5ac), alfalfa (3ac), wheat (1ac), soybeans (1ac) made money.			100 to 40	-60
Green	\$0 pasture and \$0 hay. Only corn (2ac) and alfalfa (3ac) made money.			80 to 40	-40
Greensville	2 nd Year. TY2010 had higher grain prices. Also, profitable cotton (36ac), peanuts (23ac) and tobacco (2ac).		Top 10 Increase	440 to 660	+220
Henry	Only pasture (49ac) and hay (27ac) both \$0. Alfalfa dropped w new census. Total CF (76ac).	Top 10 Decrease		10 to 0	-10
Hampton City	Transfer-in from James City. Pasture (22ac) at \$43/ac. Total CF 29ac.		Top 10 Increase	160 to 360	+220
Isle of Wight	Grain crops profitable also cotton (63ac) and peanuts (11ac).		Top 10 Increase	360 to 580	
James City	Pasture (22ac) at \$43/ac. Total CF 29ac.	Top 10 Increase	Top 10 Increase	160 to 380	+220
King George	\$0 hay and \$0 pasture		Top 10 Decrease	280 to 130	-150
Loudoun	\$0 pasture, hay, and alfalfa. Only corn (4ac) and wheat (1ac) made money.			90 to 30	-60
Louisa	\$0 hay (30ac) and \$0 pasture (36ac). Total CF 75ac.			130 to 70	-60
Lynchburg City	Transfer-in from Bedford. Including pasture (65ac) defining issue for positive net income; pasture (\$~\$20)	Top 10 Increase		40 to 140	+100
Montgomery	\$0 hay (26ac) and \$0 pasture (60ac). Total CF 93ac.	Top 10 Decrease	Top 10 Decrease	160 to 40	-120

County/City	Explanation	% Chg	\$ Chg	TY2009 and TY2010 Type III Land w/out risk \$Estimate	\$ Chg
Nelson	\$0 pasture (52ac) and \$0 hay (28ac). Only corn (1ac) and alfalfa (2ac) made money. Total CF (83ac).			30 to 20	-10
Newport News City	Transfer-in from James City. Pasture (22ac) at \$43/ac. Total CF 29ac.	Top 10 Increase	Top 10 Increase	160 to 370	+210
Northampton	Crop acreage w/ new census changed CF crop weights. For example, corn acreage tripled to 97ac. Total CF was 162ac, now 333ac.		Top 10 Decrease	1220 to 990	-230
Northumberland	Higher grain prices and pasture		Top 10 Increase	300 to 490	+190
Pittsylvania	Higher grain prices and tobacco, and pasture (55ac). Total CF 101ac.	Top 10 Increase		80 to 180	+100
Powhatan	\$0 pasture (33ac) and \$0 hay (24ac). Total CF (70ac).			150 to 60	-90
Prince Edward	\$0 hay (32ac) and \$0 pasture (44ac). Total CF 79ac.		Top 10 Decrease	150 to 40	-110
Rappahannock	Lost alfalfa acreage w/ new census. Hay (33ac) was ~\$1 and pasture (61ac) was ~\$2. Only other crop was Corn (2ac) at ~\$46.	Top 10 Decrease	Top 10 Decrease	160 to 40	-120
Roanoke	Only hay and pasture, both were \$0.	Top 10 Decrease		100 to 0	-100
Roanoke City	Transfer-in from Roanoke. Only hay and pasture, both were \$0.	Top 10 Decrease		100 to 0	-100
Russell	Only alfalfa (1ac), hay (21ac) and pasture (71ac) crops. Hay and pasture were both \$0.	Top 10 Decrease	Top 10 Decrease	190 to 10	-180

County/City	Explanation	% Chg	\$ Chg	TY2009 and TY2010 Type III Land w/out risk \$Estimate	\$ Chg
Shenandoah	Including pasture (53ac) was the defining issue positive net income from pasture ~\$50/ac	Top 10 Increase	Top 10 Increase	140 to 380	+240
Smyth	Pasture (92ac) reduced the wt. of the limited acres of corn (3ac) and alfalfa (3ac).	Top 10 Decrease	Top 10 Decrease	250 to 40	-210
Warren	Adding pasture w/ a dry year – dropped values to near zero 1.9 tons per ac. Only pasture and hay in CF. \$0 Pasture (53ac) and 0\$ hay (22ac). Total CF is (78ac).	Top 10 Decrease		30 to 0	-30
Winchester City	Transfer-in from Frederick. \$0 pasture (51ac) and \$0 hay (29ac). Only corn (5ac), alfalfa (3ac), wheat (1ac), soybeans (1ac) made money.			100 to 40	-60
Wise	CF crops are hay (14ac), alfalfa (1ac) and pasture (71ac). Only alfalfa was positive (~\$65) with hay just barely positive (~\$3).	Top 10 Decrease	Top 10 Decrease	260 to 20	-240
York	Transfer-in from James City. Pasture (22ac) at \$43/ac. Total CF 29ac.	Top 10 Increase	Top 10 Increase	160 to 380	+220

Table 3. TY2010: Counties/Cities with Use-value Estimates of \$60 or less (Type III Land w/out risk)

	TY2009 Use Values	TY2010 Use Values	\$ Change	% Change
	Type III Land w/out risk	Type III Land w/out risk		
Franklin	70	60	-10	-14%
Appomattox	120	60	-60	-50%
Botetourt	120	60	-60	-50%
Powhatan	150	60	-90	-60%
Alleghany	220	60	-160	-73%
Greene	80	40	-40	-50%
Frederick	100	40	-60	-60%
Winchester City	100	40	-60	-60%
Prince Edward	150	40	-110	-73%
Montgomery	160	40	-120	-75%
Rappahannock	160	40	-120	-75%
Smyth	250	40	-210	-84%
Fluvanna	50	30	-20	-40%
Fairfax	90	30	-60	-67%
Loudoun	90	30	-60	-67%
Floyd	130	30	-100	-77%
Nelson	30	20	-10	-33%
Campbell	60	20	-40	-67%
Wise	260	20	-240	-92%
Amherst	20	10	-10	-50%
Russell	190	10	-180	-95%
Henry	10	0	-10	-100%
Warren	30	0	-30	-100%
Roanoke	100	0	-100	-100%
Roanoke City	100	0	-100	-100%