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 **2020**

		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	3,550	3,190	2,360	1,890	3,140	1,420	1,180	710	910	3,070	240
	w/ Risk	3,380	3,040	2,250	1,800	2,990	1,350	1,130	680	870	2,920	230
Albemarle	w/out Risk	180	160	120	100	140	70	60	40	50	120	10
	w/ Risk	170	150	110	90	130	70	60	30	50	110	10
Alleghany[2]	w/out Risk	60	60	40	30	50	20	20	10	20	40	0
	w/ Risk	60	50	40	30	50	20	20	10	20	40	0
Amelia	w/out Risk	1,170	1,050	780	620	950	470	390	230	390	940	80
	w/ Risk	1,110	1,000	740	590	900	450	370	220	370	890	70
Amherst	w/out Risk	110	100	70	60	80	40	40	20	30	70	10
	w/ Risk	100	90	70	60	70	40	30	20	20	60	10
Appomattox	w/out Risk	250	220	160	130	190	100	80	50	80	180	20
	w/ Risk	230	210	160	120	180	90	80	50	80	170	20
Augusta	w/out Risk	1,030	930	690	550	730	410	340	210	300	680	70
	w/ Risk	980	880	650	520	690	390	330	200	290	640	70
Bath[2]	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
Bedford	w/out Risk	140	130	100	80	100	60	50	30	40	80	10
	w/ Risk	140	120	90	70	90	50	50	30	40	80	10
Bland	w/out Risk	470	420	310	250	320	190	160	90	120	230	30
	w/ Risk	450	400	300	240	310	180	150	90	110	230	30
Botetourt	w/out Risk	260	230	170	140	180	100	90	50	80	160	20
	w/ Risk	240	220	160	130	170	100	80	50	70	150	20
Campbell	w/out Risk	280	260	190	150	210	110	90	60	80	190	20
	w/ Risk	270	240	180	140	190	110	90	50	70	180	20
Caroline	w/out Risk	2,370	2,130	1,580	1,260	2,040	950	790	470	790	1,990	160
	w/ Risk	2,250	2,030	1,500	1,200	1,940	900	750	450	750	1,890	150
Carroll	w/out Risk	750	670	500	400	490	300	250	150	190	370	50
	w/ Risk	710	640	470	380	460	280	240	140	180	350	50
Chesterfield < Amelia	w/out Risk	1,080	970	720	570	870	430	360	220	360	860	70
	w/ Risk	1,030	920	680	550	830	410	340	210	340	820	70
Clarke	w/out Risk	340	310	230	180	280	140	110	70	90	280	20
	w/ Risk	330	290	220	170	260	130	110	70	90	260	20
Culpeper	w/out Risk	1,300	1,170	870	690	950	520	430	260	440	920	90
	w/ Risk	1,240	1,110	830	660	900	500	410	250	420	870	80
Cumberland	w/out Risk	390	350	260	210	320	150	130	80	130	310	30
	w/ Risk	370	330	250	200	300	150	120	70	120	300	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										
Dinwiddie_Coastal < Sussex	w/out Risk	1,840	1,650	1,230	980	1,450	740	610	370	390	1,430	120
	w/ Risk	1,750	1,580	1,170	930	1,390	700	580	350	370	1,360	120
Dinwiddie_Pied < Brunswick	w/out Risk	1,890	1,700	1,260	1,010	1,530	750	630	380	480	1,510	130
	w/ Risk	1,800	1,620	1,200	960	1,460	720	600	360	460	1,440	120
Essex	w/out Risk	2,600	2,340	1,740	1,390	2,230	1,040	870	520	540	2,160	170
	w/ Risk	2,480	2,230	1,650	1,320	2,120	990	830	500	520	2,060	170
Fairfax < Loudoun	w/out Risk	710	640	480	380	550	290	240	140	250	530	50
	w/ Risk	680	610	450	360	520	270	230	140	230	500	50
Fauquier	w/out Risk	770	690	510	410	550	310	260	150	240	500	50
	w/ Risk	730	660	490	390	520	290	240	150	220	480	50
Floyd	w/out Risk	350	310	230	180	220	140	120	70	90	180	20
	w/ Risk	330	300	220	180	220	130	110	70	90	170	20
Fluvanna[2]	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	0	10	0	0	0	0	10	0
Franklin	w/out Risk	720	650	480	380	490	290	240	140	150	460	50
	w/ Risk	690	620	460	370	470	270	230	140	150	440	50
Frederick	w/out Risk	460	420	310	250	340	180	150	90	130	300	30
	w/ Risk	440	400	290	230	320	180	150	90	130	280	30
Giles	w/out Risk	410	370	270	220	280	160	140	80	120	210	30
	w/ Risk	390	350	260	210	270	160	130	80	120	200	30
Gloucester	w/out Risk	2,430	2,180	1,620	1,290	1,990	970	810	490	730	1,940	160
	w/ Risk	2,310	2,080	1,540	1,230	1,900	920	770	460	690	1,850	150
Goochland	w/out Risk	690	620	460	370	510	280	230	140	220	490	50
	w/ Risk	660	590	440	350	490	260	220	130	210	470	40
Greene	w/out Risk	110	100	70	60	80	40	40	20	40	70	10
	w/ Risk	100	90	70	50	70	40	30	20	30	60	10
Greensville	w/out Risk	2,700	2,430	1,800	1,440	2,370	1,080	900	540	960	2,100	180
	w/ Risk	2,570	2,310	1,710	1,370	2,250	1,030	860	510	920	2,000	170
Halifax[1]	w/out Risk	510	460	340	270	380	210	170	100	160	380	30
	w/ Risk	490	440	330	260	370	200	160	100	150	360	30
Hanover_Coastal < King William	w/out Risk	2,260	2,040	1,510	1,210	1,940	910	750	450	540	1,890	150
	w/ Risk	2,160	1,940	1,440	1,150	1,850	860	720	430	510	1,800	140
Hanover_Pied < Louisa	w/out Risk	2,270	2,040	1,510	1,210	1,730	910	760	450	770	1,670	150
	w/ Risk	2,160	1,950	1,440	1,150	1,650	870	720	430	730	1,600	140
Henrico_Coastal < King William	w/out Risk	2,560	2,300	1,700	1,360	2,190	1,020	850	510	610	2,130	170
	w/ Risk	2,430	2,190	1,620	1,300	2,080	970	810	490	580	2,030	160
Henrico_Pied < Louisa	w/out Risk	2,430	2,190	1,620	1,300	1,850	970	810	490	820	1,790	160
	w/ Risk	2,320	2,090	1,550	1,240	1,770	930	770	460	780	1,710	150
Henry	w/out Risk	390	350	260	210	260	160	130	80	80	250	30
	w/ Risk	370	330	250	200	250	150	120	70	70	240	20
Isle of Wight	w/out Risk	3,290	2,960	2,200	1,760	2,860	1,320	1,100	660	1,020	2,720	220
	w/ Risk	3,140	2,820	2,090	1,670	2,720	1,260	1,050	630	970	2,590	210

		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	2,020	1,820	1,350	1,080	1,710	810	670	400	550	1,680	130
	w/ Risk	1,920	1,730	1,280	1,030	1,630	770	640	380	520	1,590	130
King George	w/out Risk	1,430	1,290	960	760	1,240	570	480	290	400	1,120	100
	w/ Risk	1,360	1,230	910	730	1,180	550	450	270	380	1,060	90
King William	w/out Risk	2,630	2,370	1,760	1,410	2,250	1,050	880	530	630	2,190	180
	w/ Risk	2,510	2,260	1,670	1,340	2,150	1,000	840	500	600	2,090	170
Lancaster	w/out Risk	2,330	2,100	1,560	1,240	2,080	930	780	470	790	2,050	160
	w/ Risk	2,220	2,000	1,480	1,190	1,980	890	740	440	750	1,950	150
Loudoun	w/out Risk	700	630	470	380	540	280	230	140	240	520	50
	w/ Risk	670	600	450	360	520	270	220	130	230	490	40
Louisa	w/out Risk	680	610	450	360	520	270	230	140	230	500	50
	w/ Risk	640	580	430	340	490	260	210	130	220	470	40
Madison	w/out Risk	1,100	990	730	590	790	440	370	220	310	740	70
	w/ Risk	1,050	940	700	560	750	420	350	210	300	700	70
Middlesex	w/out Risk	2,730	2,460	1,820	1,460	2,410	1,090	910	550	630	2,350	180
	w/ Risk	2,600	2,340	1,730	1,390	2,290	1,040	870	520	600	2,230	170
Montgomery	w/out Risk	310	280	210	160	220	120	100	60	70	190	20
	w/ Risk	290	260	200	160	210	120	100	60	70	180	20
Nelson[2]	w/out Risk	50	40	30	20	30	20	20	10	10	30	0
	w/ Risk	40	40	30	20	30	20	10	10	10	30	0
New Kent[1]	w/out Risk	2,420	2,180	1,620	1,290	2,050	970	810	480	660	2,010	160
	w/ Risk	2,310	2,080	1,540	1,230	1,950	920	770	460	630	1,920	150
Northampton[1]	w/out Risk	4,230	3,810	2,820	2,260	4,010	1,690	1,410	850	920	3,950	280
	w/ Risk	4,030	3,630	2,690	2,150	3,820	1,610	1,340	810	880	3,760	270
Northumberland	w/out Risk	2,890	2,600	1,920	1,540	2,580	1,150	960	580	970	2,520	190
	w/ Risk	2,750	2,470	1,830	1,470	2,450	1,100	920	550	920	2,400	180
Nottoway	w/out Risk	570	510	380	300	440	230	190	110	150	410	40
	w/ Risk	540	490	360	290	420	220	180	110	150	390	40
Orange	w/out Risk	960	870	640	510	710	390	320	190	310	660	60
	w/ Risk	920	830	610	490	670	370	310	180	300	630	60
Page	w/out Risk	400	360	270	210	300	160	130	80	100	290	30
	w/ Risk	380	350	260	200	290	150	130	80	100	280	30
Pittsylvania	w/out Risk	740	660	490	390	510	300	250	150	230	500	50
	w/ Risk	700	630	470	370	480	280	230	140	210	470	50
Powhatan	w/out Risk	690	620	460	370	560	280	230	140	210	540	50
	w/ Risk	660	590	440	350	530	260	220	130	200	520	40
Prince Edward	w/out Risk	450	400	300	240	350	180	150	90	120	310	30
	w/ Risk	430	380	280	230	330	170	140	90	120	290	30
Prince George	w/out Risk	1,990	1,790	1,320	1,060	1,720	790	660	400	510	1,690	130
	w/ Risk	1,890	1,700	1,260	1,010	1,630	760	630	380	490	1,600	130
Prince William	w/out Risk	1,000	900	660	530	780	400	330	200	370	740	70
	w/ Risk	950	850	630	510	740	380	320	190	350	710	60
Pulaski	w/out Risk	380	340	250	200	250	150	130	80	100	220	30
	w/ Risk	360	330	240	190	240	140	120	70	90	210	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[2]	w/out Risk	0	0	0	0	0	0	0	0	0	0	0
	w/ Risk	0	0	0	0	0	0	0	0	0	0	0
Richmond	w/out Risk	2,600	2,340	1,730	1,390	2,280	1,040	870	520	530	2,190	170
	w/ Risk	2,470	2,230	1,650	1,320	2,170	990	820	490	500	2,090	160
Roanoke	w/out Risk	120	100	80	60	80	50	40	20	30	60	10
	w/ Risk	110	100	70	60	70	40	40	20	30	60	10
Rockbridge	w/out Risk	450	400	300	240	310	180	150	90	140	260	30
	w/ Risk	430	380	280	230	290	170	140	90	130	250	30
Rockingham	w/out Risk	1,640	1,480	1,090	870	1,170	660	550	330	490	1,080	110
	w/ Risk	1,560	1,410	1,040	830	1,120	620	520	310	470	1,030	100
Russell	w/out Risk	240	210	160	130	160	100	80	50	60	100	20
	w/ Risk	230	200	150	120	150	90	80	50	60	100	20
Shenandoah	w/out Risk	970	870	650	520	710	390	320	190	250	660	60
	w/ Risk	920	830	620	490	680	370	310	180	240	630	60
Smyth	w/out Risk	630	570	420	340	430	250	210	130	150	340	40
	w/ Risk	600	540	400	320	400	240	200	120	140	320	40
Southampton	w/out Risk	3,020	2,720	2,010	1,610	2,520	1,210	1,010	600	890	2,500	200
	w/ Risk	2,870	2,590	1,920	1,530	2,400	1,150	960	570	850	2,380	190
Spotsylvania	w/out Risk	710	640	470	380	530	280	240	140	240	500	50
	w/ Risk	670	610	450	360	500	270	220	130	220	480	40
Stafford	w/out Risk	1,440	1,300	960	770	1,070	580	480	290	440	1,010	100
	w/ Risk	1,370	1,230	910	730	1,020	550	460	270	410	960	90
Tazewell	w/out Risk	490	450	330	260	320	200	160	100	120	210	30
	w/ Risk	470	420	310	250	300	190	160	90	110	200	30
Warren	w/out Risk	150	140	100	80	110	60	50	30	40	100	10
	w/ Risk	140	130	100	80	110	60	50	30	40	100	10
Washington	w/out Risk	630	560	420	330	400	250	210	130	170	330	40
	w/ Risk	600	540	400	320	390	240	200	120	160	320	40
Westmoreland	w/out Risk	3,380	3,050	2,260	1,800	2,960	1,350	1,130	680	710	2,840	230
	w/ Risk	3,220	2,900	2,150	1,720	2,820	1,290	1,070	640	670	2,700	210
Wise	w/out Risk	170	150	110	90	120	70	60	30	30	50	10
	w/ Risk	160	140	110	90	110	60	50	30	30	50	10
Wythe	w/out Risk	430	390	290	230	290	170	140	90	100	250	30
	w/ Risk	410	370	270	220	270	160	140	80	100	230	30
York < New Kent	w/out Risk	2,030	1,830	1,360	1,080	1,720	810	680	410	560	1,690	140
	w/ Risk	1,940	1,740	1,290	1,030	1,640	770	650	390	530	1,600	130

		Cropland				*Average Cropland*	Pastureland			*Average Pastureland*	*Average Agri. Land*	
		I	II	III	IV	*I-IV*	V	VI	VII	*V-VII*	*I-VII*	VIII
		DOLLARS										
City of												
Buena Vista < Rockbridge	w/out Risk	410	370	270	220	280	160	140	80	130	240	30
	w/ Risk	390	350	260	210	270	160	130	80	120	230	30
Chesapeake City	w/out Risk	3,280	2,950	2,190	1,750	2,250	1,310	1,090	660	670	2,240	220
	w/ Risk	3,130	2,810	2,080	1,670	2,130	1,250	1,040	630	640	2,120	210
Danville < Pittyslvania	w/out Risk	720	650	480	380	500	290	240	140	220	490	50
	w/ Risk	690	620	460	370	480	270	230	140	210	470	50
Franklin City < Isle of Wight	w/out Risk	3,180	2,870	2,120	1,700	2,770	1,270	1,060	640	980	2,640	210
	w/ Risk	3,030	2,730	2,020	1,620	2,630	1,210	1,010	610	930	2,510	200
Fredericksburg City < Spotyslvania	w/out Risk	710	640	470	380	530	280	240	140	240	500	50
	w/ Risk	680	610	450	360	500	270	230	140	230	480	50
Hampton < New Kent	w/out Risk	1,900	1,710	1,270	1,010	1,610	760	630	380	520	1,580	130
	w/ Risk	1,810	1,630	1,200	960	1,530	720	600	360	490	1,500	120
Harrisonburg < Rockingham	w/out Risk	1,630	1,470	1,090	870	1,170	650	540	330	490	1,070	110
	w/ Risk	1,550	1,400	1,030	830	1,110	620	520	310	470	1,020	100
Lynchburg < 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
Newport News < New Kent	w/out Risk	1,900	1,710	1,270	1,010	1,610	760	630	380	520	1,580	130
	w/ Risk	1,810	1,630	1,210	960	1,530	720	600	360	490	1,500	120
Petersburg < Prince George	w/out Risk	1,810	1,630	1,210	960	1,570	720	600	360	460	1,540	120
	w/ Risk	1,720	1,550	1,150	920	1,490	690	570	340	440	1,460	110
Radford City < Pulaski	w/out Risk	370	330	250	200	250	150	120	70	90	220	20
	w/ Risk	350	320	240	190	240	140	120	70	90	210	20
Roanoke City < Roanoke	w/out Risk	110	100	80	60	80	50	40	20	30	60	10
	w/ Risk	110	100	70	60	70	40	40	20	30	60	10
Staunton < Augusta	w/out Risk	960	870	640	510	680	380	320	190	280	630	60
	w/ Risk	920	820	610	490	650	370	310	180	270	600	60
Suffolk	w/out Risk	2,390	2,150	1,590	1,270	2,110	960	800	480	740	2,080	160
	w/ Risk	2,270	2,050	1,520	1,210	2,010	910	760	450	700	1,980	150
Virginia Beach	w/out Risk	2,950	2,660	1,970	1,570	2,200	1,180	980	590	600	2,190	200
	w/ Risk	2,810	2,530	1,870	1,500	2,090	1,120	940	560	570	2,080	190
Waynesboro < Augusta	w/out Risk	990	890	660	530	700	400	330	200	290	650	70
	w/ Risk	950	850	630	500	670	380	320	190	280	620	60
Winchester < Frederick	w/out Risk	440	390	290	230	310	170	150	90	130	280	30
	w/ Risk	410	370	280	220	300	170	140	80	120	260	30

[1] Use value taxation applies only within agricultural and forestal districts.

[2] Using estimates from capitalized rental rates is suggested.

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 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 (<).