

Table 1. Comparison of TY2015 Values to TY2014 Values

| | TY2014 Use Values | TY2015 Use Values | \$ Change | % Change |
|-----------------------------------|--------------------------|--------------------------|-----------|----------|
| | Type III Land w/out Risk | Type III Land w/out Risk | | |
| Counties: | | | | |
| Accomack | 1,920 | 2,550 | 630 | 33% |
| Albemarle | 80 | 180 | 100 | 125% |
| Alleghany | 40 | 30 | -10 | -25% |
| Amelia | 490 | 840 | 350 | 71% |
| Amherst | 60 | 50 | -10 | -17% |
| Appomattox | 180 | 200 | 20 | 11% |
| Augusta | 460 | 450 | -10 | -2% |
| Bath | 50 | 30 | -20 | -40% |
| Bedford | 70 | 80 | 10 | 14% |
| Bland | 340 | 310 | -30 | -9% |
| Botetourt | 100 | 120 | 20 | 20% |
| Campbell | 50 | 120 | 70 | 140% |
| Caroline | 1,130 | 1,540 | 410 | 36% |
| Carroll | 150 | 190 | 40 | 27% |
| Chesterfield <Amelia | 460 | 780 | 320 | 70% |
| Clarke | 160 | 180 | 20 | 13% |
| Culpeper | 400 | 540 | 140 | 35% |
| Cumberland | 210 | 360 | 150 | 71% |
| Dinwiddie, Coastal <Sussex | 700 | 940 | 240 | 34% |
| Dinwiddie, Piedmont <Brunswick | 870 | 1,130 | 260 | 30% |
| Essex | 1,690 | 2,090 | 400 | 24% |
| Fairfax <Loudoun | 170 | 270 | 100 | 59% |
| Fauquier | 220 | 380 | 160 | 73% |
| Floyd | 220 | 180 | -40 | -18% |
| Fluvanna | 100 | 200 | 100 | 100% |
| Franklin | 270 | 370 | 100 | 37% |
| Frederick | 70 | 80 | 10 | 14% |
| Giles | 200 | 170 | -30 | -15% |
| Gloucester | 1,460 | 1,800 | 340 | 23% |
| Goochland | 660 | 720 | 60 | 9% |
| Greene | 140 | 90 | -50 | -36% |
| Greensville | 1,210 | 1,000 | -210 | -17% |
| Halifax | 120 | 260 | 140 | 117% |
| Hanover, Coastal <King William | 970 | 1,400 | 430 | 44% |
| Hanover, Piedmont <Louisa | 670 | 1,040 | 370 | 55% |
| Henrico, Coastal <King William | 1,190 | 1,920 | 730 | 61% |
| Henrico, Piedmont <Louisa | 840 | 1,480 | 640 | 76% |
| Henry | 0 | 10 | 10 | 1000% |
| Isle Of Wight | 1,100 | 1,570 | 470 | 43% |
| James City <New Kent ¹ | 270 | 330 | 60 | 22% |
| King George | 500 | 510 | 10 | 2% |
| King William | 1,790 | 2,060 | 270 | 15% |
| Lancaster | 1,480 | 1,780 | 300 | 20% |
| Loudoun | 160 | 270 | 110 | 69% |
| Louisa | 190 | 310 | 120 | 63% |
| Madison | 560 | 730 | 170 | 30% |
| Middlesex | 1,420 | 1,800 | 380 | 27% |
| Montgomery | 170 | 170 | 0 | 0% |

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| | Type III Land w/out Risk | Type III Land w/out Risk | Change | Change |
| Nelson | 10 | 100 | 90 | 900% |
| New Kent | 1,150 | 1,310 | 160 | 14% |
| Northampton | 1,840 | 2,340 | 500 | 27% |
| Northumberland | 1,810 | 2,120 | 310 | 17% |
| Nottoway | 130 | 500 | 370 | 285% |
| Orange | 360 | 540 | 180 | 50% |
| Page | 250 | 330 | 80 | 32% |
| Pittsylvania | 190 | 320 | 130 | 68% |
| Powhatan | 350 | 580 | 230 | 66% |
| Prince Edward | 60 | 120 | 60 | 100% |
| Prince George | 940 | 1,310 | 370 | 39% |
| Prince William | 170 | 300 | 130 | 76% |
| Pulaski | 160 | 140 | -20 | -13% |
| Rappahannock | 30 | 10 | -20 | -67% |
| Richmond | 1,340 | 1,840 | 500 | 37% |
| Roanoke | 10 | 10 | 0 | 0% |
| Rockbridge | 210 | 230 | 20 | 10% |
| Rockingham | 900 | 1,080 | 180 | 20% |
| Russell | 180 | 200 | 20 | 11% |
| Shenandoah | 460 | 540 | 80 | 17% |
| Smyth | 300 | 250 | -50 | -17% |
| Southampton | 1,200 | 1,610 | 410 | 34% |
| Spotsylvania | 380 | 440 | 60 | 16% |
| Stafford | 350 | 350 | 0 | 0% |
| Tazewell | 200 | 170 | -30 | -15% |
| Warren | 10 | 20 | 10 | 100% |
| Washington | 360 | 320 | -40 | -11% |
| Westmoreland | 1,170 | 1,790 | 620 | 53% |
| Wise | 40 | 70 | 30 | 75% |
| Wythe | 210 | 220 | 10 | 5% |
| York <New Kent ¹ | 280 | 330 | 50 | 18% |
| Cities: | | | | |
| Buena Vista <Rockbridge | 210 | 220 | 10 | 5% |
| Chesapeake | 2,120 | 2,660 | 540 | 25% |
| Danville <Pittsylvania | 180 | 310 | 130 | 72% |
| Franklin City <Isle of Wight | 1,060 | 1,440 | 380 | 36% |
| Fredericksburg <Spotsylvania | 380 | 440 | 60 | 16% |
| Hampton <New Kent ¹ | 260 | 320 | 60 | 23% |
| Harrisonburg <Rockingham | 900 | 1,080 | 180 | 20% |
| Lynchburg <Bedford | 70 | 80 | 10 | 14% |
| Newport News <New Kent ¹ | 260 | 320 | 60 | 23% |
| Petersburg <Prince George | 880 | 1,220 | 340 | 39% |
| Radford <Pulaski | 160 | 130 | -30 | -19% |
| Roanoke City <Roanoke | 10 | 10 | 0 | 0% |
| Staunton <Augusta | 430 | 430 | 0 | 0% |
| Suffolk | 1,020 | 1,290 | 270 | 26% |
| Virginia Beach | 1,710 | 2,230 | 520 | 30% |
| Waynesboro <Augusta | 440 | 440 | 0 | 0% |
| Winchester <Frederick | 70 | 80 | 10 | 14% |
| AVERAGES | \$531 | \$685 | \$154 | |

¹ For TY2015 James City uses New Kent as a transfer-in county because of 2012 Ag Census non-disclosure requirements.

Also, York, Hampton City, and Newport News City now use New Kent as their transfer-in county.

<: Transfer-in county; for explanation see end of document.

TY2015 Data Comparison Summary

| <u>Increase % Change</u> | | <u>Increase \$ Change</u> | | |
|--------------------------|-------------------|---------------------------|---------------------|-------|
| 1 | Henry | 1000% | Henrico, Coastal | \$730 |
| 2 | Nelson | 900% | Henrico, Piedmont | \$640 |
| 3 | Nottoway | 285% | Accomack | \$630 |
| 4 | Campbell | 140% | Westmoreland | \$620 |
| 5 | Albemarle | 125% | Chesapeake City | \$540 |
| 6 | Halifax | 117% | Virginia Beach City | \$520 |
| 7 | Warren | 100% | Northampton | \$500 |
| 8 | Prince Edward | 100% | Richmond | \$500 |
| 9 | Fluvanna | 100% | Isle Of Wight | \$470 |
| 10 | Prince William | 76% | Hanover, Coastal | \$430 |
| 11 | Henrico, Piedmont | 76% | Southampton | \$410 |
| 12 | Wise | 75% | Caroline | \$410 |

| <u>Decrease % Change</u> | | <u>Decrease \$ Change</u> | | |
|--------------------------|--------------|---------------------------|--------------|--------|
| 1 | Rappahannock | -67% | Greensville | -\$210 |
| 2 | Bath | -40% | Greene | -\$50 |
| 3 | Greene | -36% | Smyth | -\$50 |
| 4 | Alleghany | -25% | Floyd | -\$40 |
| 5 | Radford City | -19% | Washington | -\$40 |
| 6 | Floyd | -18% | Radford City | -\$30 |
| 7 | Greensville | -17% | Giles | -\$30 |
| 8 | Smyth | -17% | Tazewell | -\$30 |
| 9 | Amherst | -17% | Bland | -\$30 |
| 10 | Giles | -15% | Rappahannock | -\$20 |
| 11 | Tazewell | -15% | Bath | -\$20 |
| 12 | Pulaski | -13% | Pulaski | -\$20 |
| 13 | Washington | -11% | Alleghany | -\$10 |
| 14 | | | Amherst | -\$10 |
| 15 | | | Augusta | -\$10 |

Overall

Average change was \$154 increase per acre
 40% of localities had \$ changes of \pm \$50 or less per acre
 50% of localities had \$ changes of \pm \$100 or more per acre
 6% of localities had no change

No localities had a \$0 Type III Land Use Value for TY2015.

6 localities had no change in their Type III Use Values for TY2015:
 Montgomery, Roanoke, Roanoke City, Stafford, Staunton and Waynesboro

Table 2. Overview: TY2015 Use-Value Assessment Program Values

| Type III Land Estimate | | Number of counties/cities that increased or decreased |
|---|--------------------|---|
| Average \$ Decrease | -\$40 | 15 |
| Average \$ Increase | \$206 | 75 |
| No change | \$0 | 6 |
| Average change in value from 2014 to 2015 | \$154 AVG Increase | |

General Comments

- High grain prices over the last 5-6 years have continued to influence counties that have enough crop acreage of corn, wheat, barley, and/or soybeans in their composite farm to increase their use-value estimates.
- For tax year 2011, the format of the Direct and Counter-Cyclical Program (DCP) payments received from USDA-FSA changed. In that year, DCP payments were only jurisdiction-specific. In previous years and for tax years 2012 through 2015, DCP payments were crop specific.
- No counties had a \$0 value for Type III Land Use Value for TY2015; however, Henry, Roanoke, Roanoke City, and Rappahannock had a \$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

Twenty seven counties had **increases** in Type III Use-value Estimates of 61% or more. In general, the reason for increases in the estimates was due to large increases in profits from grains.

| | \$ Increase | % Change | |
|---------------------------------|-------------|----------|--|
| Albemarle | \$100 | 125% | Increase in profits from soybeans – soybeans added to model with 2012 Census. Also, increase in profits from corn – corn weighting increased with 2012 Census. |
| Amelia | \$350 | 71% | Increase in profits from soybeans and tobacco – tobacco added to model with 2012 Census. |
| Campbell | \$70 | 140% | Increase in profits from soybeans and corn |
| Chesterfield < Amelia | \$320 | 70% | Increase in profits from soybeans and tobacco – tobacco added to model with 2012 Census. |
| Cumberland | \$150 | 71% | Increase in profits from soybeans – soybeans weighting increased with 2012 Census |
| Danville (City) < Pittsylvania | \$130 | 72% | Increase in profits from soybeans, wheat, and tobacco – soybeans and wheat weighting increased with 2012 Census. |
| Fauquier | \$160 | 73% | Increase in profits from soybeans and corn |
| Fluvanna | \$100 | 100% | Increase in profits from soybeans – soybeans weighting increased with 2012 Census |
| Halifax | \$140 | 117% | Increase in profits from soybeans and tobacco |
| Henrico, Coastal < King William | \$730 | 61% | Increase in profits from soybeans, corn, and wheat |
| Henrico, Piedmont < Louisa | \$640 | 76% | Increase in profits from soybeans, corn, and wheat |
| Henry | \$10 | 1000% | Increase in profits from corn – corn added to model with 2012 Census. |
| Loudoun | \$110 | 69% | Increase in profits from soybeans and corn |
| Louisa | \$120 | 63% | Increase in profits from soybeans, wheat, and corn – soybeans and wheat weighting increased with 2012 Census |

| | | | |
|----------------|-------|------|--|
| Nelson | \$90 | 900% | Increase in profits from pumpkins – pumpkins added to model with 2012 Census. |
| Nottoway | \$370 | 285% | Increase in profits from soybeans and corn – soybeans and corn weighting increased with 2012 Census also profitable alfalfa added to model. |
| Pittsylvania | \$130 | 68% | Increase in profits from soybeans, wheat, and tobacco – soybeans and wheat weighting increased with 2012 Census. |
| Powhatan | \$230 | 66% | Increase in profits from soybeans – soybeans weighting increased with 2012 Census. Also, increase profit from wheat – wheat added to model with 2012 Census. |
| Prince Edward | \$60 | 76% | Increase in profits from soybeans – soybeans added to model with 2012 Census. |
| Prince William | \$120 | 71% | Increase in profits from soybeans – soybeans weighting increased with 2012 Census. |
| Warren | \$10 | 100% | Increase in profits from corn and alfalfa |
| Wise | \$30 | 75% | Increase in profits from corn – corn added to model with 2012 Census |

Thirteen counties had **decreases** in Type III Use-value Estimates of 11% or more

| | \$ Decrease | % Change | |
|--------------|--------------------|-----------------|--|
| Alleghany | -\$10 | -25% | Decrease in profits from alfalfa. |
| Amherst | -\$10 | -17% | No profits from Corn - Corn dropped from model with 2012 Census |
| Bath | -\$20 | -40% | Corn increase in profits, but lower composite farm acres with 2012 Census. Alfalfa dropped from model with 2012 Census. |
| Floyd | -\$40 | -18% | Decrease in profits from pasture. Pasture with higher composite farm acres with 2012 Census. |
| Giles | -\$30 | -15% | Decrease in profits from pasture. |
| Greene | -\$50 | -36% | No profits from Corn - Corn dropped from model with 2012 Census. |
| Greensville | -\$210 | -17% | Olympic averaging introduced with 7 years of data for major crops. This tended to decrease crop profitability in model – specifically for corn, hay and wheat. |
| Pulaski | -\$20 | -13% | Decrease in profits from pasture. Pasture with higher composite farm acres with 2012 Census. |
| Radford City | -\$30 | -19% | Decrease in profits from pasture. Pasture with higher composite farm acres with 2012 Census. |
| Rappahannock | -\$20 | -67% | Decrease in profits from pasture and also corn. |
| Smyth | -\$50 | -17% | Decrease in profits from pasture. Pasture with higher composite farm acres with 2012 Census. |
| Tazewell | -\$30 | -15% | Decrease in profits from pasture and alfalfa. |
| Washington | -\$40 | -11% | Decrease in profits from pasture. |

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 (<).