

Table 1. Comparison of TY2014 Values to TY2013 Values				
	TY2013 Use Values	TY2014 Use Values	\$ Change	% Change
	Type III Land w/out Risk	Type III Land w/out Risk		
County of--				
Accomack	1,260	1,920	660	52%
Albemarle	80	80	0	0%
Alleghany	50	40	-10	-20%
Amelia	360	490	130	36%
Amherst	70	60	-10	-14%
Appomattox*	180	180	0	0%
Augusta	270	460	190	70%
Bath	40	50	10	25%
Bedford	60	70	10	17%
Bland	270	340	70	26%
Botetourt	80	100	20	25%
Campbell	30	50	20	67%
Caroline	730	1,130	400	55%
Carroll	120	150	30	25%
Chesterfield	330	460	130	39%
Clarke	120	160	40	33%
Culpeper	280	400	120	43%
Cumberland	190	210	20	11%
Dinwiddie Coastal	460	700	240	52%
Dinwiddie Piedmont	500	870	370	74%
Essex	1,610	1,690	80	5%
Fairfax	110	170	60	55%
Fauquier	130	220	90	69%
Floyd	110	220	110	100%
Fluvanna	70	100	30	43%
Franklin	140	270	130	93%
Frederick	50	70	20	40%
Giles	150	200	50	33%
Gloucester	950	1,460	510	54%
Goochland	450	660	210	47%
Greene	160	140	-20	-13%
Greensville*	790	1,210	420	53%
Halifax	90	120	30	33%
Hanover Coastal	680	970	290	43%
Hanover Piedmont	530	670	140	26%
Henrico Coastal	880	1,190	310	35%
Henrico Piedmont	620	840	220	35%
Henry	0	0	0	0%
Isle Of Wight	740	1,100	360	49%
James City	240	270	30	13%
King George	320	500	180	56%
King William	1,280	1,790	510	40%
Lancaster	950	1,480	530	56%
Loudoun	110	160	50	45%
Louisa	160	190	30	19%
Madison	480	560	80	17%
Middlesex	860	1,420	560	65%
Montgomery	70	170	100	143%
Nelson	10	10	0	0%
New Kent	850	1,150	300	35%
Northampton	1,450	1,840	390	27%
Northumberland	1,190	1,810	620	52%

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Nottoway	90	130	40	44%
Orange	220	360	140	64%
Page	150	250	100	67%
Pittsylvania	100	190	90	90%
Powhatan	280	350	70	25%
Prince Edward	40	60	20	50%
Prince George	560	940	380	68%
Prince William	120	170	50	42%
Pulaski	100	160	60	60%
Rappahannock	20	30	10	50%
Richmond	800	1,340	540	68%
Roanoke	0	10	10	
Rockbridge	170	210	40	24%
Rockingham	680	900	220	32%
Russell	180	180	0	0%
Shenandoah	360	460	100	28%
Smyth	240	300	60	25%
Southampton	910	1,200	290	32%
Spotsylvania	280	380	100	36%
Stafford	220	350	130	59%
Tazewell	130	200	70	54%
Warren	0	10	10	
Washington	290	360	70	24%
Westmoreland	710	1,170	460	65%
Wise	10	40	30	300%
Wythe	110	210	100	91%
York	240	280	40	17%
City of--				
Buena Vista City	160	210	50	31%
Chesapeake City	1,580	2,120	540	34%
Danville City	100	180	80	80%
Franklin City	720	1,060	340	47%
Fredericksburg City	280	380	100	36%
Hampton City	220	260	40	18%
Harrisonburg City	680	900	220	32%
Lynchburg City	60	70	10	17%
Manassas City	120	170	50	42%
Newport News City	230	260	30	13%
Petersburg City	530	880	350	66%
Radford City	100	160	60	60%
Roanoke City	0	10	10	
Staunton City	250	430	180	72%
Suffolk City	700	1,020	320	46%
Virginia Beach City	1,250	1,710	460	37%
Waynesboro City	260	440	180	69%
Winchester City	50	70	20	40%
AVERAGES	\$371	\$527	\$156	

*New use-value participant TY2009

TY2014 Data Comparison Summary

	Increase % Change (Top 10)	\$ change
1	Wise	300% \$30
2	Montgomery	143% \$100
3	Floyd	100% \$110
4	Franklin	93% \$130
5	Wythe	91% \$100
6	Pittsylvania	90% \$90
7	Danville City	80% \$80
8	Dinwiddie Piedmont	74% \$370
9	Staunton City	72% \$180
10	Augusta	70% \$190

	Increase \$ Change (Top 10)	% change
1	Accomack	\$660 52%
2	Northumberland	\$620 26%
3	Middlesex	\$560 65%
4	Richmond	\$540 68%
5	Chesapeake City	\$540 34%
6	Lancaster	\$530 56%
7	Gloucester	\$510 54%
8	King William	\$510 40%
9	Westmoreland	\$460 65%
10	Virginia Beach City	\$460 37%

Overall

Of the counties which increased, the average increase was **\$170** per acre

39% of localities had \$ changes of \pm \$50 or less per acre

47% of localities had \$ changes of \pm \$100 or more per acre

5% of localities had no change

These are Appomattox, Albemarle, Henry, Nelson, and Russel.

One locality, **Henry County**, had a **\$0 Type III Land Use Value**.

Three localities had a \$10 Type III Land Use Value for TY2014. These are:
Roanoke, Warren, and Roanoke City

Table 2. Overview: TY2014 Use-Value Assessment Program Values

		Number of counties/cities that increased or decreased
Average decrease	-\$13	3
Average increase	\$170	92
No change	\$0	5
Average change in value from 2013 to 2014	\$156 increase	

General Comments

- Grain prices remained high for a third year resulting in counties that have enough crop acreage of corn, wheat, barley, and/or soybeans in their composite farm to increase their use-value estimates.
- The format of the Direct and Counter-Cyclical Program (DCP) payments received from USDA-FSA changed for tax year 2011. In that year, DCP payments were only jurisdiction-specific. In previous years, DCP payments were crop specific and again for tax years 2012 through 2014.
- Henry County had a \$0 value for Type III Land Use Value for TY2014; however, Roanoke, Roanoke City, and Warren had \$10 value for Type III land.
- Possible ways to address zero or low values would be to use rental rates.

Selected Counties/Cities: Explanatory Notes

Overall, the reason for increases in many jurisdictions estimates was due to large increases in profits from grains; and increases in profits from pasture.

Split-counties: Dinwiddie, Piedmont and Dinwiddie, Coastal

Dinwiddie, Piedmont's Type III Estimate was \$870 while Dinwiddie, Coastal's was \$700. This was due to larger soybean and pasture profits in Dinwiddie, Piedmont. Both, soybeans and pasture are weighted substantially in the estimated net return calculations.

Selected counties with decreases:

Alleghany – net income from pasture is straight averaged, with only TY2013 profitable.

Amherst - net income from pasture is straight averaged, with only TY2013 profitable.

Greene – net income from pasture is straight averaged, with no profitability in TY2013.

Selected counties with increases:

Floyd – net income from corn and pasture increased; pasture is straight averaged.

Montgomery – net income from corn and pasture increased; pasture is straight averaged.

Wise - net income from pasture is straight averaged, TY2014 and TY2013 profitable.