

**Table 1a: Estimated use values of agricultural land by jurisdiction.**

Use values are estimated for each of the eight Soil Conservation Service land capability classifications. Average values are reported for cropland (classes I - IV), pastureland (classes V - VII) and agricultural land (classes I - VII). Class VIII land is not included in the average use value of agricultural land because class VIII land is not considered suitable for agricultural purposes. The with risk values refers to land that is at risk of flooding. These values should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain. See end of document for additional information.

Estimates apply to tax-year **2018**

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
County of												
Accomack	w/out Risk	3,880	3,490	2,590	2,070	3,430	1,550	1,290	780	1,000	3,360	260
	w/ Risk	3,700	3,330	2,470	1,970	3,270	1,480	1,230	740	950	3,200	250
Albemarle	w/out Risk	190	170	130	100	140	80	60	40	50	130	10
	w/ Risk	180	160	120	100	140	70	60	40	50	120	10
Alleghany	w/out Risk	20	20	10	10	20	10	10	0	10	10	0
	w/ Risk	20	20	10	10	20	10	10	0	10	10	0
Amelia	w/out Risk	1,220	1,100	820	650	990	490	410	240	410	980	80
	w/ Risk	1,170	1,050	780	620	950	470	390	230	390	940	80
Amherst	w/out Risk	40	40	30	20	30	20	10	10	10	30	0
	w/ Risk	40	40	30	20	30	20	10	10	10	30	0
Appomattox	w/out Risk	200	180	130	110	150	80	70	40	70	150	10
	w/ Risk	190	170	130	100	150	80	60	40	60	140	10
Augusta	w/out Risk	920	830	620	490	650	370	310	180	270	610	60
	w/ Risk	880	790	590	470	620	350	290	180	250	580	60
Bath	w/out Risk	70	60	40	30	50	30	20	10	20	40	0
	w/ Risk	60	60	40	30	50	20	20	10	20	40	0
Bedford	w/out Risk	130	120	90	70	90	50	40	30	30	70	10
	w/ Risk	130	110	80	70	90	50	40	30	30	70	10
Bland	w/out Risk	580	520	390	310	400	230	190	120	150	290	40
	w/ Risk	550	500	370	290	380	220	180	110	140	280	40
Botetourt	w/out Risk	240	220	160	130	170	100	80	50	70	150	20
	w/ Risk	230	210	150	120	160	90	80	50	70	140	20
Campbell	w/out Risk	240	220	160	130	180	100	80	50	70	160	20
	w/ Risk	230	210	160	120	170	90	80	50	70	160	20
Caroline	w/out Risk	2,730	2,460	1,820	1,460	2,350	1,090	910	550	910	2,300	180
	w/ Risk	2,600	2,340	1,740	1,390	2,240	1,040	870	520	870	2,190	170
Carroll	w/out Risk	400	360	270	220	260	160	130	80	100	200	30
	w/ Risk	380	350	260	200	250	150	130	80	100	190	30
Chesterfield < Amelia	w/out Risk	1,130	1,010	750	600	910	450	380	230	380	900	80
	w/ Risk	1,070	970	720	570	870	430	360	210	360	860	70
Clarke	w/out Risk	290	260	190	150	230	120	100	60	80	230	20
	w/ Risk	270	250	180	150	220	110	90	50	70	220	20
Culpeper	w/out Risk	1,060	950	710	570	770	420	350	210	360	750	70
	w/ Risk	1,010	910	670	540	730	400	340	200	350	710	70
Cumberland	w/out Risk	430	390	290	230	350	170	140	90	140	350	30
	w/ Risk	410	370	280	220	340	170	140	80	140	330	30

7/5/2017

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
Dinwiddie_Coastal < Sussex	w/out Risk	1,680	1,510	1,120	900	1,330	670	560	340	360	1,310	110
	w/ Risk	1,600	1,440	1,070	850	1,260	640	530	320	340	1,250	110
Dinwiddie_Pied < Brunswick	w/out Risk	2,010	1,810	1,340	1,070	1,630	800	670	400	510	1,610	130
	w/ Risk	1,910	1,720	1,280	1,020	1,550	770	640	380	480	1,530	130
Essex	w/out Risk	3,230	2,910	2,160	1,720	2,770	1,290	1,080	650	680	2,680	220
	w/ Risk	3,080	2,770	2,050	1,640	2,640	1,230	1,030	620	650	2,550	210
Fairfax < Loudoun	w/out Risk	520	470	340	280	400	210	170	100	180	380	30
	w/ Risk	490	440	330	260	380	200	160	100	170	360	30
Fauquier	w/out Risk	800	720	530	420	570	320	270	160	250	520	50
	w/ Risk	760	680	510	400	540	300	250	150	230	490	50
Floyd	w/out Risk	350	320	240	190	230	140	120	70	90	190	20
	w/ Risk	340	300	220	180	220	130	110	70	90	170	20
Fluvanna	w/out Risk	370	340	250	200	310	150	120	70	90	270	20
	w/ Risk	360	320	240	190	290	140	120	70	90	260	20
Franklin	w/out Risk	760	680	500	400	510	300	250	150	160	480	50
	w/ Risk	720	650	480	380	490	290	240	140	150	460	50
Frederick	w/out Risk	190	170	130	100	140	80	60	40	50	120	10
	w/ Risk	180	160	120	100	130	70	60	40	50	110	10
Giles	w/out Risk	420	380	280	230	290	170	140	80	120	220	30
	w/ Risk	400	360	270	210	270	160	130	80	120	210	30
Gloucester	w/out Risk	2,980	2,680	1,990	1,590	2,450	1,190	990	600	890	2,390	200
	w/ Risk	2,840	2,560	1,890	1,510	2,330	1,140	950	570	850	2,280	190
Goochland	w/out Risk	1,190	1,080	800	640	890	480	400	240	380	850	80
	w/ Risk	1,140	1,020	760	610	840	460	380	230	360	810	80
Greene	w/out Risk	10	10	10	10	10	10	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Greensville	w/out Risk	1,960	1,760	1,310	1,050	1,720	780	650	390	690	1,520	130
	w/ Risk	1,870	1,680	1,240	1,000	1,640	750	620	370	660	1,450	120
Halifax	w/out Risk	410	370	270	220	310	160	140	80	130	300	30
	w/ Risk	390	350	260	210	290	160	130	80	120	290	30
Hanover_Coastal < King William	w/out Risk	2,420	2,180	1,610	1,290	2,070	970	810	480	570	2,020	160
	w/ Risk	2,300	2,070	1,530	1,230	1,970	920	770	460	550	1,920	150
Hanover_Pied < Louisa	w/out Risk	2,210	1,990	1,470	1,180	1,680	880	740	440	750	1,630	150
	w/ Risk	2,100	1,890	1,400	1,120	1,600	840	700	420	710	1,550	140
Henrico_Coastal < King William	w/out Risk	3,250	2,930	2,170	1,740	2,790	1,300	1,080	650	770	2,710	220
	w/ Risk	3,100	2,790	2,070	1,650	2,650	1,240	1,030	620	740	2,580	210
Henrico_Pied < Louisa	w/out Risk	2,960	2,660	1,970	1,580	2,250	1,180	990	590	1,000	2,180	200
	w/ Risk	2,820	2,530	1,880	1,500	2,140	1,130	940	560	950	2,070	190
Henry	w/out Risk	10	10	10	10	10	10	0	0	0	10	0
	w/ Risk	10	10	10	10	10	10	0	0	0	10	0
Isle of Wight	w/out Risk	2,950	2,660	1,970	1,580	2,570	1,180	980	590	910	2,440	200
	w/ Risk	2,810	2,530	1,880	1,500	2,440	1,130	940	560	870	2,320	190

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
James City <New Kent	w/out Risk	1,150	1,030	770	610	970	460	380	230	310	950	80
	w/ Risk	1,090	980	730	580	920	440	360	220	300	900	70
King George	w/out Risk	990	890	660	530	860	400	330	200	280	770	70
	w/ Risk	940	850	630	500	820	380	310	190	260	730	60
King William	w/out Risk	3,500	3,150	2,330	1,870	3,000	1,400	1,170	700	830	2,910	230
	w/ Risk	3,330	3,000	2,220	1,780	2,850	1,330	1,110	670	790	2,780	220
Lancaster	w/out Risk	3,070	2,760	2,050	1,640	2,740	1,230	1,020	610	1,030	2,700	200
	w/ Risk	2,920	2,630	1,950	1,560	2,610	1,170	970	580	980	2,570	190
Loudoun	w/out Risk	510	460	340	270	390	200	170	100	170	380	30
	w/ Risk	480	430	320	260	370	190	160	100	160	350	30
Louisa	w/out Risk	560	510	370	300	430	220	190	110	190	410	40
	w/ Risk	530	480	360	290	410	210	180	110	180	400	40
Madison	w/out Risk	1,120	1,010	750	600	810	450	370	220	310	750	70
	w/ Risk	1,070	960	710	570	760	430	360	210	300	720	70
Middlesex	w/out Risk	3,060	2,750	2,040	1,630	2,690	1,220	1,020	610	710	2,620	200
	w/ Risk	2,910	2,620	1,940	1,550	2,560	1,160	970	580	670	2,500	190
Montgomery	w/out Risk	270	250	180	150	190	110	90	50	60	170	20
	w/ Risk	260	230	170	140	180	100	90	50	60	160	20
Nelson	w/out Risk	160	140	100	80	110	60	50	30	40	100	10
	w/ Risk	150	130	100	80	100	60	50	30	40	90	10
New Kent <sup>1</sup>	w/out Risk	2,150	1,930	1,430	1,150	1,820	860	720	430	590	1,780	140
	w/ Risk	2,050	1,840	1,360	1,090	1,730	820	680	410	560	1,700	140
Northampton <sup>1</sup>	w/out Risk	3,650	3,290	2,440	1,950	3,460	1,460	1,220	730	790	3,410	240
	w/ Risk	3,480	3,130	2,320	1,860	3,300	1,390	1,160	700	760	3,250	230
Northumberland	w/out Risk	3,650	3,290	2,440	1,950	3,260	1,460	1,220	730	1,230	3,190	240
	w/ Risk	3,480	3,130	2,320	1,860	3,100	1,390	1,160	700	1,170	3,040	230
Nottoway	w/out Risk	810	730	540	430	630	320	270	160	220	580	50
	w/ Risk	770	690	510	410	590	310	260	150	210	550	50
Orange	w/out Risk	950	850	630	500	690	380	320	190	310	650	60
	w/ Risk	900	810	600	480	660	360	300	180	290	620	60
Page	w/out Risk	470	430	320	250	360	190	160	90	110	340	30
	w/ Risk	450	410	300	240	340	180	150	90	110	320	30
Pittsylvania	w/out Risk	750	680	500	400	520	300	250	150	230	510	50
	w/ Risk	710	640	480	380	490	290	240	140	220	480	50
Powhatan	w/out Risk	710	640	480	380	570	290	240	140	220	560	50
	w/ Risk	680	610	450	360	550	270	230	140	210	530	50
Prince Edward	w/out Risk	180	160	120	100	140	70	60	40	50	120	10
	w/ Risk	170	160	120	90	140	70	60	30	50	120	10
Prince George	w/out Risk	2,060	1,850	1,370	1,100	1,780	820	690	410	530	1,740	140
	w/ Risk	1,960	1,760	1,310	1,050	1,690	780	650	390	500	1,660	130
Prince William	w/out Risk	570	520	380	310	450	230	190	110	210	430	40
	w/ Risk	550	490	360	290	420	220	180	110	200	410	40
Pulaski	w/out Risk	250	230	170	130	170	100	80	50	60	150	20
	w/ Risk	240	220	160	130	160	100	80	50	60	140	20

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
Rappahannock	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Richmond	w/out Risk	3,250	2,920	2,160	1,730	2,850	1,300	1,080	650	660	2,740	220
	w/ Risk	3,090	2,780	2,060	1,650	2,710	1,240	1,030	620	630	2,610	210
Roanoke	w/out Risk	20	20	10	10	10	10	10	0	10	10	0
	w/ Risk	20	20	10	10	10	10	10	0	10	10	0
Rockbridge	w/out Risk	340	310	230	180	230	140	110	70	100	200	20
	w/ Risk	320	290	220	170	220	130	110	60	100	190	20
Rockingham	w/out Risk	1,830	1,650	1,220	980	1,310	730	610	370	550	1,200	120
	w/ Risk	1,750	1,570	1,160	930	1,250	700	580	350	520	1,140	120
Russell	w/out Risk	170	150	110	90	110	70	60	30	40	70	10
	w/ Risk	160	150	110	90	110	60	50	30	40	70	10
Shenandoah	w/out Risk	900	810	600	480	660	360	300	180	240	610	60
	w/ Risk	860	770	570	460	630	340	290	170	230	580	60
Smyth	w/out Risk	570	510	380	300	380	230	190	110	130	300	40
	w/ Risk	540	490	360	290	370	220	180	110	130	290	40
Southampton	w/out Risk	2,840	2,560	1,900	1,520	2,370	1,140	950	570	840	2,350	190
	w/ Risk	2,710	2,440	1,810	1,450	2,260	1,080	900	540	800	2,240	180
Spotsylvania	w/out Risk	870	780	580	460	640	350	290	170	290	610	60
	w/ Risk	830	750	550	440	620	330	280	170	280	590	60
Stafford	w/out Risk	670	600	440	360	500	270	220	130	200	470	40
	w/ Risk	630	570	420	340	470	250	210	130	190	440	40
Tazewell	w/out Risk	400	360	270	210	260	160	130	80	90	170	30
	w/ Risk	380	340	250	200	240	150	130	80	90	160	30
Warren	w/out Risk	60	50	40	30	40	20	20	10	20	40	0
	w/ Risk	60	50	40	30	40	20	20	10	20	40	0
Washington	w/out Risk	640	580	430	340	410	260	210	130	170	340	40
	w/ Risk	610	550	410	330	400	240	200	120	160	330	40
Westmoreland	w/out Risk	3,110	2,800	2,070	1,660	2,720	1,240	1,040	620	650	2,610	210
	w/ Risk	2,960	2,670	1,980	1,580	2,590	1,190	990	590	620	2,480	200
Wise	w/out Risk	90	80	60	50	60	40	30	20	20	30	10
	w/ Risk	90	80	60	50	60	30	30	20	20	30	10
Wythe	w/out Risk	420	380	280	220	280	170	140	80	100	240	30
	w/ Risk	400	360	270	210	270	160	130	80	90	230	30
York < New Kent	w/out Risk	1,160	1,040	770	620	980	460	390	230	320	960	80
	w/ Risk	1,100	990	730	590	930	440	370	220	300	910	70

		Cropland				Average Cropland	Pastureland			Average Pastureland	7/5/2017 Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	

-----DOLLARS-----

City of												
Buena Vista < Rockbridge	w/out Risk	320	290	210	170	220	130	110	60	100	190	20
	w/ Risk	300	270	200	160	200	120	100	60	90	180	20
Chesapeake City	w/out Risk	4,000	3,600	2,670	2,140	2,740	1,600	1,330	800	820	2,730	270
	w/ Risk	3,810	3,430	2,540	2,030	2,600	1,530	1,270	760	780	2,590	250
Danville < Pittsylvania	w/out Risk	730	660	490	390	510	290	240	150	220	500	50
	w/ Risk	690	620	460	370	480	280	230	140	210	470	50
Franklin City < Isle of Wight	w/out Risk	2,850	2,560	1,900	1,520	2,470	1,140	950	570	880	2,350	190
	w/ Risk	2,710	2,440	1,810	1,450	2,350	1,080	900	540	830	2,240	180
Fredericksburg City < Spotsylvania	w/out Risk	880	790	580	470	650	350	290	180	290	620	60
	w/ Risk	830	750	560	440	620	330	280	170	280	590	60
Hampton < New Kent	w/out Risk	1,090	980	730	580	920	440	360	220	300	900	70
	w/ Risk	1,040	940	690	560	880	420	350	210	290	870	70
Harrisonburg < Rockingham	w/out Risk	1,820	1,640	1,210	970	1,300	730	610	360	550	1,190	120
	w/ Risk	1,730	1,560	1,150	920	1,240	690	580	350	520	1,140	120
Lynchburg < Bedford	w/out Risk	120	110	80	70	90	50	40	20	30	70	10
	w/ Risk	120	100	80	60	80	50	40	20	30	60	10
Newport News < New Kent	w/out Risk	1,090	980	730	580	920	440	360	220	300	900	70
	w/ Risk	1,040	940	690	550	880	420	350	210	290	860	70
Petersburg < Prince George	w/out Risk	1,900	1,710	1,270	1,020	1,640	760	630	380	490	1,610	130
	w/ Risk	1,810	1,630	1,210	970	1,570	730	600	360	460	1,540	120
Radford City < Pulaski	w/out Risk	250	220	160	130	160	100	80	50	60	140	20
	w/ Risk	230	210	160	120	160	90	80	50	60	140	20
Roanoke City < Roanoke	w/out Risk	20	20	10	10	10	10	10	0	10	10	0
	w/ Risk	20	20	10	10	10	10	10	0	10	10	0
Staunton < Augusta	w/out Risk	870	780	580	460	610	350	290	170	250	570	60
	w/ Risk	820	740	550	440	580	330	270	160	230	540	50
Suffolk	w/out Risk	2,020	1,820	1,350	1,080	1,780	810	670	400	620	1,760	130
	w/ Risk	1,930	1,730	1,280	1,030	1,700	770	640	390	590	1,670	130
Virginia Beach	w/out Risk	3,540	3,180	2,360	1,890	2,640	1,410	1,180	710	720	2,620	240
	w/ Risk	3,370	3,030	2,250	1,800	2,510	1,350	1,120	670	680	2,500	220
Waynesboro < Augusta	w/out Risk	890	800	600	480	630	360	300	180	260	590	60
	w/ Risk	850	770	570	450	600	340	280	170	240	560	60
Winchester < Frederick	w/out Risk	180	160	120	100	130	70	60	40	50	110	10
	w/ Risk	170	150	110	90	120	70	60	30	50	110	10

<sup>1</sup> Use value taxation applies only within agricultural and forestal districts.

N/A: Not applicable because data are transferred in, or data are not available to make estimate.

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

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

Average land values: The use value of each land class is weighted by the total acreage of agricultural land in that class, as reported by the 1967 Virginia Conservation Needs Inventory, prior to averaging.

Transfers (<): The data used for estimating the use value of agricultural land are not published for all towns and for only a few of Virginia's independent cities. When data does not exist for a town or city participating in the use value taxation program, the estimated use values from an adjacent or surrounding county are used. This process is referred to as transferring-in. Transferring-in is also used for jurisdictions with large areas of land lying in more than one physiographic region, for example coastal plain and piedmont. When a transfer-in jurisdiction has been used, it appears after an arrow (<).

DRAFT