

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). 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. See end of document for additional information.

Estimates apply to tax-year **2015**

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Ag Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
County of												
Accomack	w/out Risk	3,820	3,440	2,550	2,040	3,340	1,530	1,270	760	760	3,320	250
	w/ Risk	3,640	3,270	2,420	1,940	3,170	1,450	1,210	730	730	3,160	240
Albemarle	w/out Risk	280	250	180	150	200	110	90	60	80	170	20
	w/ Risk	260	240	180	140	200	110	90	50	70	170	20
Alleghany	w/out Risk	40	40	30	20	30	20	10	10	10	20	0
	w/ Risk	40	40	30	20	30	20	10	10	10	20	0
Amelia	w/out Risk	1,270	1,140	840	670	980	510	420	250	390	930	80
	w/ Risk	1,210	1,080	800	640	930	480	400	240	370	890	80
Amherst	w/out Risk	70	60	50	40	50	30	20	10	20	40	0
	w/ Risk	70	60	40	40	50	30	20	10	20	40	0
Appomattox	w/out Risk	300	270	200	160	220	120	100	60	100	200	20
	w/ Risk	280	260	190	150	210	110	90	60	90	190	20
Augusta	w/out Risk	680	610	450	360	490	270	230	140	190	420	50
	w/ Risk	650	580	430	350	470	260	220	130	180	400	40
Bath	w/out Risk	50	50	30	30	40	20	20	10	10	30	0
	w/ Risk	50	40	30	30	40	20	20	10	10	30	0
Bedford	w/out Risk	120	110	80	70	90	50	40	20	30	80	10
	w/ Risk	120	110	80	60	90	50	40	20	30	70	10
Bland	w/out Risk	460	410	310	240	320	180	150	90	120	210	30
	w/ Risk	440	390	290	230	300	170	150	90	120	200	30
Botetourt	w/out Risk	180	160	120	90	130	70	60	40	50	100	10
	w/ Risk	170	150	110	90	120	70	60	30	40	90	10
Campbell	w/out Risk	170	160	120	90	140	70	60	30	50	130	10
	w/ Risk	160	150	110	90	130	70	50	30	40	120	10
Caroline	w/out Risk	2,310	2,080	1,540	1,230	1,970	920	770	460	610	1,840	150
	w/ Risk	2,200	1,980	1,470	1,170	1,880	880	730	440	580	1,750	150
Carroll	w/out Risk	280	250	190	150	190	110	90	60	70	150	20
	w/ Risk	270	240	180	140	180	110	90	50	70	150	20
Chesterfield < Amelia	w/out Risk	1,170	1,050	780	620	910	470	390	230	360	860	80
	w/ Risk	1,110	1,000	740	590	860	450	370	220	340	820	70
Clarke	w/out Risk	270	250	180	150	200	110	90	50	60	170	20
	w/ Risk	260	230	170	140	190	100	90	50	60	160	20
Culpeper	w/out Risk	810	730	540	430	600	320	270	160	250	540	50
	w/ Risk	770	690	510	410	570	310	260	150	240	510	50
Cumberland	w/out Risk	540	490	360	290	390	220	180	110	140	330	40
	w/ Risk	520	470	350	280	370	210	170	100	130	320	30

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Ag Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Dinwiddie, Coastal < Sussex	w/out Risk	1,400	1,260	940	750	1,210	560	470	280	540	1,200	90
	w/ Risk	1,340	1,200	890	710	1,150	530	450	270	510	1,140	90
Dinwiddie, Piedmont < Brunswick	w/out Risk	1,690	1,520	1,130	900	1,360	680	560	340	480	1,270	110
	w/ Risk	1,610	1,450	1,070	860	1,290	640	540	320	460	1,210	110
Essex	w/out Risk	3,130	2,820	2,090	1,670	2,680	1,250	1,040	630	940	2,410	210
	w/ Risk	2,980	2,680	1,990	1,590	2,550	1,190	990	600	900	2,290	200
Fairfax < Loudoun	w/out Risk	410	370	270	220	310	160	140	80	120	270	30
	w/ Risk	390	350	260	210	300	160	130	80	120	260	30
Fauquier	w/out Risk	580	520	380	310	400	230	190	120	150	310	40
	w/ Risk	550	490	370	290	390	220	180	110	140	290	40
Floyd	w/out Risk	270	250	180	150	170	110	90	50	80	150	20
	w/ Risk	260	230	170	140	160	100	90	50	80	140	20
Fluvanna	w/out Risk	300	270	200	160	230	120	100	60	100	200	20
	w/ Risk	290	260	190	150	220	110	100	60	90	200	20
Franklin	w/out Risk	550	500	370	290	400	220	180	110	160	330	40
	w/ Risk	530	470	350	280	380	210	180	110	160	320	40
Frederick	w/out Risk	120	110	80	60	80	50	40	20	30	70	10
	w/ Risk	120	100	80	60	80	50	40	20	30	60	10
Giles	w/out Risk	260	230	170	140	160	100	90	50	70	90	20
	w/ Risk	250	220	170	130	160	100	80	50	60	90	20
Gloucester	w/out Risk	2,700	2,430	1,800	1,440	2,200	1,080	900	540	540	2,180	180
	w/ Risk	2,570	2,310	1,710	1,370	2,090	1,030	860	510	510	2,070	170
Goochland	w/out Risk	1,090	980	720	580	830	430	360	220	350	760	70
	w/ Risk	1,030	930	690	550	790	410	340	210	330	720	70
Greene	w/out Risk	140	130	90	70	100	60	50	30	40	90	10
	w/ Risk	130	120	90	70	100	50	40	30	40	80	10
Greensville	w/out Risk	1,500	1,350	1,000	800	1,280	600	500	300	500	1,270	100
	w/ Risk	1,430	1,280	950	760	1,210	570	480	290	480	1,210	100
Halifax	w/out Risk	390	350	260	210	300	160	130	80	110	270	30
	w/ Risk	370	330	250	200	290	150	120	70	100	250	20
Hanover, Coastal < King William	w/out Risk	2,100	1,890	1,400	1,120	1,860	840	700	420	550	1,760	140
	w/ Risk	2,000	1,800	1,330	1,060	1,770	800	670	400	520	1,680	130
Hanover, Piedmont < Louisa	w/out Risk	1,570	1,410	1,040	830	1,260	630	520	310	480	1,180	100
	w/ Risk	1,490	1,340	990	800	1,200	600	500	300	460	1,120	100
Henrico, Coastal < King William	w/out Risk	2,870	2,590	1,920	1,530	2,540	1,150	960	570	750	2,410	190
	w/ Risk	2,740	2,460	1,820	1,460	2,420	1,090	910	550	710	2,290	180
Henrico, Piedmont < Louisa	w/out Risk	2,220	2,000	1,480	1,180	1,790	890	740	440	680	1,670	150
	w/ Risk	2,110	1,900	1,410	1,130	1,700	850	700	420	650	1,590	140
Henry	w/out Risk	20	20	10	10	10	10	10	0	0	10	0
	w/ Risk	20	10	10	10	10	10	10	0	0	10	0
Isle of Wight	w/out Risk	2,360	2,120	1,570	1,260	2,060	940	790	470	740	2,030	160
	w/ Risk	2,250	2,020	1,500	1,200	1,960	900	750	450	700	1,940	150

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Ag Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
James City <New Kent	w/out Risk	500	450	330	260	420	200	170	100	170	410	30
	w/ Risk	470	430	310	250	400	190	160	90	160	390	30
King George	w/out Risk	760	680	510	410	670	300	250	150	180	600	50
	w/ Risk	720	650	480	390	640	290	240	140	170	570	50
King William	w/out Risk	3,090	2,780	2,060	1,650	2,730	1,230	1,030	620	810	2,590	210
	w/ Risk	2,940	2,650	1,960	1,570	2,600	1,180	980	590	770	2,470	200
Lancaster	w/out Risk	2,660	2,400	1,780	1,420	2,450	1,070	890	530	890	2,430	180
	w/ Risk	2,540	2,280	1,690	1,350	2,330	1,010	850	510	850	2,310	170
Loudoun	w/out Risk	400	360	270	210	300	160	130	80	120	260	30
	w/ Risk	380	350	260	200	290	150	130	80	120	250	30
Louisa	w/out Risk	470	420	310	250	380	190	160	90	150	350	30
	w/ Risk	450	400	300	240	360	180	150	90	140	340	30
Madison	w/out Risk	1,090	980	730	580	780	440	360	220	300	630	70
	w/ Risk	1,040	940	690	550	740	420	350	210	290	600	70
Middlesex	w/out Risk	2,700	2,430	1,800	1,440	2,460	1,080	900	540	620	2,380	180
	w/ Risk	2,570	2,320	1,720	1,370	2,340	1,030	860	510	590	2,270	170
Montgomery	w/out Risk	250	230	170	130	180	100	80	50	60	130	20
	w/ Risk	240	210	160	130	170	100	80	50	60	130	20
Nelson	w/out Risk	150	140	100	80	110	60	50	30	50	90	10
	w/ Risk	150	130	100	80	110	60	50	30	50	90	10
New Kent ¹	w/out Risk	1,970	1,770	1,310	1,050	1,630	790	660	390	610	1,560	130
	w/ Risk	1,870	1,680	1,250	1,000	1,550	750	620	370	580	1,480	120
Northampton ¹	w/out Risk	3,510	3,160	2,340	1,870	3,300	1,400	1,170	700	700	3,290	230
	w/ Risk	3,340	3,010	2,230	1,780	3,150	1,340	1,110	670	670	3,130	220
Northumberland	w/out Risk	3,170	2,860	2,120	1,690	2,860	1,270	1,060	630	950	2,770	210
	w/ Risk	3,020	2,720	2,020	1,610	2,720	1,210	1,010	600	900	2,640	200
Nottoway	w/out Risk	760	680	500	400	550	300	250	150	200	520	50
	w/ Risk	720	650	480	380	530	290	240	140	190	490	50
Orange	w/out Risk	810	720	540	430	600	320	270	160	220	530	50
	w/ Risk	770	690	510	410	570	310	260	150	210	500	50
Page	w/out Risk	500	450	330	270	390	200	170	100	140	370	30
	w/ Risk	480	430	320	250	380	190	160	100	130	350	30
Pittsylvania	w/out Risk	490	440	320	260	360	190	160	100	150	350	30
	w/ Risk	460	420	310	250	350	180	150	90	140	330	30
Powhatan	w/out Risk	860	780	580	460	690	350	290	170	260	650	60
	w/ Risk	820	740	550	440	650	330	270	160	240	620	50
Prince Edward	w/out Risk	180	160	120	100	140	70	60	40	50	120	10
	w/ Risk	170	150	110	90	130	70	60	30	40	110	10
Prince George	w/out Risk	1,960	1,770	1,310	1,050	1,690	790	650	390	610	1,640	130
	w/ Risk	1,870	1,680	1,250	1,000	1,600	750	620	370	580	1,560	120
Prince William	w/out Risk	440	400	300	240	320	180	150	90	130	300	30
	w/ Risk	420	380	280	230	310	170	140	80	120	290	30
Pulaski	w/out Risk	200	180	140	110	140	80	70	40	50	100	10
	w/ Risk	190	170	130	100	130	80	60	40	50	90	10
Rappahannock	w/out Risk	10	10	10	10	10	10	0	0	0	0	0
	w/ Risk	10	10	10	10	3 10	10	0	0	0	0	0

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Ag Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Richmond	w/out Risk	2,760	2,490	1,840	1,470	2,450	1,110	920	550	660	2,280	180
	w/ Risk	2,630	2,370	1,750	1,400	2,330	1,050	880	530	640	2,170	180
Roanoke	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Rockbridge	w/out Risk	340	310	230	180	250	140	110	70	90	190	20
	w/ Risk	320	290	220	170	230	130	110	60	80	180	20
Rockingham	w/out Risk	1,620	1,460	1,080	870	1,170	650	540	320	400	1,030	110
	w/ Risk	1,550	1,390	1,030	830	1,120	620	520	310	380	980	100
Russell	w/out Risk	310	280	200	160	190	120	100	60	70	90	20
	w/ Risk	290	260	200	160	180	120	100	60	70	90	20
Shenandoah	w/out Risk	810	730	540	430	580	330	270	160	200	480	50
	w/ Risk	780	700	520	410	560	310	260	160	190	460	50
Smyth	w/out Risk	370	330	250	200	260	150	120	70	100	180	20
	w/ Risk	350	320	230	190	240	140	120	70	100	170	20
Southampton	w/out Risk	2,410	2,170	1,610	1,290	2,050	960	800	480	690	2,030	160
	w/ Risk	2,290	2,070	1,530	1,220	1,950	920	760	460	660	1,930	150
Spotsylvania	w/out Risk	650	590	440	350	530	260	220	130	200	500	40
	w/ Risk	620	560	420	330	510	250	210	120	190	470	40
Stafford	w/out Risk	530	480	350	280	390	210	180	110	150	340	40
	w/ Risk	510	460	340	270	370	200	170	100	140	330	30
Tazewell	w/out Risk	250	230	170	130	160	100	80	50	60	100	20
	w/ Risk	240	220	160	130	160	100	80	50	60	100	20
Warren	w/out Risk	20	20	20	10	20	10	10	0	0	10	0
	w/ Risk	20	20	20	10	20	10	10	0	0	10	0
Washington	w/out Risk	480	430	320	250	330	190	160	100	120	240	30
	w/ Risk	450	410	300	240	310	180	150	90	110	220	30
Westmoreland	w/out Risk	2,680	2,410	1,790	1,430	2,380	1,070	890	540	650	2,270	180
	w/ Risk	2,550	2,300	1,700	1,360	2,270	1,020	850	510	620	2,160	170
Wise	w/out Risk	100	90	70	60	70	40	30	20	20	50	10
	w/ Risk	100	90	70	50	70	40	30	20	20	50	10
Wythe	w/out Risk	330	300	220	180	230	130	110	70	90	190	20
	w/ Risk	310	280	210	170	220	130	100	60	80	180	20
York < New Kent	w/out Risk	500	450	330	270	420	200	170	100	170	410	30
	w/ Risk	480	430	320	250	400	190	160	100	160	390	30

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Ag Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
City of												
Buena Vista < Rockbridge	w/out Risk	320	290	220	170	230	130	110	60	80	180	20
	w/ Risk	310	280	210	160	220	120	100	60	80	180	20
Chesapeake City	w/out Risk	3,990	3,590	2,660	2,130	2,650	1,600	1,330	800	800	2,600	270
	w/ Risk	3,800	3,420	2,530	2,030	2,520	1,520	1,270	760	760	2,470	250
Danville < Pittsylvania	w/out Risk	470	420	310	250	350	190	160	90	150	340	30
	w/ Risk	450	400	300	240	330	180	150	90	140	320	30
Franklin City < Isle of Wight	w/out Risk	2,160	1,940	1,440	1,150	1,880	860	720	430	680	1,860	140
	w/ Risk	2,060	1,850	1,370	1,100	1,790	820	690	410	650	1,770	140
Fredericksburg City < Spotsylvania	w/out Risk	660	590	440	350	530	260	220	130	200	500	40
	w/ Risk	620	560	420	330	510	250	210	120	190	470	40
Hampton < New Kent	w/out Risk	470	430	320	250	400	190	160	90	160	390	30
	w/ Risk	450	410	300	240	380	180	150	90	150	370	30
Harrisonburg < Rockingham	w/out Risk	1,620	1,460	1,080	860	1,170	650	540	320	400	1,030	110
	w/ Risk	1,540	1,390	1,030	820	1,110	620	510	310	380	980	100
Lynchburg < Bedford	w/out Risk	120	100	80	60	90	50	40	20	30	70	10
	w/ Risk	110	100	70	60	80	40	40	20	30	70	10
Newport News < New Kent	w/out Risk	470	430	320	250	400	190	160	90	160	390	30
	w/ Risk	450	410	300	240	380	180	150	90	150	370	30
Petersburg < Prince George	w/out Risk	1,830	1,640	1,220	970	1,570	730	610	370	570	1,520	120
	w/ Risk	1,740	1,570	1,160	930	1,500	700	580	350	540	1,460	120
Radford City < Pulaski	w/out Risk	200	180	130	110	140	80	70	40	50	100	10
	w/ Risk	190	170	130	100	130	80	60	40	50	90	10
Roanoke City < Roanoke	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Staunton < Augusta	w/out Risk	640	580	430	340	470	260	210	130	170	400	40
	w/ Risk	610	550	410	330	450	240	200	120	160	380	40
Suffolk	w/out Risk	1,930	1,740	1,290	1,030	1,670	770	640	390	660	1,640	130
	w/ Risk	1,840	1,650	1,220	980	1,580	730	610	370	630	1,560	120
Virginia Beach	w/out Risk	3,340	3,010	2,230	1,780	2,660	1,340	1,110	670	670	2,660	220
	w/ Risk	3,180	2,870	2,120	1,700	2,540	1,270	1,060	640	640	2,530	210
Waynesboro < Augusta	w/out Risk	660	590	440	350	480	260	220	130	180	410	40
	w/ Risk	630	560	420	330	460	250	210	130	170	390	40
Winchester < Frederick	w/out Risk	120	110	80	60	80	50	40	20	30	70	10
	w/ Risk	110	100	70	60	80	40	40	20	30	60	10

¹ 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.

Without Risk: These estimates apply to land that is not at risk of flooding.

With Risk: These estimates apply to land with poor drainage that is at risk of flooding. Calculations are based on the assumption that a crop loss occurs once every 20 years due to flooding.

Average land values: 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.

Transfers (<): The data used for estimating the use value of agricultural land are not published for all towns and for only a few of Virginia's independent cities. When data does not exist for a town or city participating in the use value taxation program, the estimated use values from an adjacent or surrounding county are 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. When a transfer-in jurisdiction has been used, it appears after an arrow (<).