Table 1. Comparision of TY2020 Values to TY2019 Values				
	TY2019 Use Values	**TY2020 Use Values**	**$ Change**	**% Change**
	Type III Land w/out Risk	**Type III Land w/out Risk**		
Counties:				
Accomack	2,840	2,360	-480	-17%
Albemarle	130	120	-10	-8%
Alleghany	30	40	10	33%
Amelia	830	780	-50	-6%
Amherst	40	70	30	75%
Appomattox	170	160	-10	-6%
Augusta	650	690	40	6%
Bath	50	30	-20	-40%
Bedford	80	100	20	25%
Bland	420	310	-110	-26%
Botetourt	160	170	10	6%
Campbell	170	190	20	12%
Caroline	1,950	1,580	-370	-19%
Carroll	340	500	160	47%
Chesterfield <Amelia	760	720	-40	-5%
Clarke	210	230	20	10%
Culpeper	710	870	160	23%
Cumberland	300	260	-40	-13%
Dinwiddie, Coastal <Sussex	1,330	1,230	-100	-8%
Dinwiddie, Piedmont <Brunswick	1,350	1,260	-90	-7%
Essex	2,280	1,740	-540	-24%
Fairfax <Loudoun	350	480	130	37%
Fauquier	540	510	-30	-6%
Floyd	260	230	-30	-12%
Fluvanna	250	10	-240	-96%
Franklin	470	480	10	2%
Frederick	150	310	160	107%
Giles	310	270	-40	-13%
Gloucester	2,060	1,620	-440	-21%
Goochland	720	460	-260	-36%
Greene	10	70	60	600%
Greensville	1,680	1,800	120	7%
Halifax	340	340	0	0%
Hanover, Coastal <King William	1,710	1,510	-200	-12%
Hanover, Piedmont <Louisa	1,470	1,510	40	3%
Henrico, Coastal <King William	2,120	1,700	-420	-20%
Henrico, Piedmont <Louisa	1,800	1,620	-180	-10%
Henry	10	260	250	2500%
Isle Of Wight	2,440	2,200	-240	-10%
James City <New Kent	1,050	1,350	300	29%
King George	720	960	240	33%
King William	2,220	1,760	-460	-21%
Lancaster	2,270	1,560	-710	-31%
Loudoun	340	470	130	38%
Louisa	390	450	60	15%
Madison	760	730	-30	-4%
Middlesex	2,190	1,820	-370	-17%
Montgomery	190	210	20	11%
Nelson	130	30	-100	-77%
New Kent	1,650	1,620	-30	-2%
Northampton	2,850	2,820	-30	-1%
Northumberland	2,620	1,920	-700	-27%
Nottoway	540	380	-160	-30%
Orange	650	640	-10	-2%

Table 1. Comparision of TY2020 Values to TY2019 Values				
	TY2019 Use Values	**TY2020 Use Values**	**$ Change**	**% Change**
cont.	**Type III Land w/out Risk**	**Type III Land w/out Risk**		
Page	290	270	-20	-7%
Pittsylvania	540	490	-50	-9%
Powhatan	450	460	10	2%
Prince Edward	130	300	170	131%
Prince George	1,660	1,320	-340	-20%
Prince William	440	660	220	50%
Pulaski	190	250	60	32%
Rappahannock	0	0	0	0%
Richmond	2,280	1,730	-550	-24%
Roanoke	20	80	60	300%
Rockbridge	270	300	30	11%
Rockingham	1,240	1,090	-150	-12%
Russell	130	160	30	23%
Shenandoah	630	650	20	3%
Smyth	450	420	-30	-7%
Southampton	2,310	2,010	-300	-13%
Spotsylvania	610	470	-140	-23%
Stafford	490	960	470	96%
Tazewell	320	330	10	3%
Warren	40	100	60	150%
Washington	450	420	-30	-7%
Westmoreland	2,500	2,260	-240	-10%
Wise	60	110	50	83%
Wythe	320	290	-30	-9%
York <New Kent	1,060	1,360	300	28%
Cities:				
Buena Vista <Rockbridge	250	270	20	8%
Chesapeake	2,600	2,190	-410	-16%
Danville <Pittsylvania	530	480	-50	-9%
Franklin City <Isle of Wight	2,340	2,120	-220	-9%
Fredericksburg <Spotsylvania	620	470	-150	-24%
Hampton <New Kent	990	1,270	280	28%
Harrisonburg <Rockingham	1,220	1,090	-130	-11%
Lynchburg <Bedford	70	90	20	29%
Newport News <New Kent	990	1,270	280	28%
Petersburg <Prince George	1,510	1,210	-300	-20%
Radford <Pulaski	180	250	70	39%
Roanoke City <Roanoke	20	80	60	300%
Staunton <Augusta	600	640	40	7%
Suffolk	1,740	1,590	-150	-9%
Virginia Beach	2,390	1,970	-420	-18%
Waynesboro <Augusta	630	660	30	5%
Winchester <Frederick	140	290	150	107%
AVERAGES	*$873*	*$812*	*-$61*	

[1] For TY2015 James City uses New Kent as a transfer-in county because of 2012 Ag Census non-disclosure requirements. Also, York, Hampton City, and Newport News City now use New Kent as their transfer-in county.

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

TY2020 Data Comparison Summary

	Increase % Change (Top Ones)	
1	Henry	2500%
2	Greene	600%
3	Roanoke	300%
4	Roanoke City <Roanoke	300%
5	Warren	150%
6	Prince Edward	131%
7	Winchester <Frederick	107%
8	Frederick	107%
9	Stafford	96%
10	Wise	83%
11	Amherst	75%
12	Prince William	50%
13	Carroll	47%
14	Radford <Pulaski	39%
15	Loudoun	38%
16	Fairfax <Loudoun	37%
17	King George	33%
18	Alleghany	33%
19	Pulaski	32%
20		
21		
22		
23		

Increase $ Change (Top Ones)	
Stafford	470
James City <New Kent	300
York <New Kent	300
Hampton <New Kent	280
Newport News <New Kent	280
Henry	250
King George	240
Prince William	220
Prince Edward	170
Carroll	160
Culpeper	160
Frederick	160
Winchester <Frederick	150
Fairfax <Loudoun	130
Loudoun	130
Greensville	120
Radford <Pulaski	70
Greene	60
Louisa	60
Pulaski	60
Roanoke	60
Warren	60
Roanoke City <Roanoke	60

	Decrease % Change	
1	Fluvanna	-96%
2	Nelson	-77%
3	Bath	-40%
4	Goochland	-36%
5	Lancaster	-31%
6	Nottoway	-30%
7	Northumberland	-27%
8	Bland	-26%
9	Fredericksburg <Spotsylvania	-24%
10	Richmond	-24%
11	Essex	-24%
12	Spotsylvania	-23%
13	Gloucester	-21%
14	King William	-21%
15	Prince George	-20%
16	Petersburg <Prince George	-20%
17	Henrico, Coastal <King William	*-20%*
18		
19		
20		

Decrease $ Change	
Lancaster	-710
Northumberland	-700
Richmond	-550
Essex	-540
Accomack	-480
King William	-460
Gloucester	-440
Henrico, Coastal <King William	-420
Virginia Beach	-420
Chesapeake	-410
Caroline	-370
Middlesex	-370
Prince George	-340
Petersburg <Prince George	-300
Southampton	-$300
Goochland	-$260
Fluvanna	-$240
Isle Of Wight	-$240
Westmoreland	-$240
Franklin City <Isle of Wight	-$220
Hanover, Coastal <King William	-$200

Overall

Overall, the average change was **-$61 decrease** per acre
74% of localities had $ changes of $50 or less per acre
17% of localities had $ changes of $100 or more per acre
2% of localities had no change
Halifax
Rappahannock

5 localities had rates of ≤ $40: Alleghany, Bath, Fluvanna, Nelson & Rappahanock.

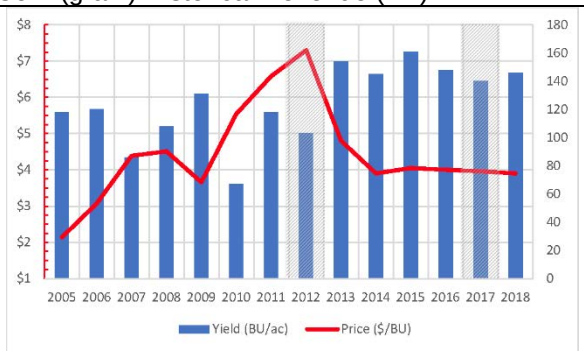
Table 2. Overview: TY2020 Use-Value Assessment Program Values Income Approach

Type III w/out risk Land Estimate		Number of counties/cities that increased or decreased
Average $ Decrease	-$201	51
Average $ Increase	$103	43
No change	$0	2
Average overall change in value from 2019 to 2020	-$61	

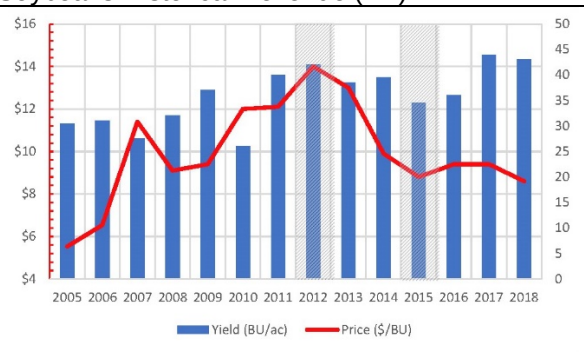
General Comments

- The high grain prices from DY2010-DY2013 are beginning to lose influence in counties that have enough crop acreage of corn, wheat, barley, and/or soybeans in their composite farm. The graphs below illustrate how 7-year Olympic Averaging of grain revenue (excluding federal payments) contributed to the statewide average decrease in the income approach use-values for TY2020.

Corn (grain) Historical Revenue (VA)



Soybeans Historical Revenue (VA)



Source: NASS (State-Level Prices and Yields)

- For tax year 2011, the format of the Direct and Counter-Cyclical Program (DCP) payments received from USDA-FSA changed. In that year, DCP payments were only jurisdiction-specific. In previous years and for tax years 2012 through 2016, DCP payments were crop specific. For the last 3-years more federal payments were made to counties without specific crop tags. When this occurs, payments are dispersed across a county's composite farm acre weighting.
- Rappahannock had a $0 value for Type III Land Use Value for TY2020; and Fluvanna, Bath, Nelson, and Alleghany have use values under $50.
- Possible ways to address zero or low values include using the rental rate approach.
- The 2017 Agricultural Census resulted in an update of each county's composite farm. See summary in Table 3.
- With the 2017 Ag Census, most jurisdictions had changes in their reported number of farms (many decreased), and changes in their individual crop acreages. Either or both of these occurrences, alters the calculated weighting of an individual crop's net return.

Selected Counties/Cities: Explanatory Notes (Increases and Decreases)

Increases (Type III w/out risk): Generally, increases were due to increased weighting in grains.

All Counties with $ Increases of $100 or more (Type III w/out risk)

	% Change	$ Increase	Crops listed are in order of contribution
Carroll	47%	160	Increase in profits from pumpkins, alfalfa, sweet corn. Alfalfa weighting increase.
Culpeper	23%	160	Soybeans weighting increase.
Fairfax<Loudoun	37%	130	Soybeans and alfalfa weighting increase.
Frederick	107%	160	Increase in profits from soybeans. Soybeans, corn and alfalfa weighting increase.
Greensville	7%	120	Increase in profits from tobacco. Tobacco, peanuts, and corn weighting increase.
Hampton<New Kent	28%	280	Increase in profits from soybeans and corn. Soybeans and corn weighting increase.
Henry	2500%	250	Increase in profits from tobacco, pasture, and alfalfa. Tobacco and alfalfa are new crops.
James City<New Kent	29%	300	Increase in profits from soybeans and corn. Soybeans and corn weighting increase.
King George	33%	240	Soybeans weighting increase. Alfalfa is a new crop. Its profit added to the model.
Loudoun	38%	130	Soybean and alfalfa weighting increase.
Newport News<New Kent	28%	280	Increase in profits from soybeans and corn. Soybeans and corn weighting increase.
Prince Edward	137%	170	Soybeans weighting increase. Increase in profits from pasture and alfalfa.
Prince William	50%	220	Increase in profits from soybeans. Soybeans and wheat weighting increase.
Stafford	96%	470	Soybean and corn weighting increase.
Winchester<Frederick	107%	160	Increase in profits from soybeans. Soybeans, corn, alfalfa weighting increase.
York<New Kent	28%	300	Increase in profits from soybeans and corn. Soybeans and corn weighting increase.

Decreases (Type III w/out risk): Generally, decreases in estimates were due to decreases in profit from grains (i.e., corn and soybeans). Additionally, wheat and barley (modeled as double crops) acreage declined considerably in VA with the 2017 census. Counties that previously carried a high percentage of wheat in their composite farms experienced decreases.

All Counties with $ Decreases of $200 or more (Type III w/out risk)

	% Change	$ Decrease	Crops listed are in order of contribution
Accomack	-17%	-480	Decreased profits from corn, soybeans, wheat – weighting decreased in soybeans and wheat
Caroline	-19%	-370	Decreased profits in corn, wheat and soybeans – weighting decrease in wheat and corn.
Chesapeake	-16%	-410	Decreased profits from corn, wheat, and soybeans – weighting decreased in wheat and corn
Essex	-24%	-540	Decreased profits from corn, soybeans, and wheat - weighting decrease in wheat and soybeans
Fluvanna	-97%	-240	Soybeans and wheat acreage became nondisclosed with 2017 census – no acreage reported for corn (it was dropped from model)
Franklin City<Isle of Wight	-9%	-220	Decreased profit from soybeans, cotton, and wheat – weighting decreased in soybeans, wheat, and cotton
Gloucester	-21%	-440	Decreased profits from corn, soybeans, and wheat – weighting decreased in soybeans and wheat
Goochland	-36%	-260	Decreased profits and weighting in corn, soybean, wheat
Hanover, Coastal<King William	-12%	-200	Decreased profits and weighting in corn and wheat
Henrico, Coastal< King William	-20%	-460	Decreased profits in soybeans, corn and wheat – weighting decrease in soybeans and corn
Isle of Wight	-10%	-240	Decreased profits from soybeans, cotton, and wheat – weighting decreased in soybeans, wheat, and cotton
King William	-21%	-460	Decreased profits from corn, soybeans, and wheat. Decreased weighting in wheat. Forty five fewer farms with 2017 census.
Lancaster	-31%	-710	Decreased profit from corn and wheat. Decreased weighting in wheat and soybeans.
Middlesex	-17%	-370	Decreased profit from corn, wheat, and soybeans. Decrease weighting in wheat.
Northumberland	-27%	-700	Decreased profits from corn, wheat, and soybeans. Decreased weighting in wheat. Thirty six more farms with 2017 census.
Petersburg<Prince George	-20%	-300	Tobacco dropped from model with 2017 census – decreased profits from tobacco, corn, and wheat
Prince George	-20%	-340	Tobacco dropped from model with 2017 census – decreased profits from tobacco, corn, and wheat
Richmond	-24%	-550	Decreased profit from corn and wheat – weighting decreased in wheat, corn, and barley.
Southampton	-13%	-300	Decreased profit from soybeans, cotton, wheat – weighting decreased in wheat and soybeans
Virginia Beach	-18%	-420	Decreased profits from wheat, soybeans, and corn – wheat and soybeans weighting decreased
Westmoreland	-10%	-240	Decreased profits from corn and wheat - weighting decreased for wheat

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 (<).

Table 3. Ag Census 2012 to 2017: Summary of Composite Farm Changes by Crop

All Jurisdictions (including those without use-value assessment)				
Crop	**Composite Farm Acres 2012**	**Composite Farm Acres 2017**	**Difference**	**Percentage Change (%)**
Alfalfa	166	221	55	33%
Barley	156	39	-117	-75%
Cabbage	0	2	2	**New Crop**
Corn	2204	2417	213	10%
Cotton	561	580	19	3%
Cucumbers	0	1	1	**New Crop**
Hay	3067	3062	-5	0%
Lima Beans	0	2	2	**New Crop**
Pasture	5912	5450	-462	-8%
Peanuts	129	191	62	48%
Potatoes	25	22	-3	-12%
Pumpkins	3	5	2	67%
Snap Beans	0	5	5	**New Crop**
Sorghum	0	52	52	**New Crop**
Soybeans	3660	3782	122	3%
Sweet Corn	2	4	2	100%
Tobacco	47	64	17	36%
Tomatoes	1	1	0	0%
Watermelons	1	1	0	0%
Wheat	1548	954	-594	-38%
Double Crop	1709	1000	-709	-41%
Total	19191	17855	-1336	-7%