

**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 **2017**

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
County of												
Accomack	w/out Risk	3,630	3,270	2,420	1,940	3,170	1,450	1,210	730	730	3,160	240
	w/ Risk	3,460	3,110	2,310	1,840	3,020	1,380	1,150	690	690	3,010	230
Albemarle	w/out Risk	180	160	120	90	130	70	60	40	50	110	10
	w/ Risk	170	150	110	90	120	70	60	30	50	100	10
Alleghany	w/out Risk	10	10	0	0	0	0	0	0	0	0	0
	w/ Risk	10	10	0	0	0	0	0	0	0	0	0
Amelia	w/out Risk	1,260	1,140	840	670	980	500	420	250	390	930	80
	w/ Risk	1,200	1,080	800	640	930	480	400	240	370	890	80
Amherst	w/out Risk	30	30	20	20	20	10	10	10	10	20	0
	w/ Risk	30	30	20	20	20	10	10	10	10	20	0
Appomattox	w/out Risk	150	130	100	80	110	60	50	30	50	100	10
	w/ Risk	140	130	90	70	100	60	50	30	50	90	10
Augusta	w/out Risk	600	540	400	320	440	240	200	120	160	370	40
	w/ Risk	570	510	380	300	410	230	190	110	150	350	40
Bath	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
Bedford	w/out Risk	90	80	60	50	70	30	30	20	30	60	10
	w/ Risk	80	70	50	40	60	30	30	20	30	50	10
Bland	w/out Risk	320	290	220	170	220	130	110	60	90	150	20
	w/ Risk	310	280	200	160	210	120	100	60	80	140	20
Botetourt	w/out Risk	190	170	120	100	130	70	60	40	50	110	10
	w/ Risk	180	160	120	90	130	70	60	40	50	100	10
Campbell	w/out Risk	190	170	130	100	150	80	60	40	50	140	10
	w/ Risk	180	160	120	100	140	70	60	40	50	130	10
Caroline	w/out Risk	2,300	2,070	1,530	1,230	1,960	920	770	460	610	1,830	150
	w/ Risk	2,190	1,970	1,460	1,170	1,870	880	730	440	580	1,750	150
Carroll	w/out Risk	230	210	160	130	160	90	80	50	60	130	20
	w/ Risk	220	200	150	120	150	90	70	40	50	120	10
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	440	370	220	340	820	70
Clarke	w/out Risk	280	250	190	150	200	110	90	60	70	180	20
	w/ Risk	270	240	180	140	190	110	90	50	60	170	20
Culpeper	w/out Risk	920	830	610	490	680	370	310	180	290	610	60
	w/ Risk	870	790	580	470	650	350	290	170	270	580	60
Cumberland	w/out Risk	440	390	290	230	310	170	150	90	120	270	30
	w/ Risk	420	370	280	220	290	170	140	80	110	260	30

		DOLLARS										
		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
Dinwiddie_Coastal < Sussex	w/out Risk	1,360	1,230	910	730	1,180	550	450	270	520	1,170	90
	w/ Risk	1,300	1,170	870	690	1,120	520	430	260	500	1,110	90
Dinwiddie_Pied < Brunswick	w/out Risk	1,850	1,660	1,230	980	1,480	740	620	370	530	1,390	120
	w/ Risk	1,760	1,580	1,170	940	1,410	700	590	350	500	1,320	120
Essex	w/out Risk	2,970	2,670	1,980	1,580	2,540	1,190	990	590	890	2,280	200
	w/ Risk	2,830	2,540	1,890	1,510	2,420	1,130	940	570	850	2,170	190
Fairfax < Loudoun	w/out Risk	420	380	280	220	320	170	140	80	120	270	30
	w/ Risk	400	360	270	210	300	160	130	80	120	260	30
Fauquier	w/out Risk	650	590	440	350	460	260	220	130	160	350	40
	w/ Risk	620	560	420	330	440	250	210	120	150	330	40
Floyd	w/out Risk	220	200	150	120	140	90	70	40	60	120	10
	w/ Risk	210	190	140	110	130	80	70	40	60	110	10
Fluvanna	w/out Risk	290	260	190	150	220	120	100	60	100	200	20
	w/ Risk	280	250	180	150	210	110	90	60	90	190	20
Franklin	w/out Risk	590	530	390	320	420	240	200	120	170	360	40
	w/ Risk	560	510	380	300	410	230	190	110	160	340	40
Frederick	w/out Risk	140	120	90	70	90	60	50	30	40	80	10
	w/ Risk	130	120	90	70	90	50	40	30	30	70	10
Giles	w/out Risk	250	220	170	130	160	100	80	50	60	90	20
	w/ Risk	240	210	160	130	150	90	80	50	60	90	20
Gloucester	w/out Risk	2,720	2,450	1,810	1,450	2,210	1,090	910	540	540	2,190	180
	w/ Risk	2,590	2,330	1,730	1,380	2,110	1,040	860	520	520	2,090	170
Goochland	w/out Risk	1,030	930	690	550	790	410	340	210	330	720	70
	w/ Risk	990	890	660	530	760	390	330	200	320	690	70
Greene	w/out Risk	60	60	40	30	40	30	20	10	20	40	0
	w/ Risk	60	60	40	30	40	20	20	10	20	40	0
Greensville	w/out Risk	1,570	1,410	1,050	840	1,340	630	520	310	520	1,330	100
	w/ Risk	1,490	1,340	1,000	800	1,270	600	500	300	500	1,270	100
Halifax	w/out Risk	320	290	210	170	250	130	110	60	90	220	20
	w/ Risk	310	280	200	160	240	120	100	60	80	210	20
Hanover_Coastal < King William	w/out Risk	2,000	1,800	1,330	1,070	1,770	800	670	400	520	1,680	130
	w/ Risk	1,900	1,710	1,270	1,020	1,680	760	630	380	490	1,590	130
Hanover_Pied < Louisa	w/out Risk	1,650	1,480	1,100	880	1,320	660	550	330	510	1,240	110
	w/ Risk	1,570	1,410	1,050	840	1,260	630	520	310	480	1,180	100
Henrico_Coastal < King William	w/out Risk	2,880	2,590	1,920	1,540	2,550	1,150	960	580	750	2,420	190
	w/ Risk	2,740	2,470	1,830	1,460	2,430	1,100	910	550	710	2,300	180
Henrico_Pied < Louisa	w/out Risk	2,400	2,160	1,600	1,280	1,930	960	800	480	740	1,810	160
	w/ Risk	2,290	2,060	1,520	1,220	1,840	910	760	460	700	1,720	150
Henry	w/out Risk	20	10	10	10	10	10	10	0	0	10	0
	w/ Risk	10	10	10	10	10	10	0	0	0	10	0
Isle of Wight	w/out Risk	2,460	2,210	1,640	1,310	2,140	980	820	490	770	2,120	160
	w/ Risk	2,340	2,110	1,560	1,250	2,050	940	780	470	730	2,020	160

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
James City <New Kent	w/out Risk	890	800	590	470	730	360	300	180	280	700	60
	w/ Risk	850	760	560	450	700	340	280	170	260	670	60
King George	w/out Risk	760	690	510	410	680	310	250	150	180	600	50
	w/ Risk	730	650	480	390	640	290	240	150	170	570	50
King William	w/out Risk	3,040	2,730	2,020	1,620	2,680	1,210	1,010	610	790	2,550	200
	w/ Risk	2,890	2,600	1,930	1,540	2,560	1,160	960	580	750	2,420	190
Lancaster	w/out Risk	2,660	2,390	1,770	1,420	2,440	1,060	890	530	890	2,420	180
	w/ Risk	2,530	2,280	1,690	1,350	2,330	1,010	840	510	840	2,310	170
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
Louisa	w/out Risk	460	420	310	250	380	190	150	90	140	350	30
	w/ Risk	440	400	290	240	360	180	150	90	140	330	30
Madison	w/out Risk	990	890	660	530	710	390	330	200	270	570	70
	w/ Risk	940	850	630	500	670	380	310	190	260	550	60
Middlesex	w/out Risk	2,690	2,420	1,790	1,430	2,450	1,080	900	540	620	2,370	180
	w/ Risk	2,560	2,310	1,710	1,370	2,330	1,020	850	510	590	2,260	170
Montgomery	w/out Risk	180	170	120	100	130	70	60	40	50	100	10
	w/ Risk	180	160	120	90	130	70	60	40	50	100	10
Nelson	w/out Risk	90	80	60	50	70	40	30	20	30	60	10
	w/ Risk	90	80	60	50	70	40	30	20	30	60	10
New Kent <sup>1</sup>	w/out Risk	1,950	1,760	1,300	1,040	1,620	780	650	390	610	1,550	130
	w/ Risk	1,860	1,680	1,240	990	1,540	740	620	370	580	1,480	120
Northampton <sup>1</sup>	w/out Risk	3,440	3,090	2,290	1,830	3,230	1,370	1,150	690	690	3,220	230
	w/ Risk	3,270	2,950	2,180	1,750	3,080	1,310	1,090	650	650	3,070	220
Northumberland	w/out Risk	3,240	2,920	2,160	1,730	2,920	1,300	1,080	650	970	2,830	220
	w/ Risk	3,090	2,780	2,060	1,650	2,780	1,240	1,030	620	920	2,700	210
Nottoway	w/out Risk	770	690	510	410	560	310	260	150	210	530	50
	w/ Risk	730	660	490	390	540	290	240	150	200	500	50
Orange	w/out Risk	790	710	520	420	580	310	260	160	220	520	50
	w/ Risk	750	670	500	400	560	300	250	150	210	490	50
Page	w/out Risk	380	340	260	200	300	150	130	80	110	280	30
	w/ Risk	360	330	240	190	290	150	120	70	100	270	20
Pittsylvania	w/out Risk	520	460	340	280	380	210	170	100	160	370	30
	w/ Risk	490	440	330	260	370	200	160	100	150	350	30
Powhatan	w/out Risk	730	660	490	390	580	290	240	150	220	550	50
	w/ Risk	700	630	460	370	550	280	230	140	210	520	50
Prince Edward	w/out Risk	160	140	100	80	120	60	50	30	40	100	10
	w/ Risk	150	130	100	80	110	60	50	30	40	100	10
Prince George	w/out Risk	1,920	1,720	1,280	1,020	1,640	770	640	380	600	1,600	130
	w/ Risk	1,820	1,640	1,220	970	1,570	730	610	360	570	1,520	120
Prince William	w/out Risk	530	480	350	280	380	210	180	110	160	360	40
	w/ Risk	500	450	340	270	360	200	170	100	150	340	30
Pulaski	w/out Risk	130	120	90	70	90	50	40	30	30	60	10
	w/ Risk	120	110	80	70	80	50	40	20	30	60	10

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Rappahannock	w/out Risk	10	10	10	10	10	0	0	0	0	0	0
	w/ Risk	10	10	10	0	10	0	0	0	0	0	0
Richmond	w/out Risk	2,820	2,540	1,880	1,500	2,500	1,130	940	560	680	2,330	190
	w/ Risk	2,680	2,410	1,790	1,430	2,370	1,070	890	540	650	2,210	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	230	210	150	120	160	90	80	50	60	130	20
	w/ Risk	220	200	150	120	160	90	70	40	50	130	10
Rockingham	w/out Risk	1,470	1,320	980	780	1,060	590	490	290	360	930	100
	w/ Risk	1,400	1,260	930	750	1,010	560	470	280	350	890	90
Russell	w/out Risk	110	100	70	60	70	40	40	20	30	30	10
	w/ Risk	100	90	70	60	70	40	30	20	20	30	10
Shenandoah	w/out Risk	680	610	450	360	480	270	230	140	170	400	50
	w/ Risk	650	580	430	340	460	260	220	130	160	380	40
Smyth	w/out Risk	340	310	230	180	240	140	110	70	90	160	20
	w/ Risk	320	290	220	170	220	130	110	60	90	150	20
Southampton	w/out Risk	2,500	2,250	1,660	1,330	2,120	1,000	830	500	710	2,100	170
	w/ Risk	2,380	2,140	1,590	1,270	2,020	950	790	480	680	2,000	160
Spotsylvania	w/out Risk	650	580	430	350	520	260	220	130	200	490	40
	w/ Risk	620	560	410	330	500	250	210	120	190	470	40
Stafford	w/out Risk	540	490	360	290	400	220	180	110	150	350	40
	w/ Risk	510	460	340	270	370	210	170	100	140	330	30
Tazewell	w/out Risk	180	170	120	100	120	70	60	40	50	80	10
	w/ Risk	170	160	120	90	110	70	60	30	40	70	10
Warren	w/out Risk	40	40	30	20	30	20	10	10	10	30	0
	w/ Risk	40	30	30	20	30	20	10	10	10	20	0
Washington	w/out Risk	470	420	310	250	320	190	160	90	120	230	30
	w/ Risk	450	400	300	240	310	180	150	90	110	220	30
Westmoreland	w/out Risk	2,670	2,400	1,780	1,420	2,370	1,070	890	530	650	2,260	180
	w/ Risk	2,540	2,290	1,700	1,360	2,260	1,020	850	510	620	2,150	170
Wise	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
Wythe	w/out Risk	290	260	200	160	210	120	100	60	80	170	20
	w/ Risk	280	250	190	150	200	110	90	60	70	160	20
York < New Kent	w/out Risk	900	810	600	480	740	360	300	180	280	710	60
	w/ Risk	850	770	570	460	710	340	280	170	260	680	60

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
<b>City of</b>												
Buena Vista < Rockbridge	w/out Risk	220	200	150	120	160	90	70	40	50	130	10
	w/ Risk	210	190	140	110	150	80	70	40	50	120	10
Chesapeake City	w/out Risk	3,820	3,440	2,550	2,040	2,540	1,530	1,270	760	760	2,490	250
	w/ Risk	3,640	3,280	2,430	1,940	2,420	1,460	1,210	730	730	2,370	240
Danville < Pittsylvania	w/out Risk	500	450	330	270	370	200	170	100	160	360	30
	w/ Risk	480	430	320	250	360	190	160	100	150	340	30
Franklin City < Isle of Wight	w/out Risk	2,370	2,130	1,580	1,260	2,070	950	790	470	740	2,040	160
	w/ Risk	2,250	2,030	1,500	1,200	1,970	900	750	450	700	1,950	150
Fredericksburg City < Spotsylvania	w/out Risk	650	590	430	350	530	260	220	130	200	500	40
	w/ Risk	620	560	410	330	500	250	210	120	190	470	40
Hampton < New Kent	w/out Risk	850	760	560	450	700	340	280	170	260	670	60
	w/ Risk	810	730	540	430	670	320	270	160	250	640	50
Harrisonburg < Rockingham	w/out Risk	1,460	1,310	970	780	1,050	580	490	290	360	930	100
	w/ Risk	1,390	1,250	930	740	1,000	560	460	280	340	880	90
Lynchburg < Bedford	w/out Risk	80	70	50	40	60	30	30	20	30	50	10
	w/ Risk	80	70	50	40	60	30	30	20	30	50	10
Newport News < New Kent	w/out Risk	850	760	570	450	700	340	280	170	260	670	60
	w/ Risk	810	730	540	430	670	320	270	160	250	640	50
Petersburg < Prince George	w/out Risk	1,780	1,600	1,180	950	1,530	710	590	360	550	1,480	120
	w/ Risk	1,690	1,520	1,130	900	1,450	680	560	340	520	1,410	110
Radford City < Pulaski	w/out Risk	130	110	80	70	80	50	40	30	30	60	10
	w/ Risk	120	110	80	60	80	50	40	20	30	60	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	560	510	380	300	410	230	190	110	150	350	40
	w/ Risk	540	480	360	290	390	210	180	110	150	330	40
Suffolk	w/out Risk	1,860	1,670	1,240	990	1,600	740	620	370	640	1,580	120
	w/ Risk	1,770	1,590	1,180	940	1,520	710	590	350	610	1,500	120
Virginia Beach	w/out Risk	3,020	2,720	2,010	1,610	2,410	1,210	1,010	600	600	2,400	200
	w/ Risk	2,870	2,590	1,920	1,530	2,290	1,150	960	570	570	2,290	190
Waynesboro < Augusta	w/out Risk	580	520	390	310	420	230	190	120	160	360	40
	w/ Risk	550	500	370	300	410	220	180	110	150	340	40
Winchester < Frederick	w/out Risk	130	120	90	70	90	50	40	30	30	70	10
	w/ Risk	130	110	80	70	90	50	40	30	30	70	10

<sup>1</sup> 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 (<).