

Table 3: Worksheet for estimating the use value of agricultural land in Accomack.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$205.82
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0042
c. Rate Without Risk	0.0649
d. Risk Component	0.0032
e. Rate With Risk³	0.0682

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$3,169.17	\$3,018.26

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	22,210	1.50	33,315.00
	II	43,189	1.35	58,305.15
	III	18,702	1.00	18,702.00
	IV	430	0.80	344.00
	Total	84,531		110,666.15
	Soil Index	1.31		
	Factor:⁷			

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,631.10	\$3,630	\$3,458.19	\$3,460
II	1.35	\$3,267.99	\$3,270	\$3,112.37	\$3,110
III	1.00	\$2,420.73	\$2,420	\$2,305.46	\$2,310
IV	0.80	\$1,936.58	\$1,940	\$1,844.37	\$1,840
V	0.60	\$1,452.44	\$1,450	\$1,383.27	\$1,380
VI	0.50	\$1,210.37	\$1,210	\$1,152.73	\$1,150
VII	0.30	\$726.22	\$730	\$691.64	\$690
VIII	0.10	\$242.07	\$240	\$230.55	\$230

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Albemarle.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$9.04
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0677
d. Risk Component	0.0034
e. Rate With Risk³	0.0711

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$133.50	\$127.15

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	5,109	1.50	7,663.50
	II	10,707	1.35	14,454.45
	III	15,467	1.00	15,467.00
	IV	6,798	0.80	5,438.40
	Total	38,081		43,023.35
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$177.25	\$180	\$168.81	\$170
II	1.35	\$159.53	\$160	\$151.93	\$150
III	1.00	\$118.17	\$120	\$112.54	\$110
IV	0.80	\$94.53	\$90	\$90.03	\$90
V	0.60	\$70.90	\$70	\$67.52	\$70
VI	0.50	\$59.08	\$60	\$56.27	\$60
VII	0.30	\$35.45	\$40	\$33.76	\$30
VIII	0.10	\$11.82	\$10	\$11.25	\$10

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

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Table 3: Worksheet for estimating the use value of agricultural land in Alleghany.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$0.41
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0062
c. Rate Without Risk	0.0670
d. Risk Component	0.0033
e. Rate With Risk³	0.0703

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$6.14	\$5.84

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,699	1.50	2,548.50
	II	2,268	1.35	3,061.80
	III	1,713	1.00	1,713.00
	IV	822	0.80	657.60
	Total	6,502		7,980.90
	Soil Index Factor:⁷	1.23		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$7.50	\$10	\$7.14	\$10
II	1.35	\$6.75	\$10	\$6.43	\$10
III	1.00	\$5.00	---	\$4.76	---
IV	0.80	\$4.00	---	\$3.81	---
V	0.60	\$3.00	---	\$2.86	---
VI	0.50	\$2.50	---	\$2.38	---
VII	0.30	\$1.50	---	\$1.43	---
VIII	0.10	\$0.50	---	\$0.48	---

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⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

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Table 3: Worksheet for estimating the use value of agricultural land in Amelia.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$63.94
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0037
c. Rate Without Risk	0.0644
d. Risk Component	0.0032
e. Rate With Risk³	0.0677

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$992.39	\$945.13

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	22,664	1.35	30,596.40
	III	11,209	1.00	11,209.00
	IV	4,893	0.80	3,914.40
	Total	38,766		45,719.80
	Soil Index Factor:⁷	1.18		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,262.17	\$1,260	\$1,202.07	\$1,200
II	1.35	\$1,135.95	\$1,140	\$1,081.86	\$1,080
III	1.00	\$841.45	\$840	\$801.38	\$800
IV	0.80	\$673.16	\$670	\$641.10	\$640
V	0.60	\$504.87	\$500	\$480.83	\$480
VI	0.50	\$420.72	\$420	\$400.69	\$400
VII	0.30	\$252.43	\$250	\$240.41	\$240
VIII	0.10	\$84.14	\$80	\$80.14	\$80

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²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Amherst.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$1.52
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0050
c. Rate Without Risk	0.0657
d. Risk Component	0.0033
e. Rate With Risk³	0.0690

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$23.19	\$22.09

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,379	1.50	9,568.50
	II	4,190	1.35	5,656.50
	III	6,400	1.00	6,400.00
	IV	8,169	0.80	6,535.20
	Total	25,138		28,160.20
	Soil Index Factor:⁷	1.12		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$31.06	\$30	\$29.58	\$30
II	1.35	\$27.95	\$30	\$26.62	\$30
III	1.00	\$20.70	\$20	\$19.72	\$20
IV	0.80	\$16.56	\$20	\$15.77	\$20
V	0.60	\$12.42	\$10	\$11.83	\$10
VI	0.50	\$10.35	\$10	\$9.86	\$10
VII	0.30	\$6.21	\$10	\$5.92	\$10
VIII	0.10	\$2.07	---	\$1.97	---

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²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

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Table 3: Worksheet for estimating the use value of agricultural land in Appomattox.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$7.10
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0051
c. Rate Without Risk	0.0658
d. Risk Component	0.0033
e. Rate With Risk³	0.0691

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$107.83	\$102.70

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	327	1.50	490.50
	II	12,387	1.35	16,722.45
	III	6,888	1.00	6,888.00
	IV	8,462	0.80	6,769.60
	Total	28,064		30,870.55
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$147.04	\$150	\$140.04	\$140
II	1.35	\$132.34	\$130	\$126.04	\$130
III	1.00	\$98.03	\$100	\$93.36	\$90
IV	0.80	\$78.42	\$80	\$74.69	\$70
V	0.60	\$58.82	\$60	\$56.02	\$60
VI	0.50	\$49.01	\$50	\$46.68	\$50
VII	0.30	\$29.41	\$30	\$28.01	\$30
VIII	0.10	\$9.80	\$10	\$9.34	\$10

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²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Augusta.

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Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$29.12
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0047
c. Rate Without Risk	0.0655
d. Risk Component	0.0033
e. Rate With Risk³	0.0687

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$444.73	\$423.55

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,022	1.50	4,533.00
	II	32,246	1.35	43,532.10
	III	33,817	1.00	33,817.00
	IV	15,954	0.80	12,763.20
	Total	85,039		94,645.30
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$599.38	\$600	\$570.84	\$570
II	1.35	\$539.44	\$540	\$513.75	\$510
III	1.00	\$399.59	\$400	\$380.56	\$380
IV	0.80	\$319.67	\$320	\$304.45	\$300
V	0.60	\$239.75	\$240	\$228.34	\$230
VI	0.50	\$199.79	\$200	\$190.28	\$190
VII	0.30	\$119.88	\$120	\$114.17	\$110
VIII	0.10	\$39.96	\$40	\$38.06	\$40

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⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Bath.

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Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$2.23
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0042
c. Rate Without Risk	0.0649
d. Risk Component	0.0032
e. Rate With Risk³	0.0682

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$34.29	\$32.66

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	381	1.50	571.50
	II	6,979	1.35	9,421.65
	III	1,132	1.00	1,132.00
	IV	2,570	0.80	2,056.00
	Total	11,062		13,181.15
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$43.16	\$40	\$41.11	\$40
II	1.35	\$38.85	\$40	\$37.00	\$40
III	1.00	\$28.78	\$30	\$27.41	\$30
IV	0.80	\$23.02	\$20	\$21.92	\$20
V	0.60	\$17.27	\$20	\$16.44	\$20
VI	0.50	\$14.39	\$10	\$13.70	\$10
VII	0.30	\$8.63	\$10	\$8.22	\$10
VIII	0.10	\$2.88	---	\$2.74	---

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

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Table 3: Worksheet for estimating the use value of agricultural land in Bedford.

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Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$4.46
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0048
c. Rate Without Risk	0.0656
d. Risk Component	0.0033
e. Rate With Risk³	0.0688

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$67.96	\$64.73

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	5,114	1.50	7,671.00
	II	35,922	1.35	48,494.70
	III	16,102	1.00	16,102.00
	IV	11,646	0.80	9,316.80
	Total	68,784		81,584.50
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$85.95	\$90	\$81.86	\$80
II	1.35	\$77.36	\$80	\$73.67	\$70
III	1.00	\$57.30	\$60	\$54.57	\$50
IV	0.80	\$45.84	\$50	\$43.66	\$40
V	0.60	\$34.38	\$30	\$32.74	\$30
VI	0.50	\$28.65	\$30	\$27.29	\$30
VII	0.30	\$17.19	\$20	\$16.37	\$20
VIII	0.10	\$5.73	\$10	\$5.46	\$10

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Bland.

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Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$14.76
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0664
d. Risk Component	0.0033
e. Rate With Risk³	0.0697

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$222.41	\$211.82

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	4,258	1.35	5,748.30
	III	6,124	1.00	6,124.00
	IV	4,870	0.80	3,896.00
	Total	15,252		15,768.30
	Soil Index Factor:⁷	1.03		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$322.70	\$320	\$307.33	\$310
II	1.35	\$290.43	\$290	\$276.60	\$280
III	1.00	\$215.13	\$220	\$204.89	\$200
IV	0.80	\$172.10	\$170	\$163.91	\$160
V	0.60	\$129.08	\$130	\$122.93	\$120
VI	0.50	\$107.57	\$110	\$102.44	\$100
VII	0.30	\$64.54	\$60	\$61.47	\$60
VIII	0.10	\$21.51	\$20	\$20.49	\$20

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⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Botetourt.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$9.14
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0062
c. Rate Without Risk	0.0670
d. Risk Component	0.0033
e. Rate With Risk³	0.0703

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$136.35	\$129.86

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,546	1.50	5,319.00
	II	11,577	1.35	15,628.95
	III	9,678	1.00	9,678.00
	IV	11,688	0.80	9,350.40
	Total	36,489		39,976.35
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$186.69	\$190	\$177.80	\$180
II	1.35	\$168.02	\$170	\$160.02	\$160
III	1.00	\$124.46	\$120	\$118.53	\$120
IV	0.80	\$99.57	\$100	\$94.82	\$90
V	0.60	\$74.67	\$70	\$71.12	\$70
VI	0.50	\$62.23	\$60	\$59.27	\$60
VII	0.30	\$37.34	\$40	\$35.56	\$40
VIII	0.10	\$12.45	\$10	\$11.85	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Buena Vista < Rockbridge.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$11.62
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0096
c. Rate Without Risk	0.0704
d. Risk Component	0.0035
e. Rate With Risk³	0.0739

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$165.19	\$157.32

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,300	1.50	4,950.00
	II	11,715	1.35	15,815.25
	III	9,639	1.00	9,639.00
	IV	7,042	0.80	5,633.60
	Total	31,696		36,037.85
	Soil Index Factor:⁷	1.14		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$217.93	\$220	\$207.55	\$210
II	1.35	\$196.14	\$200	\$186.80	\$190
III	1.00	\$145.29	\$150	\$138.37	\$140
IV	0.80	\$116.23	\$120	\$110.70	\$110
V	0.60	\$87.17	\$90	\$83.02	\$80
VI	0.50	\$72.64	\$70	\$69.18	\$70
VII	0.30	\$43.59	\$40	\$41.51	\$40
VIII	0.10	\$14.53	\$10	\$13.84	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Campbell.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$9.95
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0654
d. Risk Component	0.0033
e. Rate With Risk³	0.0687

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$152.16	\$144.91

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,494	1.50	5,241.00
	II	25,882	1.35	34,940.70
	III	16,640	1.00	16,640.00
	IV	5,585	0.80	4,468.00
	Total	51,601		61,289.70
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$192.16	\$190	\$183.01	\$180
II	1.35	\$172.94	\$170	\$164.70	\$160
III	1.00	\$128.10	\$130	\$122.00	\$120
IV	0.80	\$102.48	\$100	\$97.60	\$100
V	0.60	\$76.86	\$80	\$73.20	\$70
VI	0.50	\$64.05	\$60	\$61.00	\$60
VII	0.30	\$38.43	\$40	\$36.60	\$40
VIII	0.10	\$12.81	\$10	\$12.20	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Caroline.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$133.03
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0061
c. Rate Without Risk	0.0669
d. Risk Component	0.0033
e. Rate With Risk³	0.0702

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,988.71	\$1,894.01

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,354	1.50	5,031.00
	II	27,687	1.35	37,377.45
	III	5,315	1.00	5,315.00
	IV	1,246	0.80	996.80
	Total	37,602		48,720.25
	Soil Index Factor:⁷	1.30		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,302.31	\$2,300	\$2,192.67	\$2,190
II	1.35	\$2,072.08	\$2,070	\$1,973.41	\$1,970
III	1.00	\$1,534.87	\$1,530	\$1,461.78	\$1,460
IV	0.80	\$1,227.90	\$1,230	\$1,169.43	\$1,170
V	0.60	\$920.92	\$920	\$877.07	\$880
VI	0.50	\$767.44	\$770	\$730.89	\$730
VII	0.30	\$460.46	\$460	\$438.53	\$440
VIII	0.10	\$153.49	\$150	\$146.18	\$150

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Carroll.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$10.90
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0058
c. Rate Without Risk	0.0666
d. Risk Component	0.0033
e. Rate With Risk³	0.0699

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$163.70	\$155.90

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,440	1.50	2,160.00
	II	8,373	1.35	11,303.55
	III	23,337	1.00	23,337.00
	IV	8,544	0.80	6,835.20
	Total	41,694		43,635.75
	Soil Index Factor:⁷	1.05		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$234.62	\$230	\$223.45	\$220
II	1.35	\$211.16	\$210	\$201.11	\$200
III	1.00	\$156.42	\$160	\$148.97	\$150
IV	0.80	\$125.13	\$130	\$119.17	\$120
V	0.60	\$93.85	\$90	\$89.38	\$90
VI	0.50	\$78.21	\$80	\$74.48	\$70
VII	0.30	\$46.92	\$50	\$44.69	\$40
VIII	0.10	\$15.64	\$20	\$14.90	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Chesapeake.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$180.41
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0103
c. Rate Without Risk	0.0711
d. Risk Component	0.0036
e. Rate With Risk³	0.0746

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,537.76	\$2,416.91

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	300	1.50	450.00
	II	4,919	1.35	6,640.65
	III	45,077	1.00	45,077.00
	IV	10,498	0.80	8,398.40
	Total	60,794		60,566.05
	Soil Index Factor:⁷	1.00		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,820.96	\$3,820	\$3,639.01	\$3,640
II	1.35	\$3,438.86	\$3,440	\$3,275.11	\$3,280
III	1.00	\$2,547.31	\$2,550	\$2,426.01	\$2,430
IV	0.80	\$2,037.85	\$2,040	\$1,940.81	\$1,940
V	0.60	\$1,528.38	\$1,530	\$1,455.60	\$1,460
VI	0.50	\$1,273.65	\$1,270	\$1,213.00	\$1,210
VII	0.30	\$764.19	\$760	\$727.80	\$730
VIII	0.10	\$254.73	\$250	\$242.60	\$240

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Chesterfield < Amelia.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$63.94
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0090
c. Rate Without Risk	0.0698
d. Risk Component	0.0035
e. Rate With Risk³	0.0732

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$916.54	\$872.89

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	22,664	1.35	30,596.40
	III	11,209	1.00	11,209.00
	IV	4,893	0.80	3,914.40
	Total	38,766		45,719.80
	Soil Index Factor:⁷	1.18		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,165.71	\$1,170	\$1,110.20	\$1,110
II	1.35	\$1,049.14	\$1,050	\$999.18	\$1,000
III	1.00	\$777.14	\$780	\$740.13	\$740
IV	0.80	\$621.71	\$620	\$592.10	\$590
V	0.60	\$466.28	\$470	\$444.08	\$440
VI	0.50	\$388.57	\$390	\$370.07	\$370
VII	0.30	\$233.14	\$230	\$222.04	\$220
VIII	0.10	\$77.71	\$80	\$74.01	\$70

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Clarke.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$13.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0061
c. Rate Without Risk	0.0669
d. Risk Component	0.0033
e. Rate With Risk³	0.0703

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$206.25	\$196.43

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	709	1.50	1,063.50
	II	16,387	1.35	22,122.45
	III	6,328	1.00	6,328.00
	IV	12,222	0.80	9,777.60
	Total	35,646		39,291.55
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$280.67	\$280	\$267.31	\$270
II	1.35	\$252.61	\$250	\$240.58	\$240
III	1.00	\$187.12	\$190	\$178.21	\$180
IV	0.80	\$149.69	\$150	\$142.57	\$140
V	0.60	\$112.27	\$110	\$106.92	\$110
VI	0.50	\$93.56	\$90	\$89.10	\$90
VII	0.30	\$56.13	\$60	\$53.46	\$50
VIII	0.10	\$18.71	\$20	\$17.82	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Culpeper.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$46.63
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0065
c. Rate Without Risk	0.0672
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$693.63	\$660.60

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,266	1.50	4,899.00
	II	22,580	1.35	30,483.00
	III	15,685	1.00	15,685.00
	IV	11,954	0.80	9,563.20
	Total	53,485		60,630.20
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$917.83	\$920	\$874.13	\$870
II	1.35	\$826.05	\$830	\$786.71	\$790
III	1.00	\$611.89	\$610	\$582.75	\$580
IV	0.80	\$489.51	\$490	\$466.20	\$470
V	0.60	\$367.13	\$370	\$349.65	\$350
VI	0.50	\$305.94	\$310	\$291.38	\$290
VII	0.30	\$183.57	\$180	\$174.83	\$170
VIII	0.10	\$61.19	\$60	\$58.28	\$60

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Cumberland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$21.98
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0061
c. Rate Without Risk	0.0669
d. Risk Component	0.0033
e. Rate With Risk³	0.0702

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$328.80	\$313.14

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	362	1.50	543.00
	II	11,051	1.35	14,918.85
	III	9,036	1.00	9,036.00
	IV	4,374	0.80	3,499.20
	Total	24,823		27,997.05
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$437.29	\$440	\$416.46	\$420
II	1.35	\$393.56	\$390	\$374.82	\$370
III	1.00	\$291.52	\$290	\$277.64	\$280
IV	0.80	\$233.22	\$230	\$222.11	\$220
V	0.60	\$174.91	\$170	\$166.58	\$170
VI	0.50	\$145.76	\$150	\$138.82	\$140
VII	0.30	\$87.46	\$90	\$83.29	\$80
VIII	0.10	\$29.15	\$30	\$27.76	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Danville < Pittsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$26.01
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0678
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$383.61	\$365.34

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,421	1.50	6,631.50
	II	71,949	1.35	97,131.15
	III	51,911	1.00	51,911.00
	IV	24,215	0.80	19,372.00
	Total	152,496		175,045.65
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$501.29	\$500	\$477.42	\$480
II	1.35	\$451.16	\$450	\$429.68	\$430
III	1.00	\$334.19	\$330	\$318.28	\$320
IV	0.80	\$267.35	\$270	\$254.62	\$250
V	0.60	\$200.52	\$200	\$190.97	\$190
VI	0.50	\$167.10	\$170	\$159.14	\$160
VII	0.30	\$100.26	\$100	\$95.48	\$100
VIII	0.10	\$33.42	\$30	\$31.83	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Dinwiddie, Coastal < Sussex.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$80.41
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0677
d. Risk Component	0.0034
e. Rate With Risk³	0.0711

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,187.14	\$1,130.61

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,869	1.50	4,303.50
	II	43,478	1.35	58,695.30
	III	5,518	1.00	5,518.00
	IV	1,545	0.80	1,236.00
	Total	53,410		69,752.80
	Soil Index Factor:⁷	1.31		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$1,363.50	\$1,360	\$1,298.57	\$1,300
II	1.35	\$1,227.15	\$1,230	\$1,168.71	\$1,170
III	1.00	\$909.00	\$910	\$865.71	\$870
IV	0.80	\$727.20	\$730	\$692.57	\$690
V	0.60	\$545.40	\$550	\$519.43	\$520
VI	0.50	\$454.50	\$450	\$432.86	\$430
VII	0.30	\$272.70	\$270	\$259.71	\$260
VIII	0.10	\$90.90	\$90	\$86.57	\$90

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Dinwiddie, Piedmont < Brunswick.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$100.53
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0677
d. Risk Component	0.0034
e. Rate With Risk³	0.0711

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,484.15	\$1,413.47

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,181	1.50	1,771.50
	II	34,083	1.35	46,012.05
	III	13,340	1.00	13,340.00
	IV	6,169	0.80	4,935.20
	Total	54,773		66,058.75
	Soil Index Factor:⁷	1.21		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,845.88	\$1,850	\$1,757.98	\$1,760
II	1.35	\$1,661.30	\$1,660	\$1,582.19	\$1,580
III	1.00	\$1,230.59	\$1,230	\$1,171.99	\$1,170
IV	0.80	\$984.47	\$980	\$937.59	\$940
V	0.60	\$738.35	\$740	\$703.19	\$700
VI	0.50	\$615.29	\$620	\$585.99	\$590
VII	0.30	\$369.18	\$370	\$351.60	\$350
VIII	0.10	\$123.06	\$120	\$117.20	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Essex.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$168.80
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0062
c. Rate Without Risk	0.0670
d. Risk Component	0.0033
e. Rate With Risk³	0.0703

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,520.15	\$2,400.14

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,168	1.50	3,252.00
	II	25,597	1.35	34,555.95
	III	4,189	1.00	4,189.00
	IV	2,775	0.80	2,220.00
	Total	34,729		44,216.95
	Soil Index Factor:⁷	1.27		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,969.07	\$2,970	\$2,827.69	\$2,830
II	1.35	\$2,672.17	\$2,670	\$2,544.92	\$2,540
III	1.00	\$1,979.38	\$1,980	\$1,885.13	\$1,890
IV	0.80	\$1,583.51	\$1,580	\$1,508.10	\$1,510
V	0.60	\$1,187.63	\$1,190	\$1,131.08	\$1,130
VI	0.50	\$989.69	\$990	\$942.56	\$940
VII	0.30	\$593.81	\$590	\$565.54	\$570
VIII	0.10	\$197.94	\$200	\$188.51	\$190

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fairfax < Loudoun.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$22.98
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0092
c. Rate Without Risk	0.0699
d. Risk Component	0.0035
e. Rate With Risk³	0.0734

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$328.61	\$312.97

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,329	1.50	10,993.50
	II	40,198	1.35	54,267.30
	III	30,646	1.00	30,646.00
	IV	11,324	0.80	9,059.20
	Total	89,497		104,966.00
	Soil Index Factor:⁷	1.17		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$420.28	\$420	\$400.27	\$400
II	1.35	\$378.25	\$380	\$360.24	\$360
III	1.00	\$280.19	\$280	\$266.84	\$270
IV	0.80	\$224.15	\$220	\$213.48	\$210
V	0.60	\$168.11	\$170	\$160.11	\$160
VI	0.50	\$140.09	\$140	\$133.42	\$130
VII	0.30	\$84.06	\$80	\$80.05	\$80
VIII	0.10	\$28.02	\$30	\$26.68	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fauquier.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$31.92
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0081
c. Rate Without Risk	0.0688
d. Risk Component	0.0034
e. Rate With Risk³	0.0723

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$463.61	\$441.53

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,976	1.50	10,464.00
	II	15,533	1.35	20,969.55
	III	41,916	1.00	41,916.00
	IV	18,373	0.80	14,698.40
	Total	82,798		88,047.95
	Soil Index Factor:⁷	1.06		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$653.95	\$650	\$622.81	\$620
II	1.35	\$588.56	\$590	\$560.53	\$560
III	1.00	\$435.97	\$440	\$415.21	\$420
IV	0.80	\$348.77	\$350	\$332.17	\$330
V	0.60	\$261.58	\$260	\$249.12	\$250
VI	0.50	\$217.98	\$220	\$207.60	\$210
VII	0.30	\$130.79	\$130	\$124.56	\$120
VIII	0.10	\$43.60	\$40	\$41.52	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Floyd.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$9.85
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0044
c. Rate Without Risk	0.0652
d. Risk Component	0.0033
e. Rate With Risk³	0.0684

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$151.13	\$143.93

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,125	1.50	1,687.50
	II	3,168	1.35	4,276.80
	III	16,224	1.00	16,224.00
	IV	5,172	0.80	4,137.60
	Total	25,689		26,325.90
	Soil Index Factor:⁷	1.02		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$221.21	\$220	\$210.68	\$210
II	1.35	\$199.09	\$200	\$189.61	\$190
III	1.00	\$147.47	\$150	\$140.45	\$140
IV	0.80	\$117.98	\$120	\$112.36	\$110
V	0.60	\$88.48	\$90	\$84.27	\$80
VI	0.50	\$73.74	\$70	\$70.23	\$70
VII	0.30	\$44.24	\$40	\$42.14	\$40
VIII	0.10	\$14.75	\$10	\$14.05	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fluvanna.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$15.54
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0063
c. Rate Without Risk	0.0671
d. Risk Component	0.0034
e. Rate With Risk³	0.0704

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$231.59	\$220.56

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	10,411	1.35	14,054.85
	III	7,824	1.00	7,824.00
	IV	187	0.80	149.60
	Total	18,422		22,028.45
	Soil Index Factor:⁷	1.20		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$290.51	\$290	\$276.68	\$280
II	1.35	\$261.46	\$260	\$249.01	\$250
III	1.00	\$193.68	\$190	\$184.45	\$180
IV	0.80	\$154.94	\$150	\$147.56	\$150
V	0.60	\$116.21	\$120	\$110.67	\$110
VI	0.50	\$96.84	\$100	\$92.23	\$90
VII	0.30	\$58.10	\$60	\$55.34	\$60
VIII	0.10	\$19.37	\$20	\$18.45	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Franklin.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$28.14
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0047
c. Rate Without Risk	0.0655
d. Risk Component	0.0033
e. Rate With Risk³	0.0687

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$429.82	\$409.36

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,071	1.50	4,606.50
	II	18,222	1.35	24,599.70
	III	26,540	1.00	26,540.00
	IV	12,493	0.80	9,994.40
	Total	60,326		65,740.60
	Soil Index Factor:⁷	1.09		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$591.63	\$590	\$563.46	\$560
II	1.35	\$532.47	\$530	\$507.12	\$510
III	1.00	\$394.42	\$390	\$375.64	\$380
IV	0.80	\$315.54	\$320	\$300.51	\$300
V	0.60	\$236.65	\$240	\$225.38	\$230
VI	0.50	\$197.21	\$200	\$187.82	\$190
VII	0.30	\$118.33	\$120	\$112.69	\$110
VIII	0.10	\$39.44	\$40	\$37.56	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Franklin (City) < Isle of Wight.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$142.68
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0081
c. Rate Without Risk	0.0689
d. Risk Component	0.0034
e. Rate With Risk³	0.0723

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,071.29	\$1,972.66

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,723	1.50	7,084.50
	II	52,438	1.35	70,791.30
	III	8,849	1.00	8,849.00
	IV	199	0.80	159.20
	Total	66,209		86,884.00
	Soil Index Factor:⁷	1.31		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,367.61	\$2,370	\$2,254.86	\$2,250
II	1.35	\$2,130.85	\$2,130	\$2,029.38	\$2,030
III	1.00	\$1,578.41	\$1,580	\$1,503.24	\$1,500
IV	0.80	\$1,262.72	\$1,260	\$1,202.59	\$1,200
V	0.60	\$947.04	\$950	\$901.95	\$900
VI	0.50	\$789.20	\$790	\$751.62	\$750
VII	0.30	\$473.52	\$470	\$450.97	\$450
VIII	0.10	\$157.84	\$160	\$150.32	\$150

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Frederick.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$6.54
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0048
c. Rate Without Risk	0.0656
d. Risk Component	0.0033
e. Rate With Risk³	0.0689

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$99.72	\$94.97

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	846	1.50	1,269.00
	II	17,066	1.35	23,039.10
	III	6,027	1.00	6,027.00
	IV	15,909	0.80	12,727.20
	Total	39,848		43,062.30
	Soil Index Factor:⁷	1.08		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$138.41	\$140	\$131.82	\$130
II	1.35	\$124.57	\$120	\$118.64	\$120
III	1.00	\$92.27	\$90	\$87.88	\$90
IV	0.80	\$73.82	\$70	\$70.30	\$70
V	0.60	\$55.36	\$60	\$52.73	\$50
VI	0.50	\$46.14	\$50	\$43.94	\$40
VII	0.30	\$27.68	\$30	\$26.36	\$30
VIII	0.10	\$9.23	\$10	\$8.79	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Fredericksburg < Spotsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$37.02
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0066
c. Rate Without Risk	0.0673
d. Risk Component	0.0034
e. Rate With Risk³	0.0707

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$549.75	\$523.57

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,399	1.50	3,598.50
	II	20,485	1.35	27,654.75
	III	5,572	1.00	5,572.00
	IV	1,814	0.80	1,451.20
	Total	30,270		38,276.45
	Soil Index Factor:⁷	1.26		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$652.14	\$650	\$621.08	\$620
II	1.35	\$586.92	\$590	\$558.97	\$560
III	1.00	\$434.76	\$430	\$414.06	\$410
IV	0.80	\$347.81	\$350	\$331.24	\$330
V	0.60	\$260.85	\$260	\$248.43	\$250
VI	0.50	\$217.38	\$220	\$207.03	\$210
VII	0.30	\$130.43	\$130	\$124.22	\$120
VIII	0.10	\$43.48	\$40	\$41.41	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Giles.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$9.99
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0055
c. Rate Without Risk	0.0663
d. Risk Component	0.0033
e. Rate With Risk³	0.0696

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$150.64	\$143.47

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	100	1.50	150.00
	II	393	1.35	530.55
	III	2,881	1.00	2,881.00
	IV	4,371	0.80	3,496.80
	Total	7,745		7,058.35
	Soil Index Factor:⁷	0.91		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$247.95	\$250	\$236.14	\$240
II	1.35	\$223.15	\$220	\$212.53	\$210
III	1.00	\$165.30	\$170	\$157.43	\$160
IV	0.80	\$132.24	\$130	\$125.94	\$130
V	0.60	\$99.18	\$100	\$94.46	\$90
VI	0.50	\$82.65	\$80	\$78.71	\$80
VII	0.30	\$49.59	\$50	\$47.23	\$50
VIII	0.10	\$16.53	\$20	\$15.74	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Gloucester.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$147.71
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0059
c. Rate Without Risk	0.0666
d. Risk Component	0.0033
e. Rate With Risk³	0.0700

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,217.14	\$2,111.56

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,009	1.50	1,513.50
	II	14,462	1.35	19,523.70
	III	9,238	1.00	9,238.00
	IV	145	0.80	116.00
	Total	24,854		30,391.20
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,719.77	\$2,720	\$2,590.26	\$2,590
II	1.35	\$2,447.79	\$2,450	\$2,331.23	\$2,330
III	1.00	\$1,813.18	\$1,810	\$1,726.84	\$1,730
IV	0.80	\$1,450.54	\$1,450	\$1,381.47	\$1,380
V	0.60	\$1,087.91	\$1,090	\$1,036.10	\$1,040
VI	0.50	\$906.59	\$910	\$863.42	\$860
VII	0.30	\$543.95	\$540	\$518.05	\$520
VIII	0.10	\$181.32	\$180	\$172.68	\$170

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Goochland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$52.50
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0051
c. Rate Without Risk	0.0659
d. Risk Component	0.0033
e. Rate With Risk³	0.0692

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$797.16	\$759.20

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,196	1.50	3,294.00
	II	16,681	1.35	22,519.35
	III	8,598	1.00	8,598.00
	IV	7,443	0.80	5,954.40
	Total	34,918		40,365.75
	Soil Index Factor:⁷	1.16		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,034.36	\$1,030	\$985.11	\$990
II	1.35	\$930.93	\$930	\$886.60	\$890
III	1.00	\$689.58	\$690	\$656.74	\$660
IV	0.80	\$551.66	\$550	\$525.39	\$530
V	0.60	\$413.75	\$410	\$394.04	\$390
VI	0.50	\$344.79	\$340	\$328.37	\$330
VII	0.30	\$206.87	\$210	\$197.02	\$200
VIII	0.10	\$68.96	\$70	\$65.67	\$70

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Greene.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$3.18
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0066
c. Rate Without Risk	0.0673
d. Risk Component	0.0034
e. Rate With Risk³	0.0707

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$47.17	\$44.92

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,044	1.50	3,066.00
	II	2,362	1.35	3,188.70
	III	6,660	1.00	6,660.00
	IV	2,521	0.80	2,016.80
	Total	13,587		14,931.50
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$64.38	\$60	\$61.31	\$60
II	1.35	\$57.94	\$60	\$55.18	\$60
III	1.00	\$42.92	\$40	\$40.88	\$40
IV	0.80	\$34.34	\$30	\$32.70	\$30
V	0.60	\$25.75	\$30	\$24.53	\$20
VI	0.50	\$21.46	\$20	\$20.44	\$20
VII	0.30	\$12.88	\$10	\$12.26	\$10
VIII	0.10	\$4.29	---	\$4.09	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Greenville.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$88.22
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0048
c. Rate Without Risk	0.0655
d. Risk Component	0.0033
e. Rate With Risk³	0.0688

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,346.11	\$1,282.01

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,626	1.50	3,939.00
	II	32,525	1.35	43,908.75
	III	6,471	1.00	6,471.00
	IV	1,556	0.80	1,244.80
	Total	43,178		55,563.55
	Soil Index Factor:⁷	1.29		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,569.07	\$1,570	\$1,494.36	\$1,490
II	1.35	\$1,412.17	\$1,410	\$1,344.92	\$1,340
III	1.00	\$1,046.05	\$1,050	\$996.24	\$1,000
IV	0.80	\$836.84	\$840	\$796.99	\$800
V	0.60	\$627.63	\$630	\$597.74	\$600
VI	0.50	\$523.02	\$520	\$498.12	\$500
VII	0.30	\$313.81	\$310	\$298.87	\$300
VIII	0.10	\$104.60	\$100	\$99.62	\$100

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Halifax.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$16.42
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0043
c. Rate Without Risk	0.0651
d. Risk Component	0.0033
e. Rate With Risk³	0.0683

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$252.32	\$240.30

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	796	1.50	1,194.00
	II	69,156	1.35	93,360.60
	III	34,247	1.00	34,247.00
	IV	16,752	0.80	13,401.60
	Total	120,951		142,203.20
	Soil Index Factor:⁷	1.18		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$321.91	\$320	\$306.58	\$310
II	1.35	\$289.72	\$290	\$275.92	\$280
III	1.00	\$214.61	\$210	\$204.39	\$200
IV	0.80	\$171.69	\$170	\$163.51	\$160
V	0.60	\$128.76	\$130	\$122.63	\$120
VI	0.50	\$107.30	\$110	\$102.19	\$100
VII	0.30	\$64.38	\$60	\$61.32	\$60
VIII	0.10	\$21.46	\$20	\$20.44	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Hampton < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$50.02
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0107
c. Rate Without Risk	0.0715
d. Risk Component	0.0036
e. Rate With Risk³	0.0751

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$699.66	\$666.35

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$846.20	\$850	\$805.90	\$810
II	1.35	\$761.58	\$760	\$725.31	\$730
III	1.00	\$564.13	\$560	\$537.27	\$540
IV	0.80	\$451.31	\$450	\$429.82	\$430
V	0.60	\$338.48	\$340	\$322.36	\$320
VI	0.50	\$282.07	\$280	\$268.63	\$270
VII	0.30	\$169.24	\$170	\$161.18	\$160
VIII	0.10	\$56.41	\$60	\$53.73	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Hanover, Coastal < King William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$121.04
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0076
c. Rate Without Risk	0.0683
d. Risk Component	0.0034
e. Rate With Risk³	0.0718

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,771.33	\$1,686.98

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	9,575	1.50	14,362.50
	II	17,371	1.35	23,450.85
	III	5,808	1.00	5,808.00
	IV	195	0.80	156.00
	Total	32,949		43,777.35
	Soil Index Factor:⁷	1.33		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,999.79	\$2,000	\$1,904.56	\$1,900
II	1.35	\$1,799.81	\$1,800	\$1,714.10	\$1,710
III	1.00	\$1,333.19	\$1,330	\$1,269.71	\$1,270
IV	0.80	\$1,066.55	\$1,070	\$1,015.77	\$1,020
V	0.60	\$799.92	\$800	\$761.82	\$760
VI	0.50	\$666.60	\$670	\$634.85	\$630
VII	0.30	\$399.96	\$400	\$380.91	\$380
VIII	0.10	\$133.32	\$130	\$126.97	\$130

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Hanover, Piedmont < Louisa.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$91.70
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0076
c. Rate Without Risk	0.0683
d. Risk Component	0.0034
e. Rate With Risk³	0.0718

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,341.99	\$1,278.08

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	233	1.50	349.50
	II	36,146	1.35	48,797.10
	III	7,541	1.00	7,541.00
	IV	7,214	0.80	5,771.20
	Total	51,134		62,458.80
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,647.99	\$1,650	\$1,569.52	\$1,570
II	1.35	\$1,483.19	\$1,480	\$1,412.57	\$1,410
III	1.00	\$1,098.66	\$1,100	\$1,046.35	\$1,050
IV	0.80	\$878.93	\$880	\$837.08	\$840
V	0.60	\$659.20	\$660	\$627.81	\$630
VI	0.50	\$549.33	\$550	\$523.17	\$520
VII	0.30	\$329.60	\$330	\$313.90	\$310
VIII	0.10	\$109.87	\$110	\$104.63	\$100

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Harrisonburg < Rockingham.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$71.29
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0058
c. Rate Without Risk	0.0666
d. Risk Component	0.0033
e. Rate With Risk³	0.0699

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,070.53	\$1,019.55

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,020	1.50	1,530.00
	II	38,198	1.35	51,567.30
	III	22,554	1.00	22,554.00
	IV	25,062	0.80	20,049.60
	Total	86,834		95,700.90
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,457.02	\$1,460	\$1,387.64	\$1,390
II	1.35	\$1,311.32	\$1,310	\$1,248.87	\$1,250
III	1.00	\$971.34	\$970	\$925.09	\$930
IV	0.80	\$777.08	\$780	\$740.07	\$740
V	0.60	\$582.81	\$580	\$555.05	\$560
VI	0.50	\$485.67	\$490	\$462.55	\$460
VII	0.30	\$291.40	\$290	\$277.53	\$280
VIII	0.10	\$97.13	\$100	\$92.51	\$90

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Henrico, Coastal < King William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$175.82
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0082
c. Rate Without Risk	0.0690
d. Risk Component	0.0034
e. Rate With Risk³	0.0724

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,549.90	\$2,428.48

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	9,575	1.50	14,362.50
	II	17,371	1.35	23,450.85
	III	5,808	1.00	5,808.00
	IV	195	0.80	156.00
	Total	32,949		43,777.35
	Soil Index Factor:⁷	1.33		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,878.77	\$2,880	\$2,741.69	\$2,740
II	1.35	\$2,590.90	\$2,590	\$2,467.52	\$2,470
III	1.00	\$1,919.18	\$1,920	\$1,827.79	\$1,830
IV	0.80	\$1,535.35	\$1,540	\$1,462.23	\$1,460
V	0.60	\$1,151.51	\$1,150	\$1,096.68	\$1,100
VI	0.50	\$959.59	\$960	\$913.90	\$910
VII	0.30	\$575.75	\$580	\$548.34	\$550
VIII	0.10	\$191.92	\$190	\$182.78	\$180

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Henrico, Piedmont < Louisa.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$134.71
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0082
c. Rate Without Risk	0.0690
d. Risk Component	0.0034
e. Rate With Risk³	0.0724

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,953.77	\$1,860.73

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	233	1.50	349.50
	II	36,146	1.35	48,797.10
	III	7,541	1.00	7,541.00
	IV	7,214	0.80	5,771.20
	Total	51,134		62,458.80
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,399.28	\$2,400	\$2,285.03	\$2,290
II	1.35	\$2,159.35	\$2,160	\$2,056.52	\$2,060
III	1.00	\$1,599.52	\$1,600	\$1,523.35	\$1,520
IV	0.80	\$1,279.62	\$1,280	\$1,218.68	\$1,220
V	0.60	\$959.71	\$960	\$914.01	\$910
VI	0.50	\$799.76	\$800	\$761.68	\$760
VII	0.30	\$479.86	\$480	\$457.01	\$460
VIII	0.10	\$159.95	\$160	\$152.34	\$150

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Henry.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$0.72
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0653
d. Risk Component	0.0033
e. Rate With Risk³	0.0686

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$10.99	\$10.47

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,561	1.35	4,807.35
	III	7,834	1.00	7,834.00
	IV	2,611	0.80	2,088.80
	Total	14,006		14,730.15
	Soil Index Factor:⁷	1.05		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$15.68	\$20	\$14.93	\$10
II	1.35	\$14.11	\$10	\$13.44	\$10
III	1.00	\$10.45	\$10	\$9.95	\$10
IV	0.80	\$8.36	\$10	\$7.96	\$10
V	0.60	\$6.27	\$10	\$5.97	\$10
VI	0.50	\$5.23	\$10	\$4.98	---
VII	0.30	\$3.14	---	\$2.99	---
VIII	0.10	\$1.05	---	\$1.00	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Isle of Wight.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$142.68
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0663
d. Risk Component	0.0033
e. Rate With Risk³	0.0697

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,150.56	\$2,048.15

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,723	1.50	7,084.50
	II	52,438	1.35	70,791.30
	III	8,849	1.00	8,849.00
	IV	199	0.80	159.20
	Total	66,209		86,884.00
	Soil Index Factor:⁷	1.31		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,458.21	\$2,460	\$2,341.15	\$2,340
II	1.35	\$2,212.39	\$2,210	\$2,107.04	\$2,110
III	1.00	\$1,638.81	\$1,640	\$1,560.77	\$1,560
IV	0.80	\$1,311.05	\$1,310	\$1,248.62	\$1,250
V	0.60	\$983.28	\$980	\$936.46	\$940
VI	0.50	\$819.40	\$820	\$780.38	\$780
VII	0.30	\$491.64	\$490	\$468.23	\$470
VIII	0.10	\$163.88	\$160	\$156.08	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in James City < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$50.02
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0072
c. Rate Without Risk	0.0680
d. Risk Component	0.0034
e. Rate With Risk³	0.0714

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$735.53	\$700.50

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$889.58	\$890	\$847.22	\$850
II	1.35	\$800.62	\$800	\$762.49	\$760
III	1.00	\$593.05	\$590	\$564.81	\$560
IV	0.80	\$474.44	\$470	\$451.85	\$450
V	0.60	\$355.83	\$360	\$338.89	\$340
VI	0.50	\$296.53	\$300	\$282.41	\$280
VII	0.30	\$177.92	\$180	\$169.44	\$170
VIII	0.10	\$59.31	\$60	\$56.48	\$60

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in King George.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$45.33
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0654
d. Risk Component	0.0033
e. Rate With Risk³	0.0687

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$693.19	\$660.18

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,115	1.50	9,172.50
	II	12,303	1.35	16,609.05
	III	1,183	1.00	1,183.00
	IV	443	0.80	354.40
	Total	20,044		27,318.95
	Soil Index Factor:⁷	1.36		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$762.90	\$760	\$726.57	\$730
II	1.35	\$686.61	\$690	\$653.91	\$650
III	1.00	\$508.60	\$510	\$484.38	\$480
IV	0.80	\$406.88	\$410	\$387.50	\$390
V	0.60	\$305.16	\$310	\$290.63	\$290
VI	0.50	\$254.30	\$250	\$242.19	\$240
VII	0.30	\$152.58	\$150	\$145.31	\$150
VIII	0.10	\$50.86	\$50	\$48.44	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in King William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$182.58
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0071
c. Rate Without Risk	0.0679
d. Risk Component	0.0034
e. Rate With Risk³	0.0713

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,688.93	\$2,560.89

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	9,575	1.50	14,362.50
	II	17,371	1.35	23,450.85
	III	5,808	1.00	5,808.00
	IV	195	0.80	156.00
	Total	32,949		43,777.35
	Soil Index Factor:⁷	1.33		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,035.74	\$3,040	\$2,891.18	\$2,890
II	1.35	\$2,732.16	\$2,730	\$2,602.06	\$2,600
III	1.00	\$2,023.82	\$2,020	\$1,927.45	\$1,930
IV	0.80	\$1,619.06	\$1,620	\$1,541.96	\$1,540
V	0.60	\$1,214.29	\$1,210	\$1,156.47	\$1,160
VI	0.50	\$1,011.91	\$1,010	\$963.73	\$960
VII	0.30	\$607.15	\$610	\$578.24	\$580
VIII	0.10	\$202.38	\$200	\$192.75	\$190

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Lancaster.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$159.96
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0041
c. Rate Without Risk	0.0649
d. Risk Component	0.0032
e. Rate With Risk³	0.0681

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,465.12	\$2,347.73

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,380	1.50	11,070.00
	II	13,627	1.35	18,396.45
	III	670	1.00	670.00
	IV	15	0.80	12.00
	Total	21,692		30,148.45
	Soil Index Factor:⁷	1.39		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$2,660.50	\$2,660	\$2,533.81	\$2,530
II	1.35	\$2,394.45	\$2,390	\$2,280.43	\$2,280
III	1.00	\$1,773.67	\$1,770	\$1,689.21	\$1,690
IV	0.80	\$1,418.93	\$1,420	\$1,351.37	\$1,350
V	0.60	\$1,064.20	\$1,060	\$1,013.52	\$1,010
VI	0.50	\$886.83	\$890	\$844.60	\$840
VII	0.30	\$532.10	\$530	\$506.76	\$510
VIII	0.10	\$177.37	\$180	\$168.92	\$170

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Loudoun.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$22.98
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0106
c. Rate Without Risk	0.0713
d. Risk Component	0.0036
e. Rate With Risk³	0.0749

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$322.08	\$306.74

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,329	1.50	10,993.50
	II	40,198	1.35	54,267.30
	III	30,646	1.00	30,646.00
	IV	11,324	0.80	9,059.20
	Total	89,497		104,966.00
	Soil Index Factor:⁷	1.17		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$411.92	\$410	\$392.31	\$390
II	1.35	\$370.73	\$370	\$353.08	\$350
III	1.00	\$274.62	\$270	\$261.54	\$260
IV	0.80	\$219.69	\$220	\$209.23	\$210
V	0.60	\$164.77	\$160	\$156.92	\$160
VI	0.50	\$137.31	\$140	\$130.77	\$130
VII	0.30	\$82.38	\$80	\$78.46	\$80
VIII	0.10	\$27.46	\$30	\$26.15	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Louisa.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$25.23
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0062
c. Rate Without Risk	0.0669
d. Risk Component	0.0033
e. Rate With Risk³	0.0703

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$376.94	\$358.99

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	233	1.50	349.50
	II	36,146	1.35	48,797.10
	III	7,541	1.00	7,541.00
	IV	7,214	0.80	5,771.20
	Total	51,134		62,458.80
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$462.89	\$460	\$440.85	\$440
II	1.35	\$416.60	\$420	\$396.76	\$400
III	1.00	\$308.59	\$310	\$293.90	\$290
IV	0.80	\$246.87	\$250	\$235.12	\$240
V	0.60	\$185.16	\$190	\$176.34	\$180
VI	0.50	\$154.30	\$150	\$146.95	\$150
VII	0.30	\$92.58	\$90	\$88.17	\$90
VIII	0.10	\$30.86	\$30	\$29.39	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Lynchburg < Bedford.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$4.46
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0099
c. Rate Without Risk	0.0706
d. Risk Component	0.0035
e. Rate With Risk³	0.0742

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$63.09	\$60.08

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	5,114	1.50	7,671.00
	II	35,922	1.35	48,494.70
	III	16,102	1.00	16,102.00
	IV	11,646	0.80	9,316.80
	Total	68,784		81,584.50
	Soil Index Factor:⁷	1.19		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$79.78	\$80	\$75.98	\$80
II	1.35	\$71.81	\$70	\$68.39	\$70
III	1.00	\$53.19	\$50	\$50.66	\$50
IV	0.80	\$42.55	\$40	\$40.52	\$40
V	0.60	\$31.91	\$30	\$30.39	\$30
VI	0.50	\$26.59	\$30	\$25.33	\$30
VII	0.30	\$15.96	\$20	\$15.20	\$20
VIII	0.10	\$5.32	\$10	\$5.07	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Madison.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$47.59
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0057
c. Rate Without Risk	0.0665
d. Risk Component	0.0033
e. Rate With Risk³	0.0698

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$715.81	\$681.73

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,732	1.50	5,598.00
	II	8,212	1.35	11,086.20
	III	10,925	1.00	10,925.00
	IV	9,354	0.80	7,483.20
	Total	32,223		35,092.40
	Soil Index Factor:⁷	1.09		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$985.93	\$990	\$938.98	\$940
II	1.35	\$887.33	\$890	\$845.08	\$850
III	1.00	\$657.28	\$660	\$625.99	\$630
IV	0.80	\$525.83	\$530	\$500.79	\$500
V	0.60	\$394.37	\$390	\$375.59	\$380
VI	0.50	\$328.64	\$330	\$312.99	\$310
VII	0.30	\$197.19	\$200	\$187.80	\$190
VIII	0.10	\$65.73	\$70	\$62.60	\$60

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Middlesex.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$157.63
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0036
c. Rate Without Risk	0.0644
d. Risk Component	0.0032
e. Rate With Risk³	0.0676

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,447.88	\$2,331.32

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,991	1.50	5,986.50
	II	16,075	1.35	21,701.25
	III	798	1.00	798.00
	IV	---	0.80	---
	Total	20,864		28,485.75
	Soil Index Factor:⁷	1.37		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$2,689.38	\$2,690	\$2,561.31	\$2,560
II	1.35	\$2,420.44	\$2,420	\$2,305.18	\$2,310
III	1.00	\$1,792.92	\$1,790	\$1,707.54	\$1,710
IV	0.80	\$1,434.34	\$1,430	\$1,366.03	\$1,370
V	0.60	\$1,075.75	\$1,080	\$1,024.53	\$1,020
VI	0.50	\$896.46	\$900	\$853.77	\$850
VII	0.30	\$537.88	\$540	\$512.26	\$510
VIII	0.10	\$179.29	\$180	\$170.75	\$170

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Montgomery.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$9.41
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0070
c. Rate Without Risk	0.0678
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$138.84	\$132.23

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,678	1.50	2,517.00
	II	8,391	1.35	11,327.85
	III	6,714	1.00	6,714.00
	IV	4,795	0.80	3,836.00
	Total	21,578		24,394.85
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$184.21	\$180	\$175.44	\$180
II	1.35	\$165.79	\$170	\$157.89	\$160
III	1.00	\$122.81	\$120	\$116.96	\$120
IV	0.80	\$98.24	\$100	\$93.57	\$90
V	0.60	\$73.68	\$70	\$70.17	\$70
VI	0.50	\$61.40	\$60	\$58.48	\$60
VII	0.30	\$36.84	\$40	\$35.09	\$40
VIII	0.10	\$12.28	\$10	\$11.70	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Nelson.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$4.68
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0058
c. Rate Without Risk	0.0665
d. Risk Component	0.0033
e. Rate With Risk³	0.0698

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$70.41	\$67.05

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,729	1.50	5,593.50
	II	7,438	1.35	10,041.30
	III	5,190	1.00	5,190.00
	IV	5,896	0.80	4,716.80
	Total	22,253		25,541.60
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$92.01	\$90	\$87.63	\$90
II	1.35	\$82.81	\$80	\$78.87	\$80
III	1.00	\$61.34	\$60	\$58.42	\$60
IV	0.80	\$49.07	\$50	\$46.74	\$50
V	0.60	\$36.80	\$40	\$35.05	\$40
VI	0.50	\$30.67	\$30	\$29.21	\$30
VII	0.30	\$18.40	\$20	\$17.53	\$20
VIII	0.10	\$6.13	\$10	\$5.84	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$109.67
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0071
c. Rate Without Risk	0.0678
d. Risk Component	0.0034
e. Rate With Risk³	0.0712

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,616.45	\$1,539.48

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,955.00	\$1,950	\$1,861.90	\$1,860
II	1.35	\$1,759.50	\$1,760	\$1,675.71	\$1,680
III	1.00	\$1,303.33	\$1,300	\$1,241.27	\$1,240
IV	0.80	\$1,042.67	\$1,040	\$993.02	\$990
V	0.60	\$782.00	\$780	\$744.76	\$740
VI	0.50	\$651.67	\$650	\$620.63	\$620
VII	0.30	\$391.00	\$390	\$372.38	\$370
VIII	0.10	\$130.33	\$130	\$124.13	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Newport News < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$50.02
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0106
c. Rate Without Risk	0.0713
d. Risk Component	0.0036
e. Rate With Risk³	0.0749

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$701.10	\$667.72

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$847.94	\$850	\$807.56	\$810
II	1.35	\$763.15	\$760	\$726.81	\$730
III	1.00	\$565.29	\$570	\$538.38	\$540
IV	0.80	\$452.24	\$450	\$430.70	\$430
V	0.60	\$339.18	\$340	\$323.03	\$320
VI	0.50	\$282.65	\$280	\$269.19	\$270
VII	0.30	\$169.59	\$170	\$161.51	\$160
VIII	0.10	\$56.53	\$60	\$53.84	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Northampton.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$214.59	
2. Capitalization Rates		
a. Interest Rate Component¹	0.0608	
b. Property Tax Component²	0.0056	
c. Rate Without Risk	0.0664	
d. Risk Component	0.0033	
e. Rate With Risk³	0.0697	
	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$3,232.49	\$3,078.56

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	22,602	1.50	33,903.00
	II	26,121	1.35	35,263.35
	III	1,069	1.00	1,069.00
	IV	---	0.80	---
	Total	49,792		70,235.35
	Soil Index Factor:⁷	1.41		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,437.42	\$3,440	\$3,273.73	\$3,270
II	1.35	\$3,093.67	\$3,090	\$2,946.36	\$2,950
III	1.00	\$2,291.61	\$2,290	\$2,182.49	\$2,180
IV	0.80	\$1,833.29	\$1,830	\$1,745.99	\$1,750
V	0.60	\$1,374.97	\$1,370	\$1,309.49	\$1,310
VI	0.50	\$1,145.81	\$1,150	\$1,091.24	\$1,090
VII	0.30	\$687.48	\$690	\$654.75	\$650
VIII	0.10	\$229.16	\$230	\$218.25	\$220

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Northumberland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$188.04
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0035
c. Rate Without Risk	0.0643
d. Risk Component	0.0032
e. Rate With Risk³	0.0675

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,923.85	\$2,784.62

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	8,895	1.50	13,342.50
	II	26,010	1.35	35,113.50
	III	2,184	1.00	2,184.00
	IV	924	0.80	739.20
	Total	38,013		51,379.20
	Soil Index Factor:⁷	1.35		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,244.82	\$3,240	\$3,090.31	\$3,090
II	1.35	\$2,920.34	\$2,920	\$2,781.28	\$2,780
III	1.00	\$2,163.22	\$2,160	\$2,060.21	\$2,060
IV	0.80	\$1,730.57	\$1,730	\$1,648.17	\$1,650
V	0.60	\$1,297.93	\$1,300	\$1,236.12	\$1,240
VI	0.50	\$1,081.61	\$1,080	\$1,030.10	\$1,030
VII	0.30	\$648.96	\$650	\$618.06	\$620
VIII	0.10	\$216.32	\$220	\$206.02	\$210

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Nottoway.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$35.95
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0040
c. Rate Without Risk	0.0648
d. Risk Component	0.0032
e. Rate With Risk³	0.0680

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$554.78	\$528.36

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	10,092	1.35	13,624.20
	III	20,554	1.00	20,554.00
	IV	3,010	0.80	2,408.00
	Total	33,656		36,586.20
	Soil Index Factor:⁷	1.09		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$765.52	\$770	\$729.07	\$730
II	1.35	\$688.97	\$690	\$656.16	\$660
III	1.00	\$510.35	\$510	\$486.05	\$490
IV	0.80	\$408.28	\$410	\$388.84	\$390
V	0.60	\$306.21	\$310	\$291.63	\$290
VI	0.50	\$255.17	\$260	\$243.02	\$240
VII	0.30	\$153.10	\$150	\$145.81	\$150
VIII	0.10	\$51.03	\$50	\$48.60	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Orange.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$39.87
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0709

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$590.44	\$562.33

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,800	1.50	4,200.00
	II	15,074	1.35	20,349.90
	III	10,981	1.00	10,981.00
	IV	9,260	0.80	7,408.00
	Total	38,115		42,938.90
	Soil Index Factor:⁷	1.13		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$786.16	\$790	\$748.73	\$750
II	1.35	\$707.55	\$710	\$673.86	\$670
III	1.00	\$524.11	\$520	\$499.15	\$500
IV	0.80	\$419.29	\$420	\$399.32	\$400
V	0.60	\$314.47	\$310	\$299.49	\$300
VI	0.50	\$262.05	\$260	\$249.58	\$250
VII	0.30	\$157.23	\$160	\$149.75	\$150
VIII	0.10	\$52.41	\$50	\$49.92	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Page.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$20.58
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0055
c. Rate Without Risk	0.0662
d. Risk Component	0.0033
e. Rate With Risk³	0.0695

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$310.74	\$295.95

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,060	1.50	3,090.00
	II	21,760	1.35	29,376.00
	III	9,604	1.00	9,604.00
	IV	3,374	0.80	2,699.20
	Total	36,798		44,769.20
	Soil Index Factor:⁷	1.22		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$383.12	\$380	\$364.88	\$360
II	1.35	\$344.81	\$340	\$328.39	\$330
III	1.00	\$255.42	\$260	\$243.25	\$240
IV	0.80	\$204.33	\$200	\$194.60	\$190
V	0.60	\$153.25	\$150	\$145.95	\$150
VI	0.50	\$127.71	\$130	\$121.63	\$120
VII	0.30	\$76.62	\$80	\$72.98	\$70
VIII	0.10	\$25.54	\$30	\$24.33	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Petersburg < Prince George.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$111.98
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0130
c. Rate Without Risk	0.0738
d. Risk Component	0.0037
e. Rate With Risk³	0.0775

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,517.03	\$1,444.79

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	259	1.50	388.50
	II	25,944	1.35	35,024.40
	III	2,193	1.00	2,193.00
	IV	2,501	0.80	2,000.80
	Total	30,897		39,606.70
	Soil Index Factor:⁷	1.28		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,775.15	\$1,780	\$1,690.61	\$1,690
II	1.35	\$1,597.63	\$1,600	\$1,521.55	\$1,520
III	1.00	\$1,183.43	\$1,180	\$1,127.08	\$1,130
IV	0.80	\$946.74	\$950	\$901.66	\$900
V	0.60	\$710.06	\$710	\$676.25	\$680
VI	0.50	\$591.72	\$590	\$563.54	\$560
VII	0.30	\$355.03	\$360	\$338.12	\$340
VIII	0.10	\$118.34	\$120	\$112.71	\$110

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Pittsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$26.01
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0051
c. Rate Without Risk	0.0658
d. Risk Component	0.0033
e. Rate With Risk³	0.0691

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$395.09	\$376.27

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	4,421	1.50	6,631.50
	II	71,949	1.35	97,131.15
	III	51,911	1.00	51,911.00
	IV	24,215	0.80	19,372.00
	Total	152,496		175,045.65
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$516.29	\$520	\$491.70	\$490
II	1.35	\$464.66	\$460	\$442.53	\$440
III	1.00	\$344.19	\$340	\$327.80	\$330
IV	0.80	\$275.35	\$280	\$262.24	\$260
V	0.60	\$206.51	\$210	\$196.68	\$200
VI	0.50	\$172.10	\$170	\$163.90	\$160
VII	0.30	\$103.26	\$100	\$98.34	\$100
VIII	0.10	\$34.42	\$30	\$32.78	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Powhatan.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$40.18
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0079
c. Rate Without Risk	0.0686
d. Risk Component	0.0034
e. Rate With Risk³	0.0720

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$585.58	\$557.69

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	431	1.50	646.50
	II	13,524	1.35	18,257.40
	III	7,472	1.00	7,472.00
	IV	1,554	0.80	1,243.20
	Total	22,981		27,619.10
	Soil Index Factor:⁷	1.20		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$730.86	\$730	\$696.06	\$700
II	1.35	\$657.78	\$660	\$626.45	\$630
III	1.00	\$487.24	\$490	\$464.04	\$460
IV	0.80	\$389.79	\$390	\$371.23	\$370
V	0.60	\$292.34	\$290	\$278.42	\$280
VI	0.50	\$243.62	\$240	\$232.02	\$230
VII	0.30	\$146.17	\$150	\$139.21	\$140
VIII	0.10	\$48.72	\$50	\$46.40	\$50

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Prince Edward.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$7.73
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0042
c. Rate Without Risk	0.0650
d. Risk Component	0.0032
e. Rate With Risk³	0.0682

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$118.96	\$113.30

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	418	1.50	627.00
	II	21,273	1.35	28,718.55
	III	10,617	1.00	10,617.00
	IV	8,196	0.80	6,556.80
	Total	40,504		46,519.35
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$155.37	\$160	\$147.97	\$150
II	1.35	\$139.83	\$140	\$133.17	\$130
III	1.00	\$103.58	\$100	\$98.65	\$100
IV	0.80	\$82.86	\$80	\$78.92	\$80
V	0.60	\$62.15	\$60	\$59.19	\$60
VI	0.50	\$51.79	\$50	\$49.32	\$50
VII	0.30	\$31.07	\$30	\$29.59	\$30
VIII	0.10	\$10.36	\$10	\$9.86	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Prince George.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$111.98
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0076
c. Rate Without Risk	0.0684
d. Risk Component	0.0034
e. Rate With Risk³	0.0718

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,636.96	\$1,559.01

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	259	1.50	388.50
	II	25,944	1.35	35,024.40
	III	2,193	1.00	2,193.00
	IV	2,501	0.80	2,000.80
	Total	30,897		39,606.70
	Soil Index Factor:⁷	1.28		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,915.48	\$1,920	\$1,824.26	\$1,820
II	1.35	\$1,723.93	\$1,720	\$1,641.84	\$1,640
III	1.00	\$1,276.98	\$1,280	\$1,216.17	\$1,220
IV	0.80	\$1,021.59	\$1,020	\$972.94	\$970
V	0.60	\$766.19	\$770	\$729.70	\$730
VI	0.50	\$638.49	\$640	\$608.09	\$610
VII	0.30	\$383.10	\$380	\$364.85	\$360
VIII	0.10	\$127.70	\$130	\$121.62	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Prince William.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$27.27
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0094
c. Rate Without Risk	0.0701
d. Risk Component	0.0035
e. Rate With Risk³	0.0736

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$388.92	\$370.40

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,038	1.50	1,557.00
	II	8,524	1.35	11,507.40
	III	12,430	1.00	12,430.00
	IV	4,181	0.80	3,344.80
	Total	26,173		28,839.20
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$529.44	\$530	\$504.23	\$500
II	1.35	\$476.50	\$480	\$453.81	\$450
III	1.00	\$352.96	\$350	\$336.16	\$340
IV	0.80	\$282.37	\$280	\$268.92	\$270
V	0.60	\$211.78	\$210	\$201.69	\$200
VI	0.50	\$176.48	\$180	\$168.08	\$170
VII	0.30	\$105.89	\$110	\$100.85	\$100
VIII	0.10	\$35.30	\$40	\$33.62	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Pulaski.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$6.07
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0054
c. Rate Without Risk	0.0661
d. Risk Component	0.0033
e. Rate With Risk³	0.0695

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$91.80	\$87.43

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,115	1.50	1,672.50
	II	3,896	1.35	5,259.60
	III	5,807	1.00	5,807.00
	IV	4,122	0.80	3,297.60
	Total	14,940		16,036.70
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$128.29	\$130	\$122.18	\$120
II	1.35	\$115.46	\$120	\$109.96	\$110
III	1.00	\$85.52	\$90	\$81.45	\$80
IV	0.80	\$68.42	\$70	\$65.16	\$70
V	0.60	\$51.31	\$50	\$48.87	\$50
VI	0.50	\$42.76	\$40	\$40.73	\$40
VII	0.30	\$25.66	\$30	\$24.44	\$20
VIII	0.10	\$8.55	\$10	\$8.15	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Radford < Pulaski.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$6.07
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0676
d. Risk Component	0.0034
e. Rate With Risk³	0.0710

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$89.84	\$85.57

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,115	1.50	1,672.50
	II	3,896	1.35	5,259.60
	III	5,807	1.00	5,807.00
	IV	4,122	0.80	3,297.60
	Total	14,940		16,036.70
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$125.55	\$130	\$119.57	\$120
II	1.35	\$113.00	\$110	\$107.61	\$110
III	1.00	\$83.70	\$80	\$79.71	\$80
IV	0.80	\$66.96	\$70	\$63.77	\$60
V	0.60	\$50.22	\$50	\$47.83	\$50
VI	0.50	\$41.85	\$40	\$39.86	\$40
VII	0.30	\$25.11	\$30	\$23.91	\$20
VIII	0.10	\$8.37	\$10	\$7.97	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Rappahannock.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$0.46
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0059
c. Rate Without Risk	0.0667
d. Risk Component	0.0033
e. Rate With Risk³	0.0700

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$6.94	\$6.61

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	933	1.50	1,399.50
	II	1,378	1.35	1,860.30
	III	6,393	1.00	6,393.00
	IV	1,378	0.80	1,102.40
	Total	10,082		10,755.20
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$9.75	\$10	\$9.29	\$10
II	1.35	\$8.78	\$10	\$8.36	\$10
III	1.00	\$6.50	\$10	\$6.19	\$10
IV	0.80	\$5.20	\$10	\$4.95	---
V	0.60	\$3.90	---	\$3.71	---
VI	0.50	\$3.25	---	\$3.10	---
VII	0.30	\$1.95	---	\$1.86	---
VIII	0.10	\$0.65	---	\$0.62	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Richmond.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$164.90
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0049
c. Rate Without Risk	0.0657
d. Risk Component	0.0033
e. Rate With Risk³	0.0690

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,509.36	\$2,389.87

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	6,322	1.50	9,483.00
	II	15,530	1.35	20,965.50
	III	2,173	1.00	2,173.00
	IV	973	0.80	778.40
	Total	24,998		33,399.90
	Soil Index Factor:⁷	1.34		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,817.18	\$2,820	\$2,683.03	\$2,680
II	1.35	\$2,535.46	\$2,540	\$2,414.73	\$2,410
III	1.00	\$1,878.12	\$1,880	\$1,788.69	\$1,790
IV	0.80	\$1,502.50	\$1,500	\$1,430.95	\$1,430
V	0.60	\$1,126.87	\$1,130	\$1,073.21	\$1,070
VI	0.50	\$939.06	\$940	\$894.34	\$890
VII	0.30	\$563.44	\$560	\$536.61	\$540
VIII	0.10	\$187.81	\$190	\$178.87	\$180

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Roanoke.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$0.57
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0101
c. Rate Without Risk	0.0708
d. Risk Component	0.0035
e. Rate With Risk³	0.0744

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$8.11	\$7.72

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,991	1.35	5,387.85
	III	3,996	1.00	3,996.00
	IV	3,182	0.80	2,545.60
	Total	11,169		11,929.45
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$11.38	\$10	\$10.84	\$10
II	1.35	\$10.25	\$10	\$9.76	\$10
III	1.00	\$7.59	\$10	\$7.23	\$10
IV	0.80	\$6.07	\$10	\$5.78	\$10
V	0.60	\$4.55	---	\$4.34	---
VI	0.50	\$3.79	---	\$3.61	---
VII	0.30	\$2.28	---	\$2.17	---
VIII	0.10	\$0.76	---	\$0.72	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Roanoke (City) < Roanoke.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$0.57
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0111
c. Rate Without Risk	0.0719
d. Risk Component	0.0036
e. Rate With Risk³	0.0755

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$7.99	\$7.61

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,991	1.35	5,387.85
	III	3,996	1.00	3,996.00
	IV	3,182	0.80	2,545.60
	Total	11,169		11,929.45
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$11.22	\$10	\$10.68	\$10
II	1.35	\$10.09	\$10	\$9.61	\$10
III	1.00	\$7.48	\$10	\$7.12	\$10
IV	0.80	\$5.98	\$10	\$5.70	\$10
V	0.60	\$4.49	---	\$4.27	---
VI	0.50	\$3.74	---	\$3.56	---
VII	0.30	\$2.24	---	\$2.14	---
VIII	0.10	\$0.75	---	\$0.71	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Rockbridge.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$11.62
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0664
d. Risk Component	0.0033
e. Rate With Risk³	0.0697

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$175.10	\$166.76

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,300	1.50	4,950.00
	II	11,715	1.35	15,815.25
	III	9,639	1.00	9,639.00
	IV	7,042	0.80	5,633.60
	Total	31,696		36,037.85
	Soil Index Factor:⁷	1.14		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$231.00	\$230	\$220.00	\$220
II	1.35	\$207.90	\$210	\$198.00	\$200
III	1.00	\$154.00	\$150	\$146.67	\$150
IV	0.80	\$123.20	\$120	\$117.34	\$120
V	0.60	\$92.40	\$90	\$88.00	\$90
VI	0.50	\$77.00	\$80	\$73.33	\$70
VII	0.30	\$46.20	\$50	\$44.00	\$40
VIII	0.10	\$15.40	\$20	\$14.67	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Rockingham.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$71.29
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0661
d. Risk Component	0.0033
e. Rate With Risk³	0.0694

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,078.56	\$1,027.20

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,020	1.50	1,530.00
	II	38,198	1.35	51,567.30
	III	22,554	1.00	22,554.00
	IV	25,062	0.80	20,049.60
	Total	86,834		95,700.90
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported ⁸	With Risk	Reported ⁸
I	1.50	\$1,467.94	\$1,470	\$1,398.04	\$1,400
II	1.35	\$1,321.15	\$1,320	\$1,258.23	\$1,260
III	1.00	\$978.63	\$980	\$932.03	\$930
IV	0.80	\$782.90	\$780	\$745.62	\$750
V	0.60	\$587.18	\$590	\$559.22	\$560
VI	0.50	\$489.31	\$490	\$466.01	\$470
VII	0.30	\$293.59	\$290	\$279.61	\$280
VIII	0.10	\$97.86	\$100	\$93.20	\$90

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Russell.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$4.53
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0050
c. Rate Without Risk	0.0657
d. Risk Component	0.0033
e. Rate With Risk³	0.0690

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$68.92	\$65.64

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	3,021	1.35	4,078.35
	III	3,308	1.00	3,308.00
	IV	8,772	0.80	7,017.60
	Total	15,101		14,403.95
	Soil Index Factor:⁷	0.95		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$108.38	\$110	\$103.22	\$100
II	1.35	\$97.54	\$100	\$92.90	\$90
III	1.00	\$72.25	\$70	\$68.81	\$70
IV	0.80	\$57.80	\$60	\$55.05	\$60
V	0.60	\$43.35	\$40	\$41.29	\$40
VI	0.50	\$36.13	\$40	\$34.41	\$30
VII	0.30	\$21.68	\$20	\$20.64	\$20
VIII	0.10	\$7.23	\$10	\$6.88	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Shenandoah.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$32.90
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0046
c. Rate Without Risk	0.0654
d. Risk Component	0.0033
e. Rate With Risk³	0.0687

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$503.13	\$479.17

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,022	1.50	1,533.00
	II	18,299	1.35	24,703.65
	III	23,508	1.00	23,508.00
	IV	6,522	0.80	5,217.60
	Total	49,351		54,962.25
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$677.64	\$680	\$645.37	\$650
II	1.35	\$609.88	\$610	\$580.83	\$580
III	1.00	\$451.76	\$450	\$430.25	\$430
IV	0.80	\$361.41	\$360	\$344.20	\$340
V	0.60	\$271.06	\$270	\$258.15	\$260
VI	0.50	\$225.88	\$230	\$215.12	\$220
VII	0.30	\$135.53	\$140	\$129.07	\$130
VIII	0.10	\$45.18	\$50	\$43.02	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Smyth.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$16.57
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0056
c. Rate Without Risk	0.0663
d. Risk Component	0.0033
e. Rate With Risk³	0.0696

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$249.78	\$237.88

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,795	1.50	4,192.50
	II	5,155	1.35	6,959.25
	III	6,718	1.00	6,718.00
	IV	5,660	0.80	4,528.00
	Total	20,328		22,397.75
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$340.04	\$340	\$323.85	\$320
II	1.35	\$306.04	\$310	\$291.46	\$290
III	1.00	\$226.69	\$230	\$215.90	\$220
IV	0.80	\$181.36	\$180	\$172.72	\$170
V	0.60	\$136.02	\$140	\$129.54	\$130
VI	0.50	\$113.35	\$110	\$107.95	\$110
VII	0.30	\$68.01	\$70	\$64.77	\$60
VIII	0.10	\$22.67	\$20	\$21.59	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Southampton.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$142.50
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0065
c. Rate Without Risk	0.0673
d. Risk Component	0.0034
e. Rate With Risk³	0.0706

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,118.54	\$2,017.66

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	7,573	1.50	11,359.50
	II	76,366	1.35	103,094.10
	III	24,577	1.00	24,577.00
	IV	1,937	0.80	1,549.60
	Total	110,453		140,580.20
	Soil Index Factor:⁷	1.27		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,496.78	\$2,500	\$2,377.89	\$2,380
II	1.35	\$2,247.11	\$2,250	\$2,140.10	\$2,140
III	1.00	\$1,664.52	\$1,660	\$1,585.26	\$1,590
IV	0.80	\$1,331.62	\$1,330	\$1,268.21	\$1,270
V	0.60	\$998.71	\$1,000	\$951.16	\$950
VI	0.50	\$832.26	\$830	\$792.63	\$790
VII	0.30	\$499.36	\$500	\$475.58	\$480
VIII	0.10	\$166.45	\$170	\$158.53	\$160

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Spotsylvania.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$37.02
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0676
d. Risk Component	0.0034
e. Rate With Risk³	0.0710

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$547.66	\$521.58

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,399	1.50	3,598.50
	II	20,485	1.35	27,654.75
	III	5,572	1.00	5,572.00
	IV	1,814	0.80	1,451.20
	Total	30,270		38,276.45
	Soil Index Factor:⁷	1.26		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$649.65	\$650	\$618.72	\$620
II	1.35	\$584.69	\$580	\$556.85	\$560
III	1.00	\$433.10	\$430	\$412.48	\$410
IV	0.80	\$346.48	\$350	\$329.98	\$330
V	0.60	\$259.86	\$260	\$247.49	\$250
VI	0.50	\$216.55	\$220	\$206.24	\$210
VII	0.30	\$129.93	\$130	\$123.74	\$120
VIII	0.10	\$43.31	\$40	\$41.25	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Stafford.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$26.95
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0084
c. Rate Without Risk	0.0692
d. Risk Component	0.0035
e. Rate With Risk³	0.0726

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$389.48	\$370.93

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,098	1.50	3,147.00
	II	2,032	1.35	2,743.20
	III	2,842	1.00	2,842.00
	IV	4,134	0.80	3,307.20
	Total	11,106		12,039.40
	Soil Index Factor:⁷	1.08		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$538.92	\$540	\$513.26	\$510
II	1.35	\$485.03	\$490	\$461.93	\$460
III	1.00	\$359.28	\$360	\$342.17	\$340
IV	0.80	\$287.43	\$290	\$273.74	\$270
V	0.60	\$215.57	\$220	\$205.30	\$210
VI	0.50	\$179.64	\$180	\$171.09	\$170
VII	0.30	\$107.78	\$110	\$102.65	\$100
VIII	0.10	\$35.93	\$40	\$34.22	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Staunton < Augusta.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$29.12
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0088
c. Rate Without Risk	0.0695
d. Risk Component	0.0035
e. Rate With Risk³	0.0730

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$418.71	\$398.77

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,022	1.50	4,533.00
	II	32,246	1.35	43,532.10
	III	33,817	1.00	33,817.00
	IV	15,954	0.80	12,763.20
	Total	85,039		94,645.30
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$564.31	\$560	\$537.44	\$540
II	1.35	\$507.88	\$510	\$483.70	\$480
III	1.00	\$376.21	\$380	\$358.29	\$360
IV	0.80	\$300.97	\$300	\$286.63	\$290
V	0.60	\$225.72	\$230	\$214.98	\$210
VI	0.50	\$188.10	\$190	\$179.15	\$180
VII	0.30	\$112.86	\$110	\$107.49	\$110
VIII	0.10	\$37.62	\$40	\$35.83	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Suffolk.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$112.38
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0092
c. Rate Without Risk	0.0699
d. Risk Component	0.0035
e. Rate With Risk³	0.0734

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$1,606.99	\$1,530.46

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	1,429	1.50	2,143.50
	II	53,492	1.35	72,214.20
	III	9,930	1.00	9,930.00
	IV	115	0.80	92.00
	Total	64,966		84,379.70
	Soil Index Factor:⁷	1.30		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$1,855.89	\$1,860	\$1,767.51	\$1,770
II	1.35	\$1,670.30	\$1,670	\$1,590.76	\$1,590
III	1.00	\$1,237.26	\$1,240	\$1,178.34	\$1,180
IV	0.80	\$989.81	\$990	\$942.67	\$940
V	0.60	\$742.36	\$740	\$707.01	\$710
VI	0.50	\$618.63	\$620	\$589.17	\$590
VII	0.30	\$371.18	\$370	\$353.50	\$350
VIII	0.10	\$123.73	\$120	\$117.83	\$120

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Tazewell.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$8.13
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0054
c. Rate Without Risk	0.0661
d. Risk Component	0.0033
e. Rate With Risk³	0.0694

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$122.96	\$117.11

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	223	1.50	334.50
	II	5,578	1.35	7,530.30
	III	12,049	1.00	12,049.00
	IV	9,595	0.80	7,676.00
	Total	27,445		27,589.80
	Soil Index Factor:⁷	1.01		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$183.47	\$180	\$174.74	\$170
II	1.35	\$165.13	\$170	\$157.26	\$160
III	1.00	\$122.32	\$120	\$116.49	\$120
IV	0.80	\$97.85	\$100	\$93.19	\$90
V	0.60	\$73.39	\$70	\$69.90	\$70
VI	0.50	\$61.16	\$60	\$58.25	\$60
VII	0.30	\$36.69	\$40	\$34.95	\$30
VIII	0.10	\$12.23	\$10	\$11.65	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Virginia Beach.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$167.05
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0083
c. Rate Without Risk	0.0690
d. Risk Component	0.0035
e. Rate With Risk³	0.0725

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,419.80	\$2,304.58

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	15,921	1.50	23,881.50
	II	14,791	1.35	19,967.85
	III	34,190	1.00	34,190.00
	IV	---	0.80	---
	Total	64,902		78,039.35
	Soil Index Factor:⁷	1.20		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$3,018.67	\$3,020	\$2,874.93	\$2,870
II	1.35	\$2,716.81	\$2,720	\$2,587.43	\$2,590
III	1.00	\$2,012.45	\$2,010	\$1,916.62	\$1,920
IV	0.80	\$1,609.96	\$1,610	\$1,533.29	\$1,530
V	0.60	\$1,207.47	\$1,210	\$1,149.97	\$1,150
VI	0.50	\$1,006.22	\$1,010	\$958.31	\$960
VII	0.30	\$603.73	\$600	\$574.99	\$570
VIII	0.10	\$201.24	\$200	\$191.66	\$190

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Warren.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$2.00
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0052
c. Rate Without Risk	0.0660
d. Risk Component	0.0033
e. Rate With Risk³	0.0693

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$30.34	\$28.89

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	6,253	1.35	8,441.55
	III	4,564	1.00	4,564.00
	IV	1,490	0.80	1,192.00
	Total	12,307		14,197.55
	Soil Index Factor:⁷	1.15		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$39.44	\$40	\$37.57	\$40
II	1.35	\$35.50	\$40	\$33.81	\$30
III	1.00	\$26.30	\$30	\$25.04	\$30
IV	0.80	\$21.04	\$20	\$20.04	\$20
V	0.60	\$15.78	\$20	\$15.03	\$20
VI	0.50	\$13.15	\$10	\$12.52	\$10
VII	0.30	\$7.89	\$10	\$7.51	\$10
VIII	0.10	\$2.63	---	\$2.50	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Washington.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$22.22
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0053
c. Rate Without Risk	0.0660
d. Risk Component	0.0033
e. Rate With Risk³	0.0693

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$336.47	\$320.45

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	2,168	1.50	3,252.00
	II	12,003	1.35	16,204.05
	III	20,392	1.00	20,392.00
	IV	10,757	0.80	8,605.60
	Total	45,320		48,453.65
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$472.06	\$470	\$449.58	\$450
II	1.35	\$424.85	\$420	\$404.62	\$400
III	1.00	\$314.71	\$310	\$299.72	\$300
IV	0.80	\$251.77	\$250	\$239.78	\$240
V	0.60	\$188.82	\$190	\$179.83	\$180
VI	0.50	\$157.35	\$160	\$149.86	\$150
VII	0.30	\$94.41	\$90	\$89.92	\$90
VIII	0.10	\$31.47	\$30	\$29.97	\$30

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Waynesboro < Augusta.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$29.12
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0676
d. Risk Component	0.0034
e. Rate With Risk³	0.0709

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$431.00	\$410.47

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	3,022	1.50	4,533.00
	II	32,246	1.35	43,532.10
	III	33,817	1.00	33,817.00
	IV	15,954	0.80	12,763.20
	Total	85,039		94,645.30
	Soil Index Factor:⁷	1.11		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$580.88	\$580	\$553.22	\$550
II	1.35	\$522.79	\$520	\$497.90	\$500
III	1.00	\$387.25	\$390	\$368.81	\$370
IV	0.80	\$309.80	\$310	\$295.05	\$300
V	0.60	\$232.35	\$230	\$221.29	\$220
VI	0.50	\$193.63	\$190	\$184.41	\$180
VII	0.30	\$116.18	\$120	\$110.64	\$110
VIII	0.10	\$38.73	\$40	\$36.88	\$40

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Westmoreland.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$154.32
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0040
c. Rate Without Risk	0.0648
d. Risk Component	0.0032
e. Rate With Risk³	0.0680

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$2,382.39	\$2,268.94

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	11,556	1.50	17,334.00
	II	23,949	1.35	32,331.15
	III	4,624	1.00	4,624.00
	IV	1,066	0.80	852.80
	Total	41,195		55,141.95
	Soil Index Factor:⁷	1.34		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$2,669.72	\$2,670	\$2,542.59	\$2,540
II	1.35	\$2,402.75	\$2,400	\$2,288.33	\$2,290
III	1.00	\$1,779.82	\$1,780	\$1,695.06	\$1,700
IV	0.80	\$1,423.85	\$1,420	\$1,356.05	\$1,360
V	0.60	\$1,067.89	\$1,070	\$1,017.04	\$1,020
VI	0.50	\$889.91	\$890	\$847.53	\$850
VII	0.30	\$533.94	\$530	\$508.52	\$510
VIII	0.10	\$177.98	\$180	\$169.51	\$170

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Winchester < Frederick.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$6.54
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0077
c. Rate Without Risk	0.0685
d. Risk Component	0.0034
e. Rate With Risk³	0.0719

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$95.48	\$90.93

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	846	1.50	1,269.00
	II	17,066	1.35	23,039.10
	III	6,027	1.00	6,027.00
	IV	15,909	0.80	12,727.20
	Total	39,848		43,062.30
	Soil Index Factor:⁷	1.08		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$132.53	\$130	\$126.22	\$130
II	1.35	\$119.28	\$120	\$113.60	\$110
III	1.00	\$88.35	\$90	\$84.15	\$80
IV	0.80	\$70.68	\$70	\$67.32	\$70
V	0.60	\$53.01	\$50	\$50.49	\$50
VI	0.50	\$44.18	\$40	\$42.07	\$40
VII	0.30	\$26.51	\$30	\$25.24	\$30
VIII	0.10	\$8.84	\$10	\$8.41	\$10

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers <: Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in Wise.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$2.06
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0049
c. Rate Without Risk	0.0657
d. Risk Component	0.0033
e. Rate With Risk³	0.0690

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$31.32	\$29.83

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	---	1.50	---
	II	1,208	1.35	1,630.80
	III	1,957	1.00	1,957.00
	IV	771	0.80	616.80
	Total	3,936		4,204.60
	Soil Index Factor:⁷	1.07		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$43.98	\$40	\$41.89	\$40
II	1.35	\$39.58	\$40	\$37.70	\$40
III	1.00	\$29.32	\$30	\$27.92	\$30
IV	0.80	\$23.46	\$20	\$22.34	\$20
V	0.60	\$17.59	\$20	\$16.75	\$20
VI	0.50	\$14.66	\$10	\$13.96	\$10
VII	0.30	\$8.80	\$10	\$8.38	\$10
VIII	0.10	\$2.93	---	\$2.79	---

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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Table 3: Worksheet for estimating the use value of agricultural land in Wythe.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$13.92
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0040
c. Rate Without Risk	0.0648
d. Risk Component	0.0032
e. Rate With Risk³	0.0680

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$214.84	\$204.61

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	924	1.50	1,386.00
	II	16,671	1.35	22,505.85
	III	14,204	1.00	14,204.00
	IV	11,100	0.80	8,880.00
	Total	42,899		46,975.85
	Soil Index Factor:⁷	1.10		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$294.29	\$290	\$280.27	\$280
II	1.35	\$264.86	\$260	\$252.25	\$250
III	1.00	\$196.19	\$200	\$186.85	\$190
IV	0.80	\$156.95	\$160	\$149.48	\$150
V	0.60	\$117.72	\$120	\$112.11	\$110
VI	0.50	\$98.10	\$100	\$93.42	\$90
VII	0.30	\$58.86	\$60	\$56.05	\$60
VIII	0.10	\$19.62	\$20	\$18.68	\$20

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

Transfers < Data used to estimate agricultural use values for a jurisdiction (counties/cities) may not be published or is insufficient. When this occurs, data from a nearby county is 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. A transfer-in jurisdiction is noted by use of an arrow < after the name.

Table 3: Worksheet for estimating the use value of agricultural land in York < New Kent.

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, <http://usevalue.agecon.vt.edu>.

Estimates apply to tax-year 2017.

1. Estimated Net Return:	\$50.02
2. Capitalization Rates	
a. Interest Rate Component¹	0.0608
b. Property Tax Component²	0.0068
c. Rate Without Risk	0.0675
d. Risk Component	0.0034
e. Rate With Risk³	0.0709

	Without Risk⁴	With Risk⁵
3. Unadjusted Use Value	\$740.86	\$705.58

4. Soil Index	Land Class	Crop Acreage (No Pasture)⁶	Productivity Index	Weighted Acreage
	I	375	1.50	562.50
	II	8,022	1.35	10,829.70
	III	1,666	1.00	1,666.00
	IV	1,312	0.80	1,049.60
	Total	11,375		14,107.80
	Soil Index Factor:⁷	1.24		

5. Agricultural Use Value Adjusted By Land Class

Class	Land Index	Without Risk	Reported⁸	With Risk	Reported⁸
I	1.50	\$896.02	\$900	\$853.36	\$850
II	1.35	\$806.42	\$810	\$768.02	\$770
III	1.00	\$597.35	\$600	\$568.90	\$570
IV	0.80	\$477.88	\$480	\$455.12	\$460
V	0.60	\$358.41	\$360	\$341.34	\$340
VI	0.50	\$298.67	\$300	\$284.45	\$280
VII	0.30	\$179.20	\$180	\$170.67	\$170
VIII	0.10	\$59.73	\$60	\$56.89	\$60

¹The 10-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.

³Rate should only be used when the soil has poor drainage that is not remedied by tilling or drainage ditches or when the land lies in a floodplain.

⁴Estimated Net Return (Line 1) divided by Rate without risk (Line 2c).

⁵Estimated Net Return (Line 1) divided by Rate with risk (Line 2e).

⁶Data provided by the Virginia Conservation Needs Inventory (1967).

⁷Index factor = (Total Weighted Acreage) / (Total Cropland Acreage).

⁸Rounded to the nearest \$10 and reported in Table 1a.

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