

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 2020.

| | | |
|---|---------------------------|------------------------|
| 1. Estimated Net Return: | \$179.71 | |
| 2. Capitalization Rates | | |
| a. Interest Rate Component ¹ | 0.0531 | |
| b. Property Tax Component ² | 0.0055 | |
| c. Rate Without Risk | 0.0586 | |
| d. Risk Component | 0.0029 | |
| e. Rate With Risk ³ | 0.0615 | |
| | | |
| | Without Risk ⁴ | With Risk ⁵ |
| 3. Unadjusted Use Value | \$3,067.98 | \$2,921.88 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 32,949 | 1.50 | 49,423.29 |
| | II | 32,761 | 1.35 | 44,227.26 |
| | III | 1,557 | 1.00 | 1,556.54 |
| | IV | 11,196 | 0.80 | 8,956.63 |
| | V | --- | 0.60 | --- |
| | VI | 1,085 | 0.50 | 542.42 |
| | VII | 1,479 | 0.30 | 443.81 |
| | Total | 81,026 | | 105,149.94 |
| | 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 | \$3,546.18 | \$3,550 | \$3,377.31 | \$3,380 |
| II | 1.35 | \$3,191.56 | \$3,190 | \$3,039.58 | \$3,040 |
| III | 1.00 | \$2,364.12 | \$2,360 | \$2,251.54 | \$2,250 |
| IV | 0.80 | \$1,891.29 | \$1,890 | \$1,801.23 | \$1,800 |
| V | 0.60 | \$1,418.47 | \$1,420 | \$1,350.92 | \$1,350 |
| VI | 0.50 | \$1,182.06 | \$1,180 | \$1,125.77 | \$1,130 |
| VII | 0.30 | \$709.24 | \$710 | \$675.46 | \$680 |
| VIII | 0.10 | \$236.41 | \$240 | \$225.15 | \$230 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$7.24

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0076

c. Rate Without Risk 0.0607

d. Risk Component 0.0030

e. Rate With Risk³ 0.0637

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$119.25 | \$113.57 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 139 | 1.50 | 208.83 |
| | II | 41,181 | 1.35 | 55,594.37 |
| | III | 20,428 | 1.00 | 20,428.05 |
| | IV | 20,733 | 0.80 | 16,586.18 |
| | V | 326 | 0.60 | 195.48 |
| | VI | 14,123 | 0.50 | 7,061.58 |
| | VII | 5,377 | 0.30 | 1,613.25 |
| | Total | 102,307 | | 101,687.74 |
| | Soil Index Factor:⁷ | 0.99 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$179.96 | \$180 | \$171.39 | \$170 |
| II | 1.35 | \$161.97 | \$160 | \$154.25 | \$150 |
| III | 1.00 | \$119.97 | \$120 | \$114.26 | \$110 |
| IV | 0.80 | \$95.98 | \$100 | \$91.41 | \$90 |
| V | 0.60 | \$71.98 | \$70 | \$68.56 | \$70 |
| VI | 0.50 | \$59.99 | \$60 | \$57.13 | \$60 |
| VII | 0.30 | \$35.99 | \$40 | \$34.28 | \$30 |
| VIII | 0.10 | \$12.00 | \$10 | \$11.43 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 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 **2020**.

1. Estimated Net Return: \$2.38

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0065

c. Rate Without Risk 0.0596

d. Risk Component 0.0030

e. Rate With Risk³ 0.0626

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$39.84 | \$37.95 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 1,610 | 1.50 | 2,414.54 |
| | II | 3,115 | 1.35 | 4,205.06 |
| | III | 1,726 | 1.00 | 1,726.23 |
| | IV | 803 | 0.80 | 642.45 |
| | V | --- | 0.60 | --- |
| | VI | 1,874 | 0.50 | 936.84 |
| | VII | 1,565 | 0.30 | 469.36 |
| | Total | 10,692 | | 10,394.47 |
| | Soil Index | 0.97 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$61.48 | \$60 | \$58.55 | \$60 |
| II | 1.35 | \$55.33 | \$60 | \$52.70 | \$50 |
| III | 1.00 | \$40.99 | \$40 | \$39.03 | \$40 |
| IV | 0.80 | \$32.79 | \$30 | \$31.23 | \$30 |
| V | 0.60 | \$24.59 | \$20 | \$23.42 | \$20 |
| VI | 0.50 | \$20.49 | \$20 | \$19.52 | \$20 |
| VII | 0.30 | \$12.30 | \$10 | \$11.71 | \$10 |
| VIII | 0.10 | \$4.10 | --- | \$3.90 | --- |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 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 **2020**.

1. Estimated Net Return: \$53.79

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0042

c. Rate Without Risk 0.0573

d. Risk Component 0.0029

e. Rate With Risk³ 0.0602

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$938.11 | \$893.44 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 0 | 1.50 | 0.33 |
| | II | 28,949 | 1.35 | 39,080.97 |
| | III | 11,441 | 1.00 | 11,440.64 |
| | IV | 3,323 | 0.80 | 2,658.41 |
| | V | 0 | 0.60 | 0.27 |
| | VI | 806 | 0.50 | 403.09 |
| | VII | --- | 0.30 | --- |
| | Total | 44,519 | | 53,583.72 |
| | Soil Index Factor:⁷ | 1.20 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,169.13 | \$1,170 | \$1,113.45 | \$1,110 |
| II | 1.35 | \$1,052.21 | \$1,050 | \$1,002.11 | \$1,000 |
| III | 1.00 | \$779.42 | \$780 | \$742.30 | \$740 |
| IV | 0.80 | \$623.53 | \$620 | \$593.84 | \$590 |
| V | 0.60 | \$467.65 | \$470 | \$445.38 | \$450 |
| VI | 0.50 | \$389.71 | \$390 | \$371.15 | \$370 |
| VII | 0.30 | \$233.83 | \$230 | \$222.69 | \$220 |
| VIII | 0.10 | \$77.94 | \$80 | \$74.23 | \$70 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 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 **2020**.

1. Estimated Net Return: \$3.91

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0056

c. Rate Without Risk 0.0587

d. Risk Component 0.0029

e. Rate With Risk³ 0.0616

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$66.63 | \$63.45 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 4 | 1.50 | 5.34 |
| | II | 11,010 | 1.35 | 14,863.01 |
| | III | 14,104 | 1.00 | 14,104.04 |
| | IV | 8,420 | 0.80 | 6,735.71 |
| | V | --- | 0.60 | --- |
| | VI | 4,322 | 0.50 | 2,161.12 |
| | VII | 4,798 | 0.30 | 1,439.52 |
| | Total | 42,657 | | 39,308.73 |
| | Soil Index Factor:⁷ | 0.92 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$108.45 | \$110 | \$103.29 | \$100 |
| II | 1.35 | \$97.61 | \$100 | \$92.96 | \$90 |
| III | 1.00 | \$72.30 | \$70 | \$68.86 | \$70 |
| IV | 0.80 | \$57.84 | \$60 | \$55.09 | \$60 |
| V | 0.60 | \$43.38 | \$40 | \$41.32 | \$40 |
| VI | 0.50 | \$36.15 | \$40 | \$34.43 | \$30 |
| VII | 0.30 | \$21.69 | \$20 | \$20.66 | \$20 |
| VIII | 0.10 | \$7.23 | \$10 | \$6.89 | \$10 |

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²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 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 **2020**.

1. Estimated Net Return: \$10.71

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0060

c. Rate Without Risk 0.0591

d. Risk Component 0.0030

e. Rate With Risk³ 0.0621

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$181.19 | \$172.56 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 218 | 1.50 | 326.92 |
| | II | 20,974 | 1.35 | 28,314.33 |
| | III | 21,337 | 1.00 | 21,336.97 |
| | IV | 3,396 | 0.80 | 2,716.77 |
| | V | --- | 0.60 | --- |
| | VI | 2,540 | 0.50 | 1,269.76 |
| | VII | 490 | 0.30 | 146.98 |
| | Total | 48,954 | | 54,111.74 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$245.88 | \$250 | \$234.17 | \$230 |
| II | 1.35 | \$221.29 | \$220 | \$210.76 | \$210 |
| III | 1.00 | \$163.92 | \$160 | \$156.12 | \$160 |
| IV | 0.80 | \$131.14 | \$130 | \$124.89 | \$120 |
| V | 0.60 | \$98.35 | \$100 | \$93.67 | \$90 |
| VI | 0.50 | \$81.96 | \$80 | \$78.06 | \$80 |
| VII | 0.30 | \$49.18 | \$50 | \$46.83 | \$50 |
| VIII | 0.10 | \$16.39 | \$20 | \$15.61 | \$20 |

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²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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.

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 **2020**.

1. Estimated Net Return: \$39.68

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0053

c. Rate Without Risk 0.0584

d. Risk Component 0.0029

e. Rate With Risk³ 0.0613

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$679.37 | \$647.02 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 551 | 1.50 | 826.64 |
| | II | 51,639 | 1.35 | 69,713.10 |
| | III | 79,662 | 1.00 | 79,661.93 |
| | IV | 39,738 | 0.80 | 31,790.14 |
| | V | --- | 0.60 | --- |
| | VI | 14,314 | 0.50 | 7,156.77 |
| | VII | 7,501 | 0.30 | 2,250.28 |
| | Total | 193,404 | | 191,398.86 |
| | Soil Index Factor:⁷ | 0.99 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$1,029.73 | \$1,030 | \$980.70 | \$980 |
| II | 1.35 | \$926.76 | \$930 | \$882.63 | \$880 |
| III | 1.00 | \$686.49 | \$690 | \$653.80 | \$650 |
| IV | 0.80 | \$549.19 | \$550 | \$523.04 | \$520 |
| V | 0.60 | \$411.89 | \$410 | \$392.28 | \$390 |
| VI | 0.50 | \$343.24 | \$340 | \$326.90 | \$330 |
| VII | 0.30 | \$205.95 | \$210 | \$196.14 | \$200 |
| VIII | 0.10 | \$68.65 | \$70 | \$65.38 | \$70 |

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²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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.

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 **2020**.

1. Estimated Net Return: \$1.72

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0050

c. Rate Without Risk 0.0581

d. Risk Component 0.0029

e. Rate With Risk³ 0.0610

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$29.52 | \$28.11 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 1,891 | 1.50 | 2,836.20 |
| | II | 6,731 | 1.35 | 9,086.84 |
| | III | 3,469 | 1.00 | 3,468.91 |
| | IV | 1,859 | 0.80 | 1,487.55 |
| | V | --- | 0.60 | --- |
| | VI | 2,644 | 0.50 | 1,322.25 |
| | VII | 2,006 | 0.30 | 601.93 |
| | Total | 18,601 | | 18,803.68 |
| | Soil Index | 1.01 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$43.80 | \$40 | \$41.71 | \$40 |
| II | 1.35 | \$39.42 | \$40 | \$37.54 | \$40 |
| III | 1.00 | \$29.20 | \$30 | \$27.81 | \$30 |
| IV | 0.80 | \$23.36 | \$20 | \$22.25 | \$20 |
| V | 0.60 | \$17.52 | \$20 | \$16.68 | \$20 |
| VI | 0.50 | \$14.60 | \$10 | \$13.90 | \$10 |
| VII | 0.30 | \$8.76 | \$10 | \$8.34 | \$10 |
| VIII | 0.10 | \$2.92 | --- | \$2.78 | --- |

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²The 7-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.

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

⁶Data provided by National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 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 **2020**.

1. Estimated Net Return: \$4.65

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0051

c. Rate Without Risk 0.0582

d. Risk Component 0.0029

e. Rate With Risk³ 0.0611

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$79.93 | \$76.12 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 0 | 1.50 | 0.33 |
| | II | 32,780 | 1.35 | 44,252.78 |
| | III | 17,446 | 1.00 | 17,445.74 |
| | IV | 44,128 | 0.80 | 35,302.73 |
| | V | --- | 0.60 | --- |
| | VI | 15,848 | 0.50 | 7,923.80 |
| | VII | 24,778 | 0.30 | 7,433.36 |
| | Total | 134,980 | | 112,358.74 |
| | Soil Index Factor:⁷ | 0.83 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$144.03 | \$140 | \$137.17 | \$140 |
| II | 1.35 | \$129.63 | \$130 | \$123.45 | \$120 |
| III | 1.00 | \$96.02 | \$100 | \$91.45 | \$90 |
| IV | 0.80 | \$76.82 | \$80 | \$73.16 | \$70 |
| V | 0.60 | \$57.61 | \$60 | \$54.87 | \$50 |
| VI | 0.50 | \$48.01 | \$50 | \$45.72 | \$50 |
| VII | 0.30 | \$28.81 | \$30 | \$27.43 | \$30 |
| VIII | 0.10 | \$9.60 | \$10 | \$9.14 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 Bland.

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 **2020**.

1. Estimated Net Return: \$13.99

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0061

c. Rate Without Risk 0.0592

d. Risk Component 0.0030

e. Rate With Risk³ 0.0622

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$236.23 | \$224.98 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 904 | 1.50 | 1,355.72 |
| | II | 5,186 | 1.35 | 7,001.12 |
| | III | 10,986 | 1.00 | 10,986.29 |
| | IV | 8,431 | 0.80 | 6,744.96 |
| | V | --- | 0.60 | --- |
| | VI | 6,874 | 0.50 | 3,436.77 |
| | VII | 11,311 | 0.30 | 3,393.16 |
| | Total | 43,691 | | 32,918.02 |
| | Soil Index Factor:⁷ | 0.75 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$470.32 | \$470 | \$447.92 | \$450 |
| II | 1.35 | \$423.28 | \$420 | \$403.13 | \$400 |
| III | 1.00 | \$313.54 | \$310 | \$298.61 | \$300 |
| IV | 0.80 | \$250.84 | \$250 | \$238.89 | \$240 |
| V | 0.60 | \$188.13 | \$190 | \$179.17 | \$180 |
| VI | 0.50 | \$156.77 | \$160 | \$149.31 | \$150 |
| VII | 0.30 | \$94.06 | \$90 | \$89.58 | \$90 |
| VIII | 0.10 | \$31.35 | \$30 | \$29.86 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$9.63

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0072

c. Rate Without Risk 0.0603

d. Risk Component 0.0030

e. Rate With Risk³ 0.0633

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$159.66 | \$152.06 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 4,083 | 1.50 | 6,124.41 |
| | II | 9,430 | 1.35 | 12,730.16 |
| | III | 16,901 | 1.00 | 16,900.65 |
| | IV | 17,891 | 0.80 | 14,312.78 |
| | V | --- | 0.60 | --- |
| | VI | 6,374 | 0.50 | 3,186.91 |
| | VII | 3,107 | 0.30 | 931.99 |
| | Total | 57,785 | | 54,186.90 |
| | Soil Index Factor:⁷ | 0.94 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$255.39 | \$260 | \$243.23 | \$240 |
| II | 1.35 | \$229.85 | \$230 | \$218.91 | \$220 |
| III | 1.00 | \$170.26 | \$170 | \$162.15 | \$160 |
| IV | 0.80 | \$136.21 | \$140 | \$129.72 | \$130 |
| V | 0.60 | \$102.16 | \$100 | \$97.29 | \$100 |
| VI | 0.50 | \$85.13 | \$90 | \$81.08 | \$80 |
| VII | 0.30 | \$51.08 | \$50 | \$48.65 | \$50 |
| VIII | 0.10 | \$17.03 | \$20 | \$16.22 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$15.66

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0123

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 | \$239.56 | \$228.15 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 4,950 | 1.50 | 7,425.09 |
| | II | 9,768 | 1.35 | 13,187.42 |
| | III | 28,447 | 1.00 | 28,447.37 |
| | IV | 21,461 | 0.80 | 17,168.86 |
| | V | --- | 0.60 | --- |
| | VI | 18,151 | 0.50 | 9,075.25 |
| | VII | 4,732 | 0.30 | 1,419.63 |
| | Total | 87,510 | | 76,723.61 |
| | Soil Index Factor:⁷ | 0.88 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$409.85 | \$410 | \$390.33 | \$390 |
| II | 1.35 | \$368.86 | \$370 | \$351.30 | \$350 |
| III | 1.00 | \$273.23 | \$270 | \$260.22 | \$260 |
| IV | 0.80 | \$218.59 | \$220 | \$208.18 | \$210 |
| V | 0.60 | \$163.94 | \$160 | \$156.13 | \$160 |
| VI | 0.50 | \$136.62 | \$140 | \$130.11 | \$130 |
| VII | 0.30 | \$81.97 | \$80 | \$78.07 | \$80 |
| VIII | 0.10 | \$27.32 | \$30 | \$26.02 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$11.13

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0050

c. Rate Without Risk 0.0581

d. Risk Component 0.0029

e. Rate With Risk³ 0.0610

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$191.72 | \$182.59 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 83 | 1.50 | 124.43 |
| | II | 31,812 | 1.35 | 42,946.17 |
| | III | 16,588 | 1.00 | 16,587.52 |
| | IV | 25,669 | 0.80 | 20,535.37 |
| | V | 243 | 0.60 | 145.85 |
| | VI | 4,920 | 0.50 | 2,459.91 |
| | VII | 3,384 | 0.30 | 1,015.19 |
| | Total | 82,699 | | 83,814.43 |
| | Soil Index Factor:⁷ | 1.01 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$283.76 | \$280 | \$270.24 | \$270 |
| II | 1.35 | \$255.38 | \$260 | \$243.22 | \$240 |
| III | 1.00 | \$189.17 | \$190 | \$180.16 | \$180 |
| IV | 0.80 | \$151.34 | \$150 | \$144.13 | \$140 |
| V | 0.60 | \$113.50 | \$110 | \$108.10 | \$110 |
| VI | 0.50 | \$94.59 | \$90 | \$90.08 | \$90 |
| VII | 0.30 | \$56.75 | \$60 | \$54.05 | \$50 |
| VIII | 0.10 | \$18.92 | \$20 | \$18.02 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$120.70

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0076

c. Rate Without Risk 0.0607

d. Risk Component 0.0030

e. Rate With Risk³ 0.0637

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,989.12 | \$1,894.40 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 2,774 | 1.50 | 4,160.56 |
| | II | 33,124 | 1.35 | 44,717.24 |
| | III | 7,182 | 1.00 | 7,181.56 |
| | IV | 837 | 0.80 | 669.32 |
| | V | 34 | 0.60 | 20.15 |
| | VI | 1,773 | 0.50 | 886.35 |
| | VII | 2 | 0.30 | 0.53 |
| | Total | 45,724 | | 57,635.71 |
| | 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 | \$2,367.03 | \$2,370 | \$2,254.31 | \$2,250 |
| II | 1.35 | \$2,130.33 | \$2,130 | \$2,028.88 | \$2,030 |
| III | 1.00 | \$1,578.02 | \$1,580 | \$1,502.88 | \$1,500 |
| IV | 0.80 | \$1,262.42 | \$1,260 | \$1,202.30 | \$1,200 |
| V | 0.60 | \$946.81 | \$950 | \$901.73 | \$900 |
| VI | 0.50 | \$789.01 | \$790 | \$751.44 | \$750 |
| VII | 0.30 | \$473.41 | \$470 | \$450.86 | \$450 |
| VIII | 0.10 | \$157.80 | \$160 | \$150.29 | \$150 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$21.76

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0066

c. Rate Without Risk 0.0597

d. Risk Component 0.0030

e. Rate With Risk³ 0.0627

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$364.35 | \$347.00 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 526 | 1.50 | 789.61 |
| | II | 5,515 | 1.35 | 7,445.17 |
| | III | 28,281 | 1.00 | 28,281.46 |
| | IV | 16,580 | 0.80 | 13,263.79 |
| | V | 30 | 0.60 | 18.01 |
| | VI | 14,719 | 0.50 | 7,359.70 |
| | VII | 21,012 | 0.30 | 6,303.62 |
| | Total | 86,664 | | 63,461.36 |
| | Soil Index Factor:⁷ | 0.73 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$746.34 | \$750 | \$710.80 | \$710 |
| II | 1.35 | \$671.70 | \$670 | \$639.72 | \$640 |
| III | 1.00 | \$497.56 | \$500 | \$473.86 | \$470 |
| IV | 0.80 | \$398.05 | \$400 | \$379.09 | \$380 |
| V | 0.60 | \$298.53 | \$300 | \$284.32 | \$280 |
| VI | 0.50 | \$248.78 | \$250 | \$236.93 | \$240 |
| VII | 0.30 | \$149.27 | \$150 | \$142.16 | \$140 |
| VIII | 0.10 | \$49.76 | \$50 | \$47.39 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$140.77

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0099

c. Rate Without Risk 0.0630

d. Risk Component 0.0032

e. Rate With Risk³ 0.0662

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,233.10 | \$2,126.76 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 753 | 1.50 | 1,128.87 |
| | II | 2,459 | 1.35 | 3,319.97 |
| | III | 45,325 | 1.00 | 45,324.89 |
| | IV | --- | 0.80 | --- |
| | V | --- | 0.60 | --- |
| | VI | 11 | 0.50 | 5.56 |
| | VII | 312 | 0.30 | 93.61 |
| | Total | 48,860 | | 49,872.90 |
| | Soil Index Factor:⁷ | 1.02 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$3,281.61 | \$3,280 | \$3,125.34 | \$3,130 |
| II | 1.35 | \$2,953.44 | \$2,950 | \$2,812.80 | \$2,810 |
| III | 1.00 | \$2,187.74 | \$2,190 | \$2,083.56 | \$2,080 |
| IV | 0.80 | \$1,750.19 | \$1,750 | \$1,666.85 | \$1,670 |
| V | 0.60 | \$1,312.64 | \$1,310 | \$1,250.14 | \$1,250 |
| VI | 0.50 | \$1,093.87 | \$1,090 | \$1,041.78 | \$1,040 |
| VII | 0.30 | \$656.32 | \$660 | \$625.07 | \$630 |
| VIII | 0.10 | \$218.77 | \$220 | \$208.36 | \$210 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$53.79

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0092

c. Rate Without Risk 0.0623

d. Risk Component 0.0031

e. Rate With Risk³ 0.0654

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$863.82 | \$822.69 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------------------------------|------------|--|--------------------|------------------|
| | I | 0 | 1.50 | 0.33 |
| | II | 28,949 | 1.35 | 39,080.97 |
| | III | 11,441 | 1.00 | 11,440.64 |
| | IV | 3,323 | 0.80 | 2,658.41 |
| | V | 0 | 0.60 | 0.27 |
| | VI | 806 | 0.50 | 403.09 |
| | VII | --- | 0.30 | --- |
| Total | | 44,519 | | 53,583.72 |
| Soil Index Factor:⁷ | | 1.20 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,076.54 | \$1,080 | \$1,025.28 | \$1,030 |
| II | 1.35 | \$968.89 | \$970 | \$922.75 | \$920 |
| III | 1.00 | \$717.70 | \$720 | \$683.52 | \$680 |
| IV | 0.80 | \$574.16 | \$570 | \$546.82 | \$550 |
| V | 0.60 | \$430.62 | \$430 | \$410.11 | \$410 |
| VI | 0.50 | \$358.85 | \$360 | \$341.76 | \$340 |
| VII | 0.30 | \$215.31 | \$220 | \$205.06 | \$210 |
| VIII | 0.10 | \$71.77 | \$70 | \$68.35 | \$70 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$16.53

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0069

c. Rate Without Risk 0.0600

d. Risk Component 0.0030

e. Rate With Risk³ 0.0630

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$275.37 | \$262.26 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 33 | 1.50 | 49.37 |
| | II | 36,963 | 1.35 | 49,899.55 |
| | III | 20,207 | 1.00 | 20,206.99 |
| | IV | 1,218 | 0.80 | 974.80 |
| | V | --- | 0.60 | --- |
| | VI | 741 | 0.50 | 370.51 |
| | VII | 490 | 0.30 | 146.98 |
| | Total | 59,652 | | 71,648.20 |
| | Soil Index Factor:⁷ | 1.20 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$343.90 | \$340 | \$327.52 | \$330 |
| II | 1.35 | \$309.51 | \$310 | \$294.77 | \$290 |
| III | 1.00 | \$229.26 | \$230 | \$218.35 | \$220 |
| IV | 0.80 | \$183.41 | \$180 | \$174.68 | \$170 |
| V | 0.60 | \$137.56 | \$140 | \$131.01 | \$130 |
| VI | 0.50 | \$114.63 | \$110 | \$109.17 | \$110 |
| VII | 0.30 | \$68.78 | \$70 | \$65.50 | \$70 |
| VIII | 0.10 | \$22.93 | \$20 | \$21.83 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$54.97

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0069

c. Rate Without Risk 0.0600

d. Risk Component 0.0030

e. Rate With Risk³ 0.0630

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$915.76 | \$872.15 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | --- | 1.50 | --- |
| | II | 34,285 | 1.35 | 46,284.45 |
| | III | 47,427 | 1.00 | 47,426.96 |
| | IV | 15,039 | 0.80 | 12,031.19 |
| | V | 2,049 | 0.60 | 1,229.49 |
| | VI | 3,864 | 0.50 | 1,931.83 |
| | VII | 557 | 0.30 | 167.06 |
| | Total | 103,220 | | 109,070.98 |
| | Soil Index Factor:⁷ | 1.06 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,299.96 | \$1,300 | \$1,238.05 | \$1,240 |
| II | 1.35 | \$1,169.96 | \$1,170 | \$1,114.25 | \$1,110 |
| III | 1.00 | \$866.64 | \$870 | \$825.37 | \$830 |
| IV | 0.80 | \$693.31 | \$690 | \$660.30 | \$660 |
| V | 0.60 | \$519.98 | \$520 | \$495.22 | \$500 |
| VI | 0.50 | \$433.32 | \$430 | \$412.68 | \$410 |
| VII | 0.30 | \$259.99 | \$260 | \$247.61 | \$250 |
| VIII | 0.10 | \$86.66 | \$90 | \$82.54 | \$80 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$18.74

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0074

c. Rate Without Risk 0.0605

d. Risk Component 0.0030

e. Rate With Risk³ 0.0635

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$309.95 | \$295.19 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 329 | 1.50 | 493.05 |
| | II | 19,964 | 1.35 | 26,951.28 |
| | III | 5,986 | 1.00 | 5,985.75 |
| | IV | 3,318 | 0.80 | 2,654.32 |
| | V | 2 | 0.60 | 1.47 |
| | VI | 635 | 0.50 | 317.47 |
| | VII | 11 | 0.30 | 3.34 |
| | Total | 30,245 | | 36,406.67 |
| | Soil Index Factor:⁷ | 1.20 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$386.23 | \$390 | \$367.84 | \$370 |
| II | 1.35 | \$347.61 | \$350 | \$331.05 | \$330 |
| III | 1.00 | \$257.49 | \$260 | \$245.23 | \$250 |
| IV | 0.80 | \$205.99 | \$210 | \$196.18 | \$200 |
| V | 0.60 | \$154.49 | \$150 | \$147.14 | \$150 |
| VI | 0.50 | \$128.74 | \$130 | \$122.61 | \$120 |
| VII | 0.30 | \$77.25 | \$80 | \$73.57 | \$70 |
| VIII | 0.10 | \$25.75 | \$30 | \$24.52 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$29.44

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0072

c. Rate Without Risk 0.0603

d. Risk Component 0.0030

e. Rate With Risk³ 0.0633

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$488.26 | \$465.01 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 1,135 | 1.50 | 1,701.99 |
| | II | 46,654 | 1.35 | 62,983.39 |
| | III | 57,191 | 1.00 | 57,190.75 |
| | IV | 55,294 | 0.80 | 44,235.51 |
| | V | 5 | 0.60 | 2.94 |
| | VI | 4,524 | 0.50 | 2,262.09 |
| | VII | 914 | 0.30 | 274.35 |
| | Total | 165,718 | | 168,651.00 |
| | Soil Index Factor:⁷ | 1.02 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$719.65 | \$720 | \$685.38 | \$690 |
| II | 1.35 | \$647.68 | \$650 | \$616.84 | \$620 |
| III | 1.00 | \$479.76 | \$480 | \$456.92 | \$460 |
| IV | 0.80 | \$383.81 | \$380 | \$365.54 | \$370 |
| V | 0.60 | \$287.86 | \$290 | \$274.15 | \$270 |
| VI | 0.50 | \$239.88 | \$240 | \$228.46 | \$230 |
| VII | 0.30 | \$143.93 | \$140 | \$137.08 | \$140 |
| VIII | 0.10 | \$47.98 | \$50 | \$45.69 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$87.18

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0078

c. Rate Without Risk 0.0609

d. Risk Component 0.0030

e. Rate With Risk³ 0.0639

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,431.44 | \$1,363.27 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 4,868 | 1.50 | 7,301.32 |
| | II | 26,003 | 1.35 | 35,104.39 |
| | III | 4,579 | 1.00 | 4,579.10 |
| | IV | 12,809 | 0.80 | 10,246.87 |
| | V | 1 | 0.60 | 0.40 |
| | VI | 99 | 0.50 | 49.37 |
| | VII | 936 | 0.30 | 280.75 |
| | Total | 49,294 | | 57,562.21 |
| | 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 | \$1,838.73 | \$1,840 | \$1,751.17 | \$1,750 |
| II | 1.35 | \$1,654.86 | \$1,650 | \$1,576.05 | \$1,580 |
| III | 1.00 | \$1,225.82 | \$1,230 | \$1,167.45 | \$1,170 |
| IV | 0.80 | \$980.66 | \$980 | \$933.96 | \$930 |
| V | 0.60 | \$735.49 | \$740 | \$700.47 | \$700 |
| VI | 0.50 | \$612.91 | \$610 | \$583.72 | \$580 |
| VII | 0.30 | \$367.75 | \$370 | \$350.23 | \$350 |
| VIII | 0.10 | \$122.58 | \$120 | \$116.74 | \$120 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$91.98

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0078

c. Rate Without Risk 0.0609

d. Risk Component 0.0030

e. Rate With Risk³ 0.0639

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,510.35 | \$1,438.42 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 32,091 | 1.35 | 43,322.36 |
| | III | 7,273 | 1.00 | 7,272.74 |
| | IV | 6,440 | 0.80 | 5,152.26 |
| | V | --- | 0.60 | --- |
| | VI | 357 | 0.50 | 178.58 |
| | VII | 527 | 0.30 | 158.19 |
| | Total | 46,688 | | 56,084.13 |
| | Soil Index Factor:⁷ | 1.20 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,885.97 | \$1,890 | \$1,796.16 | \$1,800 |
| II | 1.35 | \$1,697.37 | \$1,700 | \$1,616.54 | \$1,620 |
| III | 1.00 | \$1,257.31 | \$1,260 | \$1,197.44 | \$1,200 |
| IV | 0.80 | \$1,005.85 | \$1,010 | \$957.95 | \$960 |
| V | 0.60 | \$754.39 | \$750 | \$718.46 | \$720 |
| VI | 0.50 | \$628.66 | \$630 | \$598.72 | \$600 |
| VII | 0.30 | \$377.19 | \$380 | \$359.23 | \$360 |
| VIII | 0.10 | \$125.73 | \$130 | \$119.74 | \$120 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$132.93

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0085

c. Rate Without Risk 0.0616

d. Risk Component 0.0031

e. Rate With Risk³ 0.0646

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,159.68 | \$2,056.83 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 6,584 | 1.50 | 9,876.65 |
| | II | 24,576 | 1.35 | 33,177.20 |
| | III | 4,305 | 1.00 | 4,305.34 |
| | IV | 3,738 | 0.80 | 2,990.41 |
| | V | 72 | 0.60 | 42.97 |
| | VI | --- | 0.50 | --- |
| | VII | 1,598 | 0.30 | 479.37 |
| | Total | 40,873 | | 50,871.93 |
| | 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 | \$2,602.78 | \$2,600 | \$2,478.84 | \$2,480 |
| II | 1.35 | \$2,342.51 | \$2,340 | \$2,230.96 | \$2,230 |
| III | 1.00 | \$1,735.19 | \$1,740 | \$1,652.56 | \$1,650 |
| IV | 0.80 | \$1,388.15 | \$1,390 | \$1,322.05 | \$1,320 |
| V | 0.60 | \$1,041.11 | \$1,040 | \$991.54 | \$990 |
| VI | 0.50 | \$867.59 | \$870 | \$826.28 | \$830 |
| VII | 0.30 | \$520.56 | \$520 | \$495.77 | \$500 |
| VIII | 0.10 | \$173.52 | \$170 | \$165.26 | \$170 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 2020.

1. Estimated Net Return: \$33.17

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0099

c. Rate Without Risk 0.0630

d. Risk Component 0.0032

e. Rate With Risk³ 0.0662

| | | |
|-------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$526.31 | \$501.24 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 12 | 1.50 | 17.35 |
| | II | 70,299 | 1.35 | 94,904.12 |
| | III | 44,206 | 1.00 | 44,205.80 |
| | IV | 18,228 | 0.80 | 14,582.32 |
| | V | 1,770 | 0.60 | 1,061.76 |
| | VI | 9,912 | 0.50 | 4,955.95 |
| | VII | 133 | 0.30 | 39.83 |
| | Total | 144,559 | | 159,767.12 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$714.31 | \$710 | \$680.30 | \$680 |
| II | 1.35 | \$642.88 | \$640 | \$612.27 | \$610 |
| III | 1.00 | \$476.21 | \$480 | \$453.53 | \$450 |
| IV | 0.80 | \$380.97 | \$380 | \$362.82 | \$360 |
| V | 0.60 | \$285.72 | \$290 | \$272.12 | \$270 |
| VI | 0.50 | \$238.10 | \$240 | \$226.77 | \$230 |
| VII | 0.30 | \$142.86 | \$140 | \$136.06 | \$140 |
| VIII | 0.10 | \$47.62 | \$50 | \$45.35 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$30.99

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0089

c. Rate Without Risk 0.0620

d. Risk Component 0.0031

e. Rate With Risk³ 0.0651

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$500.01 | \$476.20 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 5 | 1.50 | 8.01 |
| | II | 47,771 | 1.35 | 64,490.86 |
| | III | 65,147 | 1.00 | 65,146.69 |
| | IV | 32,756 | 0.80 | 26,204.48 |
| | V | 1 | 0.60 | 0.40 |
| | VI | 22,573 | 0.50 | 11,286.63 |
| | VII | 4,898 | 0.30 | 1,469.40 |
| | Total | 173,151 | | 168,606.47 |
| | Soil Index Factor:⁷ | 0.97 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$770.22 | \$770 | \$733.54 | \$730 |
| II | 1.35 | \$693.20 | \$690 | \$660.19 | \$660 |
| III | 1.00 | \$513.48 | \$510 | \$489.03 | \$490 |
| IV | 0.80 | \$410.78 | \$410 | \$391.22 | \$390 |
| V | 0.60 | \$308.09 | \$310 | \$293.42 | \$290 |
| VI | 0.50 | \$256.74 | \$260 | \$244.51 | \$240 |
| VII | 0.30 | \$154.04 | \$150 | \$146.71 | \$150 |
| VIII | 0.10 | \$51.35 | \$50 | \$48.90 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$10.45

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0052

c. Rate Without Risk 0.0583

d. Risk Component 0.0029

e. Rate With Risk³ 0.0613

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$179.03 | \$170.51 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 5,530 | 1.35 | 7,465.88 |
| | III | 25,203 | 1.00 | 25,202.63 |
| | IV | 15,765 | 0.80 | 12,611.90 |
| | V | --- | 0.60 | --- |
| | VI | 10,981 | 0.50 | 5,490.25 |
| | VII | 12,906 | 0.30 | 3,871.73 |
| | Total | 70,384 | | 54,642.41 |
| | Soil Index Factor:⁷ | 0.78 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$345.91 | \$350 | \$329.44 | \$330 |
| II | 1.35 | \$311.32 | \$310 | \$296.50 | \$300 |
| III | 1.00 | \$230.61 | \$230 | \$219.63 | \$220 |
| IV | 0.80 | \$184.49 | \$180 | \$175.70 | \$180 |
| V | 0.60 | \$138.37 | \$140 | \$131.78 | \$130 |
| VI | 0.50 | \$115.30 | \$120 | \$109.81 | \$110 |
| VII | 0.30 | \$69.18 | \$70 | \$65.89 | \$70 |
| VIII | 0.10 | \$23.06 | \$20 | \$21.96 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|--------|
| 1. Estimated Net Return: | \$0.43 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0083 |
| c. Rate Without Risk | 0.0614 |
| d. Risk Component | 0.0031 |
| e. Rate With Risk ³ | 0.0645 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$6.95 | \$6.62 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 12 | 1.50 | 17.35 |
| | II | 16,278 | 1.35 | 21,975.22 |
| | III | 5,429 | 1.00 | 5,428.65 |
| | IV | 2,012 | 0.80 | 1,609.42 |
| | V | 193 | 0.60 | 115.56 |
| | VI | 2,002 | 0.50 | 1,000.78 |
| | VII | 2,797 | 0.30 | 839.12 |
| | Total | 28,721 | | 30,986.09 |
| | Soil Index | 1.08 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$9.67 | \$10 | \$9.20 | \$10 |
| II | 1.35 | \$8.70 | \$10 | \$8.28 | \$10 |
| III | 1.00 | \$6.44 | \$10 | \$6.14 | \$10 |
| IV | 0.80 | \$5.15 | \$10 | \$4.91 | --- |
| V | 0.60 | \$3.87 | --- | \$3.68 | --- |
| VI | 0.50 | \$3.22 | --- | \$3.07 | --- |
| VII | 0.30 | \$1.93 | --- | \$1.84 | --- |
| VIII | 0.10 | \$0.64 | --- | \$0.61 | --- |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$26.75

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0053

c. Rate Without Risk 0.0584

d. Risk Component 0.0029

e. Rate With Risk³ 0.0614

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$457.74 | \$435.94 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 5,576 | 1.50 | 8,364.48 |
| | II | 11,915 | 1.35 | 16,084.96 |
| | III | 57,052 | 1.00 | 57,051.53 |
| | IV | 25,508 | 0.80 | 20,406.03 |
| | V | --- | 0.60 | --- |
| | VI | 779 | 0.50 | 389.64 |
| | VII | 9,723 | 0.30 | 2,916.86 |
| | Total | 110,552 | | 105,213.49 |
| | Soil Index Factor:⁷ | 0.95 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$721.45 | \$720 | \$687.10 | \$690 |
| II | 1.35 | \$649.30 | \$650 | \$618.39 | \$620 |
| III | 1.00 | \$480.97 | \$480 | \$458.06 | \$460 |
| IV | 0.80 | \$384.77 | \$380 | \$366.45 | \$370 |
| V | 0.60 | \$288.58 | \$290 | \$274.84 | \$270 |
| VI | 0.50 | \$240.48 | \$240 | \$229.03 | \$230 |
| VII | 0.30 | \$144.29 | \$140 | \$137.42 | \$140 |
| VIII | 0.10 | \$48.10 | \$50 | \$45.81 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$164.54

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0094

c. Rate Without Risk 0.0625

d. Risk Component 0.0031

e. Rate With Risk³ 0.0656

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,632.67 | \$2,507.30 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 4,137 | 1.50 | 6,205.81 |
| | II | 44,713 | 1.35 | 60,362.36 |
| | III | 1,285 | 1.00 | 1,285.00 |
| | IV | 5,124 | 0.80 | 4,099.18 |
| | V | --- | 0.60 | --- |
| | VI | 3,574 | 0.50 | 1,786.94 |
| | VII | 827 | 0.30 | 248.19 |
| | Total | 59,660 | | 73,987.47 |
| | Soil Index Factor:⁷ | 1.24 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$3,184.30 | \$3,180 | \$3,032.67 | \$3,030 |
| II | 1.35 | \$2,865.87 | \$2,870 | \$2,729.40 | \$2,730 |
| III | 1.00 | \$2,122.87 | \$2,120 | \$2,021.78 | \$2,020 |
| IV | 0.80 | \$1,698.29 | \$1,700 | \$1,617.42 | \$1,620 |
| V | 0.60 | \$1,273.72 | \$1,270 | \$1,213.07 | \$1,210 |
| VI | 0.50 | \$1,061.43 | \$1,060 | \$1,010.89 | \$1,010 |
| VII | 0.30 | \$636.86 | \$640 | \$606.53 | \$610 |
| VIII | 0.10 | \$212.29 | \$210 | \$202.18 | \$200 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$17.11

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0052

c. Rate Without Risk 0.0583

d. Risk Component 0.0029

e. Rate With Risk³ 0.0612

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$293.28 | \$279.31 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 914 | 1.50 | 1,371.40 |
| | II | 21,312 | 1.35 | 28,771.29 |
| | III | 29,316 | 1.00 | 29,315.60 |
| | IV | 12,844 | 0.80 | 10,275.34 |
| | V | --- | 0.60 | --- |
| | VI | 10,193 | 0.50 | 5,096.39 |
| | VII | 5,654 | 0.30 | 1,696.11 |
| | Total | 80,233 | | 76,526.13 |
| | Soil Index Factor:⁷ | 0.95 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$461.23 | \$460 | \$439.26 | \$440 |
| II | 1.35 | \$415.11 | \$420 | \$395.34 | \$400 |
| III | 1.00 | \$307.49 | \$310 | \$292.84 | \$290 |
| IV | 0.80 | \$245.99 | \$250 | \$234.27 | \$230 |
| V | 0.60 | \$184.49 | \$180 | \$175.71 | \$180 |
| VI | 0.50 | \$153.74 | \$150 | \$146.42 | \$150 |
| VII | 0.30 | \$92.25 | \$90 | \$87.85 | \$90 |
| VIII | 0.10 | \$30.75 | \$30 | \$29.28 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$30.28

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0072

c. Rate Without Risk 0.0603

d. Risk Component 0.0030

e. Rate With Risk³ 0.0633

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$501.98 | \$478.08 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 301 | 1.50 | 451.35 |
| | II | 16,042 | 1.35 | 21,656.38 |
| | III | 4,770 | 1.00 | 4,770.14 |
| | IV | 10,467 | 0.80 | 8,373.24 |
| | V | 1,337 | 0.60 | 802.22 |
| | VI | 1,334 | 0.50 | 666.85 |
| | VII | 618 | 0.30 | 185.34 |
| | Total | 34,868 | | 36,905.52 |
| | Soil Index Factor:⁷ | 1.06 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$711.40 | \$710 | \$677.53 | \$680 |
| II | 1.35 | \$640.26 | \$640 | \$609.78 | \$610 |
| III | 1.00 | \$474.27 | \$470 | \$451.69 | \$450 |
| IV | 0.80 | \$379.42 | \$380 | \$361.35 | \$360 |
| V | 0.60 | \$284.56 | \$280 | \$271.01 | \$270 |
| VI | 0.50 | \$237.13 | \$240 | \$225.84 | \$230 |
| VII | 0.30 | \$142.28 | \$140 | \$135.51 | \$140 |
| VIII | 0.10 | \$47.43 | \$50 | \$45.17 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$12.56

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0058

c. Rate Without Risk 0.0589

d. Risk Component 0.0029

e. Rate With Risk³ 0.0619

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$213.23 | \$203.08 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 799 | 1.50 | 1,198.26 |
| | II | 3,715 | 1.35 | 5,015.39 |
| | III | 7,063 | 1.00 | 7,062.58 |
| | IV | 6,058 | 0.80 | 4,846.24 |
| | V | --- | 0.60 | --- |
| | VI | 9,262 | 0.50 | 4,631.14 |
| | VII | 3,835 | 0.30 | 1,150.62 |
| | Total | 30,732 | | 23,904.24 |
| | Soil Index Factor:⁷ | 0.78 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$411.20 | \$410 | \$391.62 | \$390 |
| II | 1.35 | \$370.08 | \$370 | \$352.46 | \$350 |
| III | 1.00 | \$274.14 | \$270 | \$261.08 | \$260 |
| IV | 0.80 | \$219.31 | \$220 | \$208.87 | \$210 |
| V | 0.60 | \$164.48 | \$160 | \$156.65 | \$160 |
| VI | 0.50 | \$137.07 | \$140 | \$130.54 | \$130 |
| VII | 0.30 | \$82.24 | \$80 | \$78.32 | \$80 |
| VIII | 0.10 | \$27.41 | \$30 | \$26.11 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$116.37

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0068

c. Rate Without Risk 0.0599

d. Risk Component 0.0030

e. Rate With Risk³ 0.0629

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,944.14 | \$1,851.56 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 893 | 1.50 | 1,339.70 |
| | II | 11,459 | 1.35 | 15,469.78 |
| | III | 3,339 | 1.00 | 3,339.03 |
| | IV | 1,931 | 0.80 | 1,544.84 |
| | V | 305 | 0.60 | 182.94 |
| | VI | 43 | 0.50 | 21.68 |
| | VII | 324 | 0.30 | 97.34 |
| | Total | 18,295 | | 21,995.33 |
| | Soil Index Factor:⁷ | 1.20 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,425.61 | \$2,430 | \$2,310.11 | \$2,310 |
| II | 1.35 | \$2,183.05 | \$2,180 | \$2,079.10 | \$2,080 |
| III | 1.00 | \$1,617.08 | \$1,620 | \$1,540.07 | \$1,540 |
| IV | 0.80 | \$1,293.66 | \$1,290 | \$1,232.06 | \$1,230 |
| V | 0.60 | \$970.25 | \$970 | \$924.04 | \$920 |
| VI | 0.50 | \$808.54 | \$810 | \$770.04 | \$770 |
| VII | 0.30 | \$485.12 | \$490 | \$462.02 | \$460 |
| VIII | 0.10 | \$161.71 | \$160 | \$154.01 | \$150 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$28.45

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0051

c. Rate Without Risk 0.0582

d. Risk Component 0.0029

e. Rate With Risk³ 0.0612

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$488.47 | \$465.21 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 68 | 1.50 | 102.41 |
| | II | 12,426 | 1.35 | 16,774.59 |
| | III | 11,927 | 1.00 | 11,926.57 |
| | IV | 5,526 | 0.80 | 4,420.49 |
| | V | 120 | 0.60 | 72.19 |
| | VI | 1,731 | 0.50 | 865.34 |
| | VII | 382 | 0.30 | 114.49 |
| | Total | 32,179 | | 34,276.09 |
| | Soil Index Factor:⁷ | 1.07 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$687.87 | \$690 | \$655.12 | \$660 |
| II | 1.35 | \$619.09 | \$620 | \$589.61 | \$590 |
| III | 1.00 | \$458.58 | \$460 | \$436.74 | \$440 |
| IV | 0.80 | \$366.87 | \$370 | \$349.40 | \$350 |
| V | 0.60 | \$275.15 | \$280 | \$262.05 | \$260 |
| VI | 0.50 | \$229.29 | \$230 | \$218.37 | \$220 |
| VII | 0.30 | \$137.57 | \$140 | \$131.02 | \$130 |
| VIII | 0.10 | \$45.86 | \$50 | \$43.67 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$4.07

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0072

c. Rate Without Risk 0.0603

d. Risk Component 0.0030

e. Rate With Risk³ 0.0634

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$67.53 | \$64.31 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 163 | 1.50 | 243.86 |
| | II | 6,226 | 1.35 | 8,405.61 |
| | III | 7,394 | 1.00 | 7,393.51 |
| | IV | 6,639 | 0.80 | 5,311.31 |
| | V | 11 | 0.60 | 6.54 |
| | VI | 3,287 | 0.50 | 1,643.27 |
| | VII | 721 | 0.30 | 216.37 |
| | Total | 24,440 | | 23,220.47 |
| | 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 | \$106.61 | \$110 | \$101.53 | \$100 |
| II | 1.35 | \$95.95 | \$100 | \$91.38 | \$90 |
| III | 1.00 | \$71.07 | \$70 | \$67.69 | \$70 |
| IV | 0.80 | \$56.86 | \$60 | \$54.15 | \$50 |
| V | 0.60 | \$42.64 | \$40 | \$40.61 | \$40 |
| VI | 0.50 | \$35.54 | \$40 | \$33.84 | \$30 |
| VII | 0.30 | \$21.32 | \$20 | \$20.31 | \$20 |
| VIII | 0.10 | \$7.11 | \$10 | \$6.77 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$123.81

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0059

c. Rate Without Risk 0.0590

d. Risk Component 0.0029

e. Rate With Risk³ 0.0619

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,098.91 | \$1,998.96 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 2,840 | 1.50 | 4,260.63 |
| | II | 20,806 | 1.35 | 28,087.96 |
| | III | 2,717 | 1.00 | 2,717.22 |
| | IV | 767 | 0.80 | 613.99 |
| | V | 2,413 | 0.60 | 1,447.65 |
| | VI | 3,892 | 0.50 | 1,946.06 |
| | VII | 103 | 0.30 | 30.76 |
| | Total | 33,538 | | 39,104.27 |
| | 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 | \$2,700.25 | \$2,700 | \$2,571.67 | \$2,570 |
| II | 1.35 | \$2,430.22 | \$2,430 | \$2,314.50 | \$2,310 |
| III | 1.00 | \$1,800.17 | \$1,800 | \$1,714.44 | \$1,710 |
| IV | 0.80 | \$1,440.13 | \$1,440 | \$1,371.55 | \$1,370 |
| V | 0.60 | \$1,080.10 | \$1,080 | \$1,028.67 | \$1,030 |
| VI | 0.50 | \$900.08 | \$900 | \$857.22 | \$860 |
| VII | 0.30 | \$540.05 | \$540 | \$514.33 | \$510 |
| VIII | 0.10 | \$180.02 | \$180 | \$171.44 | \$170 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$22.05

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0048

c. Rate Without Risk 0.0579

d. Risk Component 0.0029

e. Rate With Risk³ 0.0608

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$380.92 | \$362.78 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 280 | 1.50 | 419.66 |
| | II | 43,497 | 1.35 | 58,720.69 |
| | III | 37,788 | 1.00 | 37,788.16 |
| | IV | 14,319 | 0.80 | 11,455.45 |
| | V | 2 | 0.60 | 1.47 |
| | VI | 2,514 | 0.50 | 1,256.97 |
| | VII | 496 | 0.30 | 148.72 |
| | Total | 98,896 | | 109,791.12 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$514.68 | \$510 | \$490.17 | \$490 |
| II | 1.35 | \$463.21 | \$460 | \$441.15 | \$440 |
| III | 1.00 | \$343.12 | \$340 | \$326.78 | \$330 |
| IV | 0.80 | \$274.49 | \$270 | \$261.42 | \$260 |
| V | 0.60 | \$205.87 | \$210 | \$196.07 | \$200 |
| VI | 0.50 | \$171.56 | \$170 | \$163.39 | \$160 |
| VII | 0.30 | \$102.94 | \$100 | \$98.03 | \$100 |
| VIII | 0.10 | \$34.31 | \$30 | \$32.68 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|--|
| 1. Estimated Net Return: | \$102.03 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0117 |
| c. Rate Without Risk | 0.0648 |
| d. Risk Component | 0.0032 |
| e. Rate With Risk ³ | 0.0681 |
| 3. Unadjusted Use Value | <div>Without Risk⁴</div> <div>With Risk⁵</div> <div>\$1,573.78</div> <div>\$1,498.83</div> |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 454 | 1.50 | 681.19 |
| | II | 10,885 | 1.35 | 14,694.88 |
| | III | 649 | 1.00 | 648.95 |
| | IV | 1,728 | 0.80 | 1,382.58 |
| | V | --- | 0.60 | --- |
| | VI | 231 | 0.50 | 115.53 |
| | VII | 184 | 0.30 | 55.18 |
| | Total | 14,131 | | 17,578.32 |
| | Soil Index Factor:⁷ | 1.24 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,897.76 | \$1,900 | \$1,807.39 | \$1,810 |
| II | 1.35 | \$1,707.99 | \$1,710 | \$1,626.65 | \$1,630 |
| III | 1.00 | \$1,265.18 | \$1,270 | \$1,204.93 | \$1,200 |
| IV | 0.80 | \$1,012.14 | \$1,010 | \$963.94 | \$960 |
| V | 0.60 | \$759.11 | \$760 | \$722.96 | \$720 |
| VI | 0.50 | \$632.59 | \$630 | \$602.46 | \$600 |
| VII | 0.30 | \$379.55 | \$380 | \$361.48 | \$360 |
| VIII | 0.10 | \$126.52 | \$130 | \$120.49 | \$120 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$114.45

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0076

c. Rate Without Risk 0.0607

d. Risk Component 0.0030

e. Rate With Risk³ 0.0638

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,885.03 | \$1,795.26 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 5,137 | 1.50 | 7,705.64 |
| | II | 24,386 | 1.35 | 32,920.80 |
| | III | 1,681 | 1.00 | 1,681.30 |
| | IV | 4,671 | 0.80 | 3,736.94 |
| | V | 65 | 0.60 | 39.10 |
| | VI | 295 | 0.50 | 147.45 |
| | VII | 1,031 | 0.30 | 309.44 |
| | Total | 37,267 | | 46,540.66 |
| | Soil Index Factor:⁷ | 1.25 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,264.12 | \$2,260 | \$2,156.30 | \$2,160 |
| II | 1.35 | \$2,037.71 | \$2,040 | \$1,940.67 | \$1,940 |
| III | 1.00 | \$1,509.41 | \$1,510 | \$1,437.54 | \$1,440 |
| IV | 0.80 | \$1,207.53 | \$1,210 | \$1,150.03 | \$1,150 |
| V | 0.60 | \$905.65 | \$910 | \$862.52 | \$860 |
| VI | 0.50 | \$754.71 | \$750 | \$718.77 | \$720 |
| VII | 0.30 | \$452.82 | \$450 | \$431.26 | \$430 |
| VIII | 0.10 | \$150.94 | \$150 | \$143.75 | \$140 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$101.68

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0076

c. Rate Without Risk 0.0607

d. Risk Component 0.0030

e. Rate With Risk³ 0.0638

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,674.66 | \$1,594.91 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 24,729 | 1.35 | 33,383.76 |
| | III | 15,190 | 1.00 | 15,189.54 |
| | IV | 8,619 | 0.80 | 6,895.30 |
| | V | 986 | 0.60 | 591.52 |
| | VI | 1,630 | 0.50 | 815.19 |
| | VII | 379 | 0.30 | 113.82 |
| | Total | 51,533 | | 56,989.14 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,271.49 | \$2,270 | \$2,163.33 | \$2,160 |
| II | 1.35 | \$2,044.34 | \$2,040 | \$1,946.99 | \$1,950 |
| III | 1.00 | \$1,514.33 | \$1,510 | \$1,442.22 | \$1,440 |
| IV | 0.80 | \$1,211.46 | \$1,210 | \$1,153.77 | \$1,150 |
| V | 0.60 | \$908.60 | \$910 | \$865.33 | \$870 |
| VI | 0.50 | \$757.16 | \$760 | \$721.11 | \$720 |
| VII | 0.30 | \$454.30 | \$450 | \$432.67 | \$430 |
| VIII | 0.10 | \$151.43 | \$150 | \$144.22 | \$140 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$64.18

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0069

c. Rate Without Risk 0.0600

d. Risk Component 0.0030

e. Rate With Risk³ 0.0630

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,068.89 | \$1,017.99 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 2,013 | 1.50 | 3,020.01 |
| | II | 45,896 | 1.35 | 61,959.00 |
| | III | 63,605 | 1.00 | 63,604.60 |
| | IV | 32,052 | 0.80 | 25,641.37 |
| | V | --- | 0.60 | --- |
| | VI | 17,725 | 0.50 | 8,862.31 |
| | VII | 6,171 | 0.30 | 1,851.37 |
| | Total | 167,461 | | 164,938.66 |
| | Soil Index Factor:⁷ | 0.98 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,627.85 | \$1,630 | \$1,550.33 | \$1,550 |
| II | 1.35 | \$1,465.06 | \$1,470 | \$1,395.30 | \$1,400 |
| III | 1.00 | \$1,085.23 | \$1,090 | \$1,033.55 | \$1,030 |
| IV | 0.80 | \$868.19 | \$870 | \$826.84 | \$830 |
| V | 0.60 | \$651.14 | \$650 | \$620.13 | \$620 |
| VI | 0.50 | \$542.62 | \$540 | \$516.78 | \$520 |
| VII | 0.30 | \$325.57 | \$330 | \$310.07 | \$310 |
| VIII | 0.10 | \$108.52 | \$110 | \$103.36 | \$100 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$130.48

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0082

c. Rate Without Risk 0.0613

d. Risk Component 0.0031

e. Rate With Risk³ 0.0644

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,128.02 | \$2,026.68 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 5,137 | 1.50 | 7,705.64 |
| | II | 24,386 | 1.35 | 32,920.80 |
| | III | 1,681 | 1.00 | 1,681.30 |
| | IV | 4,671 | 0.80 | 3,736.94 |
| | V | 65 | 0.60 | 39.10 |
| | VI | 295 | 0.50 | 147.45 |
| | VII | 1,031 | 0.30 | 309.44 |
| | Total | 37,267 | | 46,540.66 |
| | Soil Index Factor:⁷ | 1.25 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$2,555.98 | \$2,560 | \$2,434.26 | \$2,430 |
| II | 1.35 | \$2,300.38 | \$2,300 | \$2,190.84 | \$2,190 |
| III | 1.00 | \$1,703.98 | \$1,700 | \$1,622.84 | \$1,620 |
| IV | 0.80 | \$1,363.19 | \$1,360 | \$1,298.27 | \$1,300 |
| V | 0.60 | \$1,022.39 | \$1,020 | \$973.70 | \$970 |
| VI | 0.50 | \$851.99 | \$850 | \$811.42 | \$810 |
| VII | 0.30 | \$511.20 | \$510 | \$486.85 | \$490 |
| VIII | 0.10 | \$170.40 | \$170 | \$162.28 | \$160 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$110.04

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0082

c. Rate Without Risk 0.0613

d. Risk Component 0.0031

e. Rate With Risk³ 0.0644

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,794.58 | \$1,709.12 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 24,729 | 1.35 | 33,383.76 |
| | III | 15,190 | 1.00 | 15,189.54 |
| | IV | 8,619 | 0.80 | 6,895.30 |
| | V | 986 | 0.60 | 591.52 |
| | VI | 1,630 | 0.50 | 815.19 |
| | VII | 379 | 0.30 | 113.82 |
| | Total | 51,533 | | 56,989.14 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,434.15 | \$2,430 | \$2,318.24 | \$2,320 |
| II | 1.35 | \$2,190.73 | \$2,190 | \$2,086.41 | \$2,090 |
| III | 1.00 | \$1,622.77 | \$1,620 | \$1,545.49 | \$1,550 |
| IV | 0.80 | \$1,298.21 | \$1,300 | \$1,236.39 | \$1,240 |
| V | 0.60 | \$973.66 | \$970 | \$927.29 | \$930 |
| VI | 0.50 | \$811.38 | \$810 | \$772.75 | \$770 |
| VII | 0.30 | \$486.83 | \$490 | \$463.65 | \$460 |
| VIII | 0.10 | \$162.28 | \$160 | \$154.55 | \$150 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$14.34

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0047

c. Rate Without Risk 0.0578

d. Risk Component 0.0029

e. Rate With Risk³ 0.0607

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$247.98 | \$236.17 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 6 | 1.50 | 9.67 |
| | II | 4,924 | 1.35 | 6,646.85 |
| | III | 16,634 | 1.00 | 16,634.44 |
| | IV | 6,522 | 0.80 | 5,217.55 |
| | V | --- | 0.60 | --- |
| | VI | --- | 0.50 | --- |
| | VII | 2,625 | 0.30 | 787.54 |
| | Total | 30,712 | | 29,296.06 |
| | Soil Index Factor:⁷ | 0.95 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$389.94 | \$390 | \$371.37 | \$370 |
| II | 1.35 | \$350.94 | \$350 | \$334.23 | \$330 |
| III | 1.00 | \$259.96 | \$260 | \$247.58 | \$250 |
| IV | 0.80 | \$207.97 | \$210 | \$198.06 | \$200 |
| V | 0.60 | \$155.97 | \$160 | \$148.55 | \$150 |
| VI | 0.50 | \$129.98 | \$130 | \$123.79 | \$120 |
| VII | 0.30 | \$77.99 | \$80 | \$74.27 | \$70 |
| VIII | 0.10 | \$26.00 | \$30 | \$24.76 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|--|
| 1. Estimated Net Return: | \$164.55 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0073 |
| c. Rate Without Risk | 0.0604 |
| d. Risk Component | 0.0030 |
| e. Rate With Risk ³ | 0.0634 |
| 3. Unadjusted Use Value | |
| | Without Risk⁴ With Risk⁵ |
| | \$2,723.73 \$2,594.02 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|----------------------------|--|--------------------|------------------|
| | I | 4,137 | 1.50 | 6,205.81 |
| | II | 44,713 | 1.35 | 60,362.36 |
| | III | 1,285 | 1.00 | 1,285.00 |
| | IV | 5,124 | 0.80 | 4,099.18 |
| | V | --- | 0.60 | --- |
| | VI | 3,574 | 0.50 | 1,786.94 |
| | VII | 827 | 0.30 | 248.19 |
| | Total | 59,660 | | 73,987.47 |
| | Soil Index | 1.24 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$3,294.44 | \$3,290 | \$3,137.56 | \$3,140 |
| II | 1.35 | \$2,964.99 | \$2,960 | \$2,823.80 | \$2,820 |
| III | 1.00 | \$2,196.29 | \$2,200 | \$2,091.71 | \$2,090 |
| IV | 0.80 | \$1,757.03 | \$1,760 | \$1,673.37 | \$1,670 |
| V | 0.60 | \$1,317.78 | \$1,320 | \$1,255.02 | \$1,260 |
| VI | 0.50 | \$1,098.15 | \$1,100 | \$1,045.85 | \$1,050 |
| VII | 0.30 | \$658.89 | \$660 | \$627.51 | \$630 |
| VIII | 0.10 | \$219.63 | \$220 | \$209.17 | \$210 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$102.03

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0078

c. Rate Without Risk 0.0609

d. Risk Component 0.0030

e. Rate With Risk³ 0.0639

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,675.74 | \$1,595.94 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 454 | 1.50 | 681.19 |
| | II | 10,885 | 1.35 | 14,694.88 |
| | III | 649 | 1.00 | 648.95 |
| | IV | 1,728 | 0.80 | 1,382.58 |
| | V | --- | 0.60 | --- |
| | VI | 231 | 0.50 | 115.53 |
| | VII | 184 | 0.30 | 55.18 |
| | Total | 14,131 | | 17,578.32 |
| | Soil Index | 1.24 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$2,020.72 | \$2,020 | \$1,924.49 | \$1,920 |
| II | 1.35 | \$1,818.64 | \$1,820 | \$1,732.04 | \$1,730 |
| III | 1.00 | \$1,347.14 | \$1,350 | \$1,282.99 | \$1,280 |
| IV | 0.80 | \$1,077.72 | \$1,080 | \$1,026.40 | \$1,030 |
| V | 0.60 | \$808.29 | \$810 | \$769.80 | \$770 |
| VI | 0.50 | \$673.57 | \$670 | \$641.50 | \$640 |
| VII | 0.30 | \$404.14 | \$400 | \$384.90 | \$380 |
| VIII | 0.10 | \$134.71 | \$130 | \$128.30 | \$130 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|---------|
| 1. Estimated Net Return: | \$65.49 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0056 |
| c. Rate Without Risk | 0.0587 |
| d. Risk Component | 0.0029 |
| e. Rate With Risk ³ | 0.0617 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,114.74 | \$1,061.66 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 3,820 | 1.50 | 5,729.77 |
| | II | 11,046 | 1.35 | 14,912.25 |
| | III | 3,027 | 1.00 | 3,026.57 |
| | IV | 793 | 0.80 | 634.45 |
| | V | 631 | 0.60 | 378.83 |
| | VI | 1,003 | 0.50 | 501.50 |
| | VII | 1,693 | 0.30 | 507.79 |
| | Total | 22,013 | | 25,691.16 |
| | 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 | \$1,432.69 | \$1,430 | \$1,364.47 | \$1,360 |
| II | 1.35 | \$1,289.42 | \$1,290 | \$1,228.02 | \$1,230 |
| III | 1.00 | \$955.13 | \$960 | \$909.65 | \$910 |
| IV | 0.80 | \$764.10 | \$760 | \$727.72 | \$730 |
| V | 0.60 | \$573.08 | \$570 | \$545.79 | \$550 |
| VI | 0.50 | \$477.56 | \$480 | \$454.82 | \$450 |
| VII | 0.30 | \$286.54 | \$290 | \$272.89 | \$270 |
| VIII | 0.10 | \$95.51 | \$100 | \$90.96 | \$90 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|----------|
| 1. Estimated Net Return: | \$134.05 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0080 |
| c. Rate Without Risk | 0.0611 |
| d. Risk Component | 0.0031 |
| e. Rate With Risk ³ | 0.0642 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,193.63 | \$2,089.17 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 5,137 | 1.50 | 7,705.64 |
| | II | 24,386 | 1.35 | 32,920.80 |
| | III | 1,681 | 1.00 | 1,681.30 |
| | IV | 4,671 | 0.80 | 3,736.94 |
| | V | 65 | 0.60 | 39.10 |
| | VI | 295 | 0.50 | 147.45 |
| | VII | 1,031 | 0.30 | 309.44 |
| | Total | 37,267 | | 46,540.66 |
| | Soil Index Factor:⁷ | 1.25 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$2,634.79 | \$2,630 | \$2,509.32 | \$2,510 |
| II | 1.35 | \$2,371.31 | \$2,370 | \$2,258.39 | \$2,260 |
| III | 1.00 | \$1,756.53 | \$1,760 | \$1,672.88 | \$1,670 |
| IV | 0.80 | \$1,405.22 | \$1,410 | \$1,338.30 | \$1,340 |
| V | 0.60 | \$1,053.92 | \$1,050 | \$1,003.73 | \$1,000 |
| VI | 0.50 | \$878.26 | \$880 | \$836.44 | \$840 |
| VII | 0.30 | \$526.96 | \$530 | \$501.86 | \$500 |
| VIII | 0.10 | \$175.65 | \$180 | \$167.29 | \$170 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|--|
| 1. Estimated Net Return: | \$119.64 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0052 |
| c. Rate Without Risk | 0.0583 |
| d. Risk Component | 0.0029 |
| e. Rate With Risk ³ | 0.0612 |
| 3. Unadjusted Use Value | |
| | Without Risk ⁴ With Risk ⁵ |
| | \$2,051.69 \$1,953.99 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|----------------------------|------------|--|--------------------|------------------|
| | I | 3,838 | 1.50 | 5,756.79 |
| | II | 12,569 | 1.35 | 16,968.24 |
| | III | 664 | 1.00 | 664.29 |
| | IV | 1,036 | 0.80 | 828.91 |
| | V | 21 | 0.60 | 12.54 |
| | VI | 394 | 0.50 | 197.15 |
| | VII | --- | 0.30 | --- |
| Total | | 18,523 | | 24,427.93 |
| Soil Index | | 1.32 | | |
| Factor:⁷ | | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,333.55 | \$2,330 | \$2,222.43 | \$2,220 |
| II | 1.35 | \$2,100.20 | \$2,100 | \$2,000.19 | \$2,000 |
| III | 1.00 | \$1,555.70 | \$1,560 | \$1,481.62 | \$1,480 |
| IV | 0.80 | \$1,244.56 | \$1,240 | \$1,185.30 | \$1,190 |
| V | 0.60 | \$933.42 | \$930 | \$888.97 | \$890 |
| VI | 0.50 | \$777.85 | \$780 | \$740.81 | \$740 |
| VII | 0.30 | \$466.71 | \$470 | \$444.49 | \$440 |
| VIII | 0.10 | \$155.57 | \$160 | \$148.16 | \$150 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$33.17

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0109

c. Rate Without Risk 0.0640

d. Risk Component 0.0032

e. Rate With Risk³ 0.0672

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$518.26 | \$493.58 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 12 | 1.50 | 17.35 |
| | II | 70,299 | 1.35 | 94,904.12 |
| | III | 44,206 | 1.00 | 44,205.80 |
| | IV | 18,228 | 0.80 | 14,582.32 |
| | V | 1,770 | 0.60 | 1,061.76 |
| | VI | 9,912 | 0.50 | 4,955.95 |
| | VII | 133 | 0.30 | 39.83 |
| | Total | 144,559 | | 159,767.12 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$703.39 | \$700 | \$669.90 | \$670 |
| II | 1.35 | \$633.06 | \$630 | \$602.91 | \$600 |
| III | 1.00 | \$468.93 | \$470 | \$446.60 | \$450 |
| IV | 0.80 | \$375.14 | \$380 | \$357.28 | \$360 |
| V | 0.60 | \$281.36 | \$280 | \$267.96 | \$270 |
| VI | 0.50 | \$234.46 | \$230 | \$223.30 | \$220 |
| VII | 0.30 | \$140.68 | \$140 | \$133.98 | \$130 |
| VIII | 0.10 | \$46.89 | \$50 | \$44.66 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$29.86

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0068

c. Rate Without Risk 0.0599

d. Risk Component 0.0030

e. Rate With Risk³ 0.0629

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$498.82 | \$475.07 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 24,729 | 1.35 | 33,383.76 |
| | III | 15,190 | 1.00 | 15,189.54 |
| | IV | 8,619 | 0.80 | 6,895.30 |
| | V | 986 | 0.60 | 591.52 |
| | VI | 1,630 | 0.50 | 815.19 |
| | VII | 379 | 0.30 | 113.82 |
| | Total | 51,533 | | 56,989.14 |
| | Soil Index Factor:⁷ | 1.11 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$676.60 | \$680 | \$644.38 | \$640 |
| II | 1.35 | \$608.94 | \$610 | \$579.94 | \$580 |
| III | 1.00 | \$451.07 | \$450 | \$429.59 | \$430 |
| IV | 0.80 | \$360.85 | \$360 | \$343.67 | \$340 |
| V | 0.60 | \$270.64 | \$270 | \$257.75 | \$260 |
| VI | 0.50 | \$225.53 | \$230 | \$214.79 | \$210 |
| VII | 0.30 | \$135.32 | \$140 | \$128.88 | \$130 |
| VIII | 0.10 | \$45.11 | \$50 | \$42.96 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$4.65

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0107

c. Rate Without Risk 0.0638

d. Risk Component 0.0032

e. Rate With Risk³ 0.0670

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$72.84 | \$69.37 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 0 | 1.50 | 0.33 |
| | II | 32,780 | 1.35 | 44,252.78 |
| | III | 17,446 | 1.00 | 17,445.74 |
| | IV | 44,128 | 0.80 | 35,302.73 |
| | V | --- | 0.60 | --- |
| | VI | 15,848 | 0.50 | 7,923.80 |
| | VII | 24,778 | 0.30 | 7,433.36 |
| | Total | 134,980 | | 112,358.74 |
| | Soil Index Factor:⁷ | 0.83 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$131.25 | \$130 | \$125.00 | \$130 |
| II | 1.35 | \$118.13 | \$120 | \$112.50 | \$110 |
| III | 1.00 | \$87.50 | \$90 | \$83.34 | \$80 |
| IV | 0.80 | \$70.00 | \$70 | \$66.67 | \$70 |
| V | 0.60 | \$52.50 | \$50 | \$50.00 | \$50 |
| VI | 0.50 | \$43.75 | \$40 | \$41.67 | \$40 |
| VII | 0.30 | \$26.25 | \$30 | \$25.00 | \$30 |
| VIII | 0.10 | \$8.75 | \$10 | \$8.33 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$44.39

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0071

c. Rate Without Risk 0.0602

d. Risk Component 0.0030

e. Rate With Risk³ 0.0632

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$737.50 | \$702.38 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 0 | 1.50 | 0.67 |
| | II | 24,411 | 1.35 | 32,954.43 |
| | III | 15,981 | 1.00 | 15,980.60 |
| | IV | 20,069 | 0.80 | 16,055.46 |
| | V | 175 | 0.60 | 104.75 |
| | VI | 4,065 | 0.50 | 2,032.57 |
| | VII | 2,820 | 0.30 | 845.86 |
| | Total | 67,520 | | 67,974.33 |
| | Soil Index Factor:⁷ | 1.01 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,098.87 | \$1,100 | \$1,046.54 | \$1,050 |
| II | 1.35 | \$988.98 | \$990 | \$941.89 | \$940 |
| III | 1.00 | \$732.58 | \$730 | \$697.69 | \$700 |
| IV | 0.80 | \$586.06 | \$590 | \$558.15 | \$560 |
| V | 0.60 | \$439.55 | \$440 | \$418.62 | \$420 |
| VI | 0.50 | \$366.29 | \$370 | \$348.85 | \$350 |
| VII | 0.30 | \$219.77 | \$220 | \$209.31 | \$210 |
| VIII | 0.10 | \$73.26 | \$70 | \$69.77 | \$70 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$136.39

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0050

c. Rate Without Risk 0.0581

d. Risk Component 0.0029

e. Rate With Risk³ 0.0611

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,345.52 | \$2,233.83 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 3,223 | 1.50 | 4,834.41 |
| | II | 14,164 | 1.35 | 19,120.91 |
| | III | 453 | 1.00 | 452.80 |
| | IV | 1,638 | 0.80 | 1,310.53 |
| | V | --- | 0.60 | --- |
| | VI | 157 | 0.50 | 78.51 |
| | VII | 520 | 0.30 | 155.85 |
| | Total | 20,154 | | 25,953.00 |
| | 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 | \$2,732.15 | \$2,730 | \$2,602.05 | \$2,600 |
| II | 1.35 | \$2,458.94 | \$2,460 | \$2,341.85 | \$2,340 |
| III | 1.00 | \$1,821.44 | \$1,820 | \$1,734.70 | \$1,730 |
| IV | 0.80 | \$1,457.15 | \$1,460 | \$1,387.76 | \$1,390 |
| V | 0.60 | \$1,092.86 | \$1,090 | \$1,040.82 | \$1,040 |
| VI | 0.50 | \$910.72 | \$910 | \$867.35 | \$870 |
| VII | 0.30 | \$546.43 | \$550 | \$520.41 | \$520 |
| VIII | 0.10 | \$182.14 | \$180 | \$173.47 | \$170 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$11.67

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0084

c. Rate Without Risk 0.0615

d. Risk Component 0.0031

e. Rate With Risk³ 0.0645

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$189.88 | \$180.83 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 14 | 1.50 | 20.68 |
| | II | 13,787 | 1.35 | 18,612.02 |
| | III | 17,345 | 1.00 | 17,345.44 |
| | IV | 13,460 | 0.80 | 10,768.34 |
| | V | --- | 0.60 | --- |
| | VI | 3,141 | 0.50 | 1,570.44 |
| | VII | 6,787 | 0.30 | 2,035.98 |
| | Total | 54,534 | | 50,352.89 |
| | Soil Index Factor:⁷ | 0.92 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$308.46 | \$310 | \$293.77 | \$290 |
| II | 1.35 | \$277.62 | \$280 | \$264.40 | \$260 |
| III | 1.00 | \$205.64 | \$210 | \$195.85 | \$200 |
| IV | 0.80 | \$164.51 | \$160 | \$156.68 | \$160 |
| V | 0.60 | \$123.38 | \$120 | \$117.51 | \$120 |
| VI | 0.50 | \$102.82 | \$100 | \$97.92 | \$100 |
| VII | 0.30 | \$61.69 | \$60 | \$58.75 | \$60 |
| VIII | 0.10 | \$20.56 | \$20 | \$19.58 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$1.75

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0073

c. Rate Without Risk 0.0604

d. Risk Component 0.0030

e. Rate With Risk³ 0.0634

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$29.02 | \$27.64 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 864 | 1.50 | 1,296.00 |
| | II | 10,043 | 1.35 | 13,557.60 |
| | III | 10,722 | 1.00 | 10,722.31 |
| | IV | 11,084 | 0.80 | 8,867.31 |
| | V | --- | 0.60 | --- |
| | VI | 3,410 | 0.50 | 1,705.10 |
| | VII | 3,649 | 0.30 | 1,094.58 |
| | Total | 39,772 | | 37,242.91 |
| | Soil Index Factor:⁷ | 0.94 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$46.49 | \$50 | \$44.28 | \$40 |
| II | 1.35 | \$41.84 | \$40 | \$39.85 | \$40 |
| III | 1.00 | \$30.99 | \$30 | \$29.52 | \$30 |
| IV | 0.80 | \$24.79 | \$20 | \$23.61 | \$20 |
| V | 0.60 | \$18.60 | \$20 | \$17.71 | \$20 |
| VI | 0.50 | \$15.50 | \$20 | \$14.76 | \$10 |
| VII | 0.30 | \$9.30 | \$10 | \$8.86 | \$10 |
| VIII | 0.10 | \$3.10 | --- | \$2.95 | --- |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$122.88

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0080

c. Rate Without Risk 0.0611

d. Risk Component 0.0031

e. Rate With Risk³ 0.0642

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,010.31 | \$1,914.58 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 454 | 1.50 | 681.19 |
| | II | 10,885 | 1.35 | 14,694.88 |
| | III | 649 | 1.00 | 648.95 |
| | IV | 1,728 | 0.80 | 1,382.58 |
| | V | --- | 0.60 | --- |
| | VI | 231 | 0.50 | 115.53 |
| | VII | 184 | 0.30 | 55.18 |
| | Total | 14,131 | | 17,578.32 |
| | Soil Index Factor:⁷ | 1.24 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,424.16 | \$2,420 | \$2,308.73 | \$2,310 |
| II | 1.35 | \$2,181.75 | \$2,180 | \$2,077.85 | \$2,080 |
| III | 1.00 | \$1,616.11 | \$1,620 | \$1,539.15 | \$1,540 |
| IV | 0.80 | \$1,292.89 | \$1,290 | \$1,231.32 | \$1,230 |
| V | 0.60 | \$969.67 | \$970 | \$923.49 | \$920 |
| VI | 0.50 | \$808.05 | \$810 | \$769.58 | \$770 |
| VII | 0.30 | \$484.83 | \$480 | \$461.75 | \$460 |
| VIII | 0.10 | \$161.61 | \$160 | \$153.92 | \$150 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|--|
| 1. Estimated Net Return: | \$102.03 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0117 |
| c. Rate Without Risk | 0.0648 |
| d. Risk Component | 0.0032 |
| e. Rate With Risk ³ | 0.0681 |
| 3. Unadjusted Use Value | <div>Without Risk⁴</div> <div>With Risk⁵</div> <div>\$1,574.28</div> <div>\$1,499.31</div> |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 454 | 1.50 | 681.19 |
| | II | 10,885 | 1.35 | 14,694.88 |
| | III | 649 | 1.00 | 648.95 |
| | IV | 1,728 | 0.80 | 1,382.58 |
| | V | --- | 0.60 | --- |
| | VI | 231 | 0.50 | 115.53 |
| | VII | 184 | 0.30 | 55.18 |
| | Total | 14,131 | | 17,578.32 |
| | Soil Index Factor:⁷ | 1.24 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,898.37 | \$1,900 | \$1,807.97 | \$1,810 |
| II | 1.35 | \$1,708.53 | \$1,710 | \$1,627.17 | \$1,630 |
| III | 1.00 | \$1,265.58 | \$1,270 | \$1,205.31 | \$1,210 |
| IV | 0.80 | \$1,012.46 | \$1,010 | \$964.25 | \$960 |
| V | 0.60 | \$759.35 | \$760 | \$723.19 | \$720 |
| VI | 0.50 | \$632.79 | \$630 | \$602.66 | \$600 |
| VII | 0.30 | \$379.67 | \$380 | \$361.59 | \$360 |
| VIII | 0.10 | \$126.56 | \$130 | \$120.53 | \$120 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$239.10

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0075

c. Rate Without Risk 0.0606

d. Risk Component 0.0030

e. Rate With Risk³ 0.0636

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$3,948.20 | \$3,760.19 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 33,787 | 1.50 | 50,680.93 |
| | II | 11,667 | 1.35 | 15,751.10 |
| | III | 92 | 1.00 | 91.85 |
| | IV | 2,904 | 0.80 | 2,323.04 |
| | V | --- | 0.60 | --- |
| | VI | 123 | 0.50 | 61.38 |
| | VII | 835 | 0.30 | 250.59 |
| | Total | 49,408 | | 69,158.90 |
| | Soil Index Factor:⁷ | 1.40 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$4,231.00 | \$4,230 | \$4,029.53 | \$4,030 |
| II | 1.35 | \$3,807.90 | \$3,810 | \$3,626.58 | \$3,630 |
| III | 1.00 | \$2,820.67 | \$2,820 | \$2,686.35 | \$2,690 |
| IV | 0.80 | \$2,256.54 | \$2,260 | \$2,149.08 | \$2,150 |
| V | 0.60 | \$1,692.40 | \$1,690 | \$1,611.81 | \$1,610 |
| VI | 0.50 | \$1,410.33 | \$1,410 | \$1,343.18 | \$1,340 |
| VII | 0.30 | \$846.20 | \$850 | \$805.91 | \$810 |
| VIII | 0.10 | \$282.07 | \$280 | \$268.64 | \$270 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$145.84

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0048

c. Rate Without Risk 0.0579

d. Risk Component 0.0029

e. Rate With Risk³ 0.0608

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,518.24 | \$2,398.32 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------------------------------|------------|--|--------------------|------------------|
| | I | 10,488 | 1.50 | 15,731.85 |
| | II | 19,924 | 1.35 | 26,897.84 |
| | III | 2,863 | 1.00 | 2,862.66 |
| | IV | 1,801 | 0.80 | 1,440.94 |
| | V | 35 | 0.60 | 20.95 |
| | VI | 1,244 | 0.50 | 622.04 |
| | VII | --- | 0.30 | --- |
| Total | | 36,355 | | 47,576.28 |
| 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 | \$2,886.44 | \$2,890 | \$2,748.99 | \$2,750 |
| II | 1.35 | \$2,597.79 | \$2,600 | \$2,474.09 | \$2,470 |
| III | 1.00 | \$1,924.29 | \$1,920 | \$1,832.66 | \$1,830 |
| IV | 0.80 | \$1,539.43 | \$1,540 | \$1,466.13 | \$1,470 |
| V | 0.60 | \$1,154.58 | \$1,150 | \$1,099.60 | \$1,100 |
| VI | 0.50 | \$962.15 | \$960 | \$916.33 | \$920 |
| VII | 0.30 | \$577.29 | \$580 | \$549.80 | \$550 |
| VIII | 0.10 | \$192.43 | \$190 | \$183.27 | \$180 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$23.39

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0044

c. Rate Without Risk 0.0575

d. Risk Component 0.0029

e. Rate With Risk³ 0.0604

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$406.57 | \$387.21 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 46 | 1.50 | 68.39 |
| | II | 17,933 | 1.35 | 24,209.55 |
| | III | 7,067 | 1.00 | 7,067.25 |
| | IV | 6,370 | 0.80 | 5,096.21 |
| | V | --- | 0.60 | --- |
| | VI | 2,035 | 0.50 | 1,017.68 |
| | VII | 1,857 | 0.30 | 557.10 |
| | Total | 35,308 | | 38,016.18 |
| | Soil Index Factor:⁷ | 1.08 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$566.42 | \$570 | \$539.45 | \$540 |
| II | 1.35 | \$509.78 | \$510 | \$485.50 | \$490 |
| III | 1.00 | \$377.61 | \$380 | \$359.63 | \$360 |
| IV | 0.80 | \$302.09 | \$300 | \$287.71 | \$290 |
| V | 0.60 | \$226.57 | \$230 | \$215.78 | \$220 |
| VI | 0.50 | \$188.81 | \$190 | \$179.82 | \$180 |
| VII | 0.30 | \$113.28 | \$110 | \$107.89 | \$110 |
| VIII | 0.10 | \$37.76 | \$40 | \$35.96 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$40.34

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0076

c. Rate Without Risk 0.0607

d. Risk Component 0.0030

e. Rate With Risk³ 0.0637

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$664.42 | \$632.78 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 68 | 1.50 | 102.75 |
| | II | 28,567 | 1.35 | 38,566.08 |
| | III | 20,872 | 1.00 | 20,872.17 |
| | IV | 17,034 | 0.80 | 13,626.91 |
| | V | 205 | 0.60 | 123.03 |
| | VI | 6,864 | 0.50 | 3,431.99 |
| | VII | 892 | 0.30 | 267.54 |
| | Total | 74,503 | | 76,990.46 |
| | Soil Index Factor:⁷ | 1.03 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$964.43 | \$960 | \$918.50 | \$920 |
| II | 1.35 | \$867.98 | \$870 | \$826.65 | \$830 |
| III | 1.00 | \$642.95 | \$640 | \$612.33 | \$610 |
| IV | 0.80 | \$514.36 | \$510 | \$489.87 | \$490 |
| V | 0.60 | \$385.77 | \$390 | \$367.40 | \$370 |
| VI | 0.50 | \$321.48 | \$320 | \$306.17 | \$310 |
| VII | 0.30 | \$192.89 | \$190 | \$183.70 | \$180 |
| VIII | 0.10 | \$64.30 | \$60 | \$61.23 | \$60 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$17.23

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0070

c. Rate Without Risk 0.0601

d. Risk Component 0.0030

e. Rate With Risk³ 0.0631

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$286.82 | \$273.16 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 19,318 | 1.35 | 26,079.40 |
| | III | 18,465 | 1.00 | 18,464.97 |
| | IV | 5,103 | 0.80 | 4,082.63 |
| | V | --- | 0.60 | --- |
| | VI | 1,203 | 0.50 | 601.47 |
| | VII | 2,782 | 0.30 | 834.58 |
| | Total | 46,871 | | 50,063.05 |
| | Soil Index Factor:⁷ | 1.07 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$402.80 | \$400 | \$383.62 | \$380 |
| II | 1.35 | \$362.52 | \$360 | \$345.26 | \$350 |
| III | 1.00 | \$268.53 | \$270 | \$255.75 | \$260 |
| IV | 0.80 | \$214.83 | \$210 | \$204.60 | \$200 |
| V | 0.60 | \$161.12 | \$160 | \$153.45 | \$150 |
| VI | 0.50 | \$134.27 | \$130 | \$127.87 | \$130 |
| VII | 0.30 | \$80.56 | \$80 | \$76.72 | \$80 |
| VIII | 0.10 | \$26.85 | \$30 | \$25.57 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$103.08

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0141

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 | \$1,532.92 | \$1,459.92 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 1,571 | 1.50 | 2,356.49 |
| | II | 20,686 | 1.35 | 27,925.53 |
| | III | 3,086 | 1.00 | 3,086.39 |
| | IV | 959 | 0.80 | 766.99 |
| | V | 17 | 0.60 | 10.14 |
| | VI | 314 | 0.50 | 157.01 |
| | VII | 450 | 0.30 | 134.97 |
| | Total | 27,083 | | 34,437.53 |
| | 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 | \$1,808.29 | \$1,810 | \$1,722.18 | \$1,720 |
| II | 1.35 | \$1,627.46 | \$1,630 | \$1,549.96 | \$1,550 |
| III | 1.00 | \$1,205.53 | \$1,210 | \$1,148.12 | \$1,150 |
| IV | 0.80 | \$964.42 | \$960 | \$918.50 | \$920 |
| V | 0.60 | \$723.32 | \$720 | \$688.87 | \$690 |
| VI | 0.50 | \$602.76 | \$600 | \$574.06 | \$570 |
| VII | 0.30 | \$361.66 | \$360 | \$344.44 | \$340 |
| VIII | 0.10 | \$120.55 | \$120 | \$114.81 | \$110 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$29.45

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0057

c. Rate Without Risk 0.0589

d. Risk Component 0.0029

e. Rate With Risk³ 0.0618

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$500.38 | \$476.55 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 1,135 | 1.50 | 1,701.99 |
| | II | 46,654 | 1.35 | 62,983.39 |
| | III | 57,191 | 1.00 | 57,190.75 |
| | IV | 55,294 | 0.80 | 44,235.51 |
| | V | 5 | 0.60 | 2.94 |
| | VI | 4,524 | 0.50 | 2,262.09 |
| | VII | 914 | 0.30 | 274.35 |
| | Total | 165,718 | | 168,651.00 |
| | Soil Index Factor:⁷ | 1.02 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$737.51 | \$740 | \$702.39 | \$700 |
| II | 1.35 | \$663.76 | \$660 | \$632.15 | \$630 |
| III | 1.00 | \$491.67 | \$490 | \$468.26 | \$470 |
| IV | 0.80 | \$393.34 | \$390 | \$374.61 | \$370 |
| V | 0.60 | \$295.00 | \$300 | \$280.96 | \$280 |
| VI | 0.50 | \$245.84 | \$250 | \$234.13 | \$230 |
| VII | 0.30 | \$147.50 | \$150 | \$140.48 | \$140 |
| VIII | 0.10 | \$49.17 | \$50 | \$46.83 | \$50 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$33.57

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0086

c. Rate Without Risk 0.0617

d. Risk Component 0.0031

e. Rate With Risk³ 0.0648

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$544.06 | \$518.15 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 344 | 1.50 | 515.73 |
| | II | 18,077 | 1.35 | 24,403.80 |
| | III | 1,735 | 1.00 | 1,734.90 |
| | IV | 5,445 | 0.80 | 4,356.09 |
| | V | 344 | 0.60 | 206.16 |
| | VI | 454 | 0.50 | 226.84 |
| | VII | 400 | 0.30 | 119.96 |
| | Total | 26,798 | | 31,563.48 |
| | Soil Index Factor:⁷ | 1.18 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$692.87 | \$690 | \$659.88 | \$660 |
| II | 1.35 | \$623.59 | \$620 | \$593.89 | \$590 |
| III | 1.00 | \$461.92 | \$460 | \$439.92 | \$440 |
| IV | 0.80 | \$369.53 | \$370 | \$351.94 | \$350 |
| V | 0.60 | \$277.15 | \$280 | \$263.95 | \$260 |
| VI | 0.50 | \$230.96 | \$230 | \$219.96 | \$220 |
| VII | 0.30 | \$138.57 | \$140 | \$131.98 | \$130 |
| VIII | 0.10 | \$46.19 | \$50 | \$43.99 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|---------|
| 1. Estimated Net Return: | \$17.69 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0047 |
| c. Rate Without Risk | 0.0578 |
| d. Risk Component | 0.0029 |
| e. Rate With Risk ³ | 0.0606 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$306.29 | \$291.70 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 1 | 1.50 | 1.00 |
| | II | 19,016 | 1.35 | 25,671.69 |
| | III | 9,082 | 1.00 | 9,081.70 |
| | IV | 5,477 | 0.80 | 4,381.88 |
| | V | 41 | 0.60 | 24.69 |
| | VI | 3,872 | 0.50 | 1,936.17 |
| | VII | 3,541 | 0.30 | 1,062.42 |
| | Total | 41,031 | | 42,159.55 |
| | 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 | \$447.13 | \$450 | \$425.84 | \$430 |
| II | 1.35 | \$402.41 | \$400 | \$383.25 | \$380 |
| III | 1.00 | \$298.08 | \$300 | \$283.89 | \$280 |
| IV | 0.80 | \$238.47 | \$240 | \$227.11 | \$230 |
| V | 0.60 | \$178.85 | \$180 | \$170.33 | \$170 |
| VI | 0.50 | \$149.04 | \$150 | \$141.95 | \$140 |
| VII | 0.30 | \$89.43 | \$90 | \$85.17 | \$90 |
| VIII | 0.10 | \$29.81 | \$30 | \$28.39 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$103.08

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0081

c. Rate Without Risk 0.0612

d. Risk Component 0.0031

e. Rate With Risk³ 0.0643

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,683.57 | \$1,603.40 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 1,571 | 1.50 | 2,356.49 |
| | II | 20,686 | 1.35 | 27,925.53 |
| | III | 3,086 | 1.00 | 3,086.39 |
| | IV | 959 | 0.80 | 766.99 |
| | V | 17 | 0.60 | 10.14 |
| | VI | 314 | 0.50 | 157.01 |
| | VII | 450 | 0.30 | 134.97 |
| | Total | 27,083 | | 34,437.53 |
| | 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 | \$1,986.00 | \$1,990 | \$1,891.43 | \$1,890 |
| II | 1.35 | \$1,787.40 | \$1,790 | \$1,702.29 | \$1,700 |
| III | 1.00 | \$1,324.00 | \$1,320 | \$1,260.95 | \$1,260 |
| IV | 0.80 | \$1,059.20 | \$1,060 | \$1,008.76 | \$1,010 |
| V | 0.60 | \$794.40 | \$790 | \$756.57 | \$760 |
| VI | 0.50 | \$662.00 | \$660 | \$630.48 | \$630 |
| VII | 0.30 | \$397.20 | \$400 | \$378.29 | \$380 |
| VIII | 0.10 | \$132.40 | \$130 | \$126.10 | \$130 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$47.15

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0102

c. Rate Without Risk 0.0633

d. Risk Component 0.0032

e. Rate With Risk³ 0.0665

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$744.63 | \$709.17 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 393 | 1.50 | 589.79 |
| | II | 16,741 | 1.35 | 22,600.61 |
| | III | 8,061 | 1.00 | 8,061.36 |
| | IV | 5,101 | 0.80 | 4,081.03 |
| | V | 1,707 | 0.60 | 1,024.26 |
| | VI | 558 | 0.50 | 278.88 |
| | VII | 194 | 0.30 | 58.18 |
| | Total | 32,756 | | 36,694.10 |
| | Soil Index Factor:⁷ | 1.12 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$997.07 | \$1,000 | \$949.59 | \$950 |
| II | 1.35 | \$897.36 | \$900 | \$854.63 | \$850 |
| III | 1.00 | \$664.71 | \$660 | \$633.06 | \$630 |
| IV | 0.80 | \$531.77 | \$530 | \$506.45 | \$510 |
| V | 0.60 | \$398.83 | \$400 | \$379.84 | \$380 |
| VI | 0.50 | \$332.36 | \$330 | \$316.53 | \$320 |
| VII | 0.30 | \$199.41 | \$200 | \$189.92 | \$190 |
| VIII | 0.10 | \$66.47 | \$70 | \$63.31 | \$60 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$13.22

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0060

c. Rate Without Risk 0.0592

d. Risk Component 0.0030

e. Rate With Risk³ 0.0621

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$223.43 | \$212.79 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 566 | 1.50 | 849.32 |
| | II | 11,855 | 1.35 | 16,003.60 |
| | III | 21,148 | 1.00 | 21,147.72 |
| | IV | 19,292 | 0.80 | 15,433.64 |
| | V | --- | 0.60 | --- |
| | VI | 5,401 | 0.50 | 2,700.65 |
| | VII | 8,070 | 0.30 | 2,421.01 |
| | Total | 66,332 | | 58,555.94 |
| | Soil Index Factor:⁷ | 0.88 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$379.66 | \$380 | \$361.58 | \$360 |
| II | 1.35 | \$341.69 | \$340 | \$325.42 | \$330 |
| III | 1.00 | \$253.10 | \$250 | \$241.05 | \$240 |
| IV | 0.80 | \$202.48 | \$200 | \$192.84 | \$190 |
| V | 0.60 | \$151.86 | \$150 | \$144.63 | \$140 |
| VI | 0.50 | \$126.55 | \$130 | \$120.53 | \$120 |
| VII | 0.30 | \$75.93 | \$80 | \$72.32 | \$70 |
| VIII | 0.10 | \$25.31 | \$30 | \$24.11 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$13.22

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0074

c. Rate Without Risk 0.0605

d. Risk Component 0.0030

e. Rate With Risk³ 0.0635

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$218.52 | \$208.12 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 566 | 1.50 | 849.32 |
| | II | 11,855 | 1.35 | 16,003.60 |
| | III | 21,148 | 1.00 | 21,147.72 |
| | IV | 19,292 | 0.80 | 15,433.64 |
| | V | --- | 0.60 | --- |
| | VI | 5,401 | 0.50 | 2,700.65 |
| | VII | 8,070 | 0.30 | 2,421.01 |
| | Total | 66,332 | | 58,555.94 |
| | Soil Index Factor:⁷ | 0.88 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$371.31 | \$370 | \$353.63 | \$350 |
| II | 1.35 | \$334.18 | \$330 | \$318.27 | \$320 |
| III | 1.00 | \$247.54 | \$250 | \$235.75 | \$240 |
| IV | 0.80 | \$198.03 | \$200 | \$188.60 | \$190 |
| V | 0.60 | \$148.52 | \$150 | \$141.45 | \$140 |
| VI | 0.50 | \$123.77 | \$120 | \$117.88 | \$120 |
| VII | 0.30 | \$74.26 | \$70 | \$70.73 | \$70 |
| VIII | 0.10 | \$24.75 | \$20 | \$23.58 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$0.01

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0071

c. Rate Without Risk 0.0602

d. Risk Component 0.0030

e. Rate With Risk³ 0.0632

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$0.20 | \$0.19 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | --- | 1.50 | --- |
| | II | 8,782 | 1.35 | 11,856.18 |
| | III | 16,364 | 1.00 | 16,363.79 |
| | IV | 15,838 | 0.80 | 12,670.08 |
| | V | --- | 0.60 | --- |
| | VI | 2,449 | 0.50 | 1,224.39 |
| | VII | 2,000 | 0.30 | 599.86 |
| | Total | 45,432 | | 42,714.31 |
| | Soil Index Factor:⁷ | 0.94 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$0.33 | --- | \$0.31 | --- |
| II | 1.35 | \$0.29 | --- | \$0.28 | --- |
| III | 1.00 | \$0.22 | --- | \$0.21 | --- |
| IV | 0.80 | \$0.17 | --- | \$0.17 | --- |
| V | 0.60 | \$0.13 | --- | \$0.12 | --- |
| VI | 0.50 | \$0.11 | --- | \$0.10 | --- |
| VII | 0.30 | \$0.07 | --- | \$0.06 | --- |
| VIII | 0.10 | \$0.02 | --- | \$0.02 | --- |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | | |
|---|---------------------------|------------------------|
| 1. Estimated Net Return: | \$131.19 | |
| 2. Capitalization Rates | | |
| a. Interest Rate Component ¹ | 0.0531 | |
| b. Property Tax Component ² | 0.0068 | |
| c. Rate Without Risk | 0.0599 | |
| d. Risk Component | 0.0030 | |
| e. Rate With Risk ³ | 0.0629 | |
| | Without Risk ⁴ | With Risk ⁵ |
| 3. Unadjusted Use Value | \$2,190.80 | \$2,086.47 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 7,977 | 1.50 | 11,965.27 |
| | II | 17,734 | 1.35 | 23,940.25 |
| | III | 138 | 1.00 | 137.88 |
| | IV | 3,930 | 0.80 | 3,143.95 |
| | V | 0 | 0.60 | 0.13 |
| | VI | 42 | 0.50 | 21.13 |
| | VII | 1,540 | 0.30 | 461.96 |
| | Total | 31,361 | | 39,670.56 |
| | Soil Index | 1.26 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$2,597.81 | \$2,600 | \$2,474.11 | \$2,470 |
| II | 1.35 | \$2,338.03 | \$2,340 | \$2,226.70 | \$2,230 |
| III | 1.00 | \$1,731.88 | \$1,730 | \$1,649.41 | \$1,650 |
| IV | 0.80 | \$1,385.50 | \$1,390 | \$1,319.52 | \$1,320 |
| V | 0.60 | \$1,039.13 | \$1,040 | \$989.64 | \$990 |
| VI | 0.50 | \$865.94 | \$870 | \$824.70 | \$820 |
| VII | 0.30 | \$519.56 | \$520 | \$494.82 | \$490 |
| VIII | 0.10 | \$173.19 | \$170 | \$164.94 | \$160 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$3.79

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0104

c. Rate Without Risk 0.0635

d. Risk Component 0.0032

e. Rate With Risk³ 0.0667

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$59.60 | \$56.76 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 324 | 1.50 | 486.38 |
| | II | 1,927 | 1.35 | 2,601.22 |
| | III | 2,216 | 1.00 | 2,215.94 |
| | IV | 3,818 | 0.80 | 3,054.28 |
| | V | --- | 0.60 | --- |
| | VI | 3,682 | 0.50 | 1,841.09 |
| | VII | 2,116 | 0.30 | 634.89 |
| | Total | 14,083 | | 10,833.79 |
| | Soil Index Factor:⁷ | 0.77 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$116.21 | \$120 | \$110.68 | \$110 |
| II | 1.35 | \$104.59 | \$100 | \$99.61 | \$100 |
| III | 1.00 | \$77.48 | \$80 | \$73.79 | \$70 |
| IV | 0.80 | \$61.98 | \$60 | \$59.03 | \$60 |
| V | 0.60 | \$46.49 | \$50 | \$44.27 | \$40 |
| VI | 0.50 | \$38.74 | \$40 | \$36.89 | \$40 |
| VII | 0.30 | \$23.24 | \$20 | \$22.14 | \$20 |
| VIII | 0.10 | \$7.75 | \$10 | \$7.38 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|--------|
| 1. Estimated Net Return: | \$3.79 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0115 |
| c. Rate Without Risk | 0.0646 |
| d. Risk Component | 0.0032 |
| e. Rate With Risk ³ | 0.0678 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$58.62 | \$55.82 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 324 | 1.50 | 486.38 |
| | II | 1,927 | 1.35 | 2,601.22 |
| | III | 2,216 | 1.00 | 2,215.94 |
| | IV | 3,818 | 0.80 | 3,054.28 |
| | V | --- | 0.60 | --- |
| | VI | 3,682 | 0.50 | 1,841.09 |
| | VII | 2,116 | 0.30 | 634.89 |
| | Total | 14,083 | | 10,833.79 |
| | Soil Index Factor:⁷ | 0.77 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$114.29 | \$110 | \$108.85 | \$110 |
| II | 1.35 | \$102.87 | \$100 | \$97.97 | \$100 |
| III | 1.00 | \$76.20 | \$80 | \$72.57 | \$70 |
| IV | 0.80 | \$60.96 | \$60 | \$58.05 | \$60 |
| V | 0.60 | \$45.72 | \$50 | \$43.54 | \$40 |
| VI | 0.50 | \$38.10 | \$40 | \$36.28 | \$40 |
| VII | 0.30 | \$22.86 | \$20 | \$21.77 | \$20 |
| VIII | 0.10 | \$7.62 | \$10 | \$7.26 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$15.66

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0068

c. Rate Without Risk 0.0599

d. Risk Component 0.0030

e. Rate With Risk³ 0.0629

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$261.40 | \$248.95 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 4,950 | 1.50 | 7,425.09 |
| | II | 9,768 | 1.35 | 13,187.42 |
| | III | 28,447 | 1.00 | 28,447.37 |
| | IV | 21,461 | 0.80 | 17,168.86 |
| | V | --- | 0.60 | --- |
| | VI | 18,151 | 0.50 | 9,075.25 |
| | VII | 4,732 | 0.30 | 1,419.63 |
| | Total | 87,510 | | 76,723.61 |
| | Soil Index Factor:⁷ | 0.88 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$447.22 | \$450 | \$425.93 | \$430 |
| II | 1.35 | \$402.50 | \$400 | \$383.33 | \$380 |
| III | 1.00 | \$298.15 | \$300 | \$283.95 | \$280 |
| IV | 0.80 | \$238.52 | \$240 | \$227.16 | \$230 |
| V | 0.60 | \$178.89 | \$180 | \$170.37 | \$170 |
| VI | 0.50 | \$149.07 | \$150 | \$141.98 | \$140 |
| VII | 0.30 | \$89.44 | \$90 | \$85.19 | \$90 |
| VIII | 0.10 | \$29.81 | \$30 | \$28.40 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|---------|
| 1. Estimated Net Return: | \$63.87 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0062 |
| c. Rate Without Risk | 0.0593 |
| d. Risk Component | 0.0030 |
| e. Rate With Risk ³ | 0.0623 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,076.61 | \$1,025.34 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 2,013 | 1.50 | 3,020.01 |
| | II | 45,896 | 1.35 | 61,959.00 |
| | III | 63,605 | 1.00 | 63,604.60 |
| | IV | 32,052 | 0.80 | 25,641.37 |
| | V | --- | 0.60 | --- |
| | VI | 17,725 | 0.50 | 8,862.31 |
| | VII | 6,171 | 0.30 | 1,851.37 |
| | Total | 167,461 | | 164,938.66 |
| | Soil Index | 0.98 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$1,639.61 | \$1,640 | \$1,561.53 | \$1,560 |
| II | 1.35 | \$1,475.65 | \$1,480 | \$1,405.38 | \$1,410 |
| III | 1.00 | \$1,093.07 | \$1,090 | \$1,041.02 | \$1,040 |
| IV | 0.80 | \$874.46 | \$870 | \$832.82 | \$830 |
| V | 0.60 | \$655.84 | \$660 | \$624.61 | \$620 |
| VI | 0.50 | \$546.54 | \$550 | \$520.51 | \$520 |
| VII | 0.30 | \$327.92 | \$330 | \$312.31 | \$310 |
| VIII | 0.10 | \$109.31 | \$110 | \$104.10 | \$100 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$5.77

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0057

c. Rate Without Risk 0.0588

d. Risk Component 0.0029

e. Rate With Risk³ 0.0617

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$98.07 | \$93.40 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 2,599 | 1.50 | 3,898.02 |
| | II | 4,040 | 1.35 | 5,453.42 |
| | III | 13,355 | 1.00 | 13,355.01 |
| | IV | 20,312 | 0.80 | 16,249.74 |
| | V | --- | 0.60 | --- |
| | VI | 19,378 | 0.50 | 9,688.95 |
| | VII | 36,719 | 0.30 | 11,015.67 |
| | Total | 96,402 | | 59,660.82 |
| | Soil Index Factor:⁷ | 0.62 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$237.69 | \$240 | \$226.37 | \$230 |
| II | 1.35 | \$213.92 | \$210 | \$203.74 | \$200 |
| III | 1.00 | \$158.46 | \$160 | \$150.91 | \$150 |
| IV | 0.80 | \$126.77 | \$130 | \$120.73 | \$120 |
| V | 0.60 | \$95.08 | \$100 | \$90.55 | \$90 |
| VI | 0.50 | \$79.23 | \$80 | \$75.46 | \$80 |
| VII | 0.30 | \$47.54 | \$50 | \$45.27 | \$50 |
| VIII | 0.10 | \$15.85 | \$20 | \$15.09 | \$20 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|---------|
| 1. Estimated Net Return: | \$38.83 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0057 |
| c. Rate Without Risk | 0.0588 |
| d. Risk Component | 0.0029 |
| e. Rate With Risk ³ | 0.0617 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$660.86 | \$629.39 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 4,802 | 1.50 | 7,203.58 |
| | II | 26,232 | 1.35 | 35,413.33 |
| | III | 39,506 | 1.00 | 39,505.94 |
| | IV | 16,403 | 0.80 | 13,122.17 |
| | V | --- | 0.60 | --- |
| | VI | 5,034 | 0.50 | 2,517.06 |
| | VII | 5,106 | 0.30 | 1,531.79 |
| | Total | 97,083 | | 99,293.86 |
| | 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 | \$969.22 | \$970 | \$923.07 | \$920 |
| II | 1.35 | \$872.30 | \$870 | \$830.76 | \$830 |
| III | 1.00 | \$646.15 | \$650 | \$615.38 | \$620 |
| IV | 0.80 | \$516.92 | \$520 | \$492.30 | \$490 |
| V | 0.60 | \$387.69 | \$390 | \$369.23 | \$370 |
| VI | 0.50 | \$323.07 | \$320 | \$307.69 | \$310 |
| VII | 0.30 | \$193.84 | \$190 | \$184.61 | \$180 |
| VIII | 0.10 | \$64.61 | \$60 | \$61.54 | \$60 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$20.07

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0066

c. Rate Without Risk 0.0597

d. Risk Component 0.0030

e. Rate With Risk³ 0.0627

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$336.31 | \$320.29 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 1,128 | 1.50 | 1,691.31 |
| | II | 10,314 | 1.35 | 13,923.89 |
| | III | 22,006 | 1.00 | 22,005.94 |
| | IV | 17,742 | 0.80 | 14,193.93 |
| | V | --- | 0.60 | --- |
| | VI | 6,144 | 0.50 | 3,072.05 |
| | VII | 18,871 | 0.30 | 5,661.39 |
| | Total | 76,205 | | 60,548.49 |
| | Soil Index Factor:⁷ | 0.79 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$634.90 | \$630 | \$604.67 | \$600 |
| II | 1.35 | \$571.41 | \$570 | \$544.20 | \$540 |
| III | 1.00 | \$423.27 | \$420 | \$403.11 | \$400 |
| IV | 0.80 | \$338.62 | \$340 | \$322.49 | \$320 |
| V | 0.60 | \$253.96 | \$250 | \$241.87 | \$240 |
| VI | 0.50 | \$211.63 | \$210 | \$201.56 | \$200 |
| VII | 0.30 | \$126.98 | \$130 | \$120.93 | \$120 |
| VIII | 0.10 | \$42.33 | \$40 | \$40.31 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | | |
|---|---------------------------|------------------------|
| 1. Estimated Net Return: | \$151.87 | |
| 2. Capitalization Rates | | |
| a. Interest Rate Component ¹ | 0.0531 | |
| b. Property Tax Component ² | 0.0078 | |
| c. Rate Without Risk | 0.0609 | |
| d. Risk Component | 0.0030 | |
| e. Rate With Risk ³ | 0.0640 | |
| | Without Risk ⁴ | With Risk ⁵ |
| 3. Unadjusted Use Value | \$2,492.70 | \$2,374.00 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 11,370 | 1.50 | 17,055.55 |
| | II | 66,207 | 1.35 | 89,379.24 |
| | III | 15,159 | 1.00 | 15,159.30 |
| | IV | 12,280 | 0.80 | 9,824.14 |
| | V | --- | 0.60 | --- |
| | VI | 1,157 | 0.50 | 578.56 |
| | VII | 456 | 0.30 | 136.71 |
| | Total | 106,629 | | 132,133.49 |
| | Soil Index | 1.24 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$3,017.35 | \$3,020 | \$2,873.67 | \$2,870 |
| II | 1.35 | \$2,715.62 | \$2,720 | \$2,586.30 | \$2,590 |
| III | 1.00 | \$2,011.57 | \$2,010 | \$1,915.78 | \$1,920 |
| IV | 0.80 | \$1,609.25 | \$1,610 | \$1,532.62 | \$1,530 |
| V | 0.60 | \$1,206.94 | \$1,210 | \$1,149.47 | \$1,150 |
| VI | 0.50 | \$1,005.78 | \$1,010 | \$957.89 | \$960 |
| VII | 0.30 | \$603.47 | \$600 | \$574.73 | \$570 |
| VIII | 0.10 | \$201.16 | \$200 | \$191.58 | \$190 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$30.28

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0075

c. Rate Without Risk 0.0606

d. Risk Component 0.0030

e. Rate With Risk³ 0.0636

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$499.69 | \$475.90 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 301 | 1.50 | 451.35 |
| | II | 16,042 | 1.35 | 21,656.38 |
| | III | 4,770 | 1.00 | 4,770.14 |
| | IV | 10,467 | 0.80 | 8,373.24 |
| | V | 1,337 | 0.60 | 802.22 |
| | VI | 1,334 | 0.50 | 666.85 |
| | VII | 618 | 0.30 | 185.34 |
| | Total | 34,868 | | 36,905.52 |
| | Soil Index Factor:⁷ | 1.06 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$708.15 | \$710 | \$674.43 | \$670 |
| II | 1.35 | \$637.34 | \$640 | \$606.99 | \$610 |
| III | 1.00 | \$472.10 | \$470 | \$449.62 | \$450 |
| IV | 0.80 | \$377.68 | \$380 | \$359.70 | \$360 |
| V | 0.60 | \$283.26 | \$280 | \$269.77 | \$270 |
| VI | 0.50 | \$236.05 | \$240 | \$224.81 | \$220 |
| VII | 0.30 | \$141.63 | \$140 | \$134.89 | \$130 |
| VIII | 0.10 | \$47.21 | \$50 | \$44.96 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$62.59

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0091

c. Rate Without Risk 0.0622

d. Risk Component 0.0031

e. Rate With Risk³ 0.0653

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,006.96 | \$959.01 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 352 | 1.50 | 527.41 |
| | II | 6,818 | 1.35 | 9,204.83 |
| | III | 5,010 | 1.00 | 5,010.10 |
| | IV | 3,639 | 0.80 | 2,911.23 |
| | V | 557 | 0.60 | 334.13 |
| | VI | 537 | 0.50 | 268.54 |
| | VII | 689 | 0.30 | 206.83 |
| | Total | 17,603 | | 18,463.07 |
| | Soil Index Factor:⁷ | 1.05 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$1,440.04 | \$1,440 | \$1,371.46 | \$1,370 |
| II | 1.35 | \$1,296.03 | \$1,300 | \$1,234.32 | \$1,230 |
| III | 1.00 | \$960.02 | \$960 | \$914.31 | \$910 |
| IV | 0.80 | \$768.02 | \$770 | \$731.45 | \$730 |
| V | 0.60 | \$576.01 | \$580 | \$548.58 | \$550 |
| VI | 0.50 | \$480.01 | \$480 | \$457.15 | \$460 |
| VII | 0.30 | \$288.01 | \$290 | \$274.29 | \$270 |
| VIII | 0.10 | \$96.00 | \$100 | \$91.43 | \$90 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|---------|
| 1. Estimated Net Return: | \$39.68 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0094 |
| c. Rate Without Risk | 0.0625 |
| d. Risk Component | 0.0031 |
| e. Rate With Risk ³ | 0.0656 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$634.93 | \$604.69 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 551 | 1.50 | 826.64 |
| | II | 51,639 | 1.35 | 69,713.10 |
| | III | 79,662 | 1.00 | 79,661.93 |
| | IV | 39,738 | 0.80 | 31,790.14 |
| | V | --- | 0.60 | --- |
| | VI | 14,314 | 0.50 | 7,156.77 |
| | VII | 7,501 | 0.30 | 2,250.28 |
| | Total | 193,404 | | 191,398.86 |
| | Soil Index Factor:⁷ | 0.99 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$962.37 | \$960 | \$916.54 | \$920 |
| II | 1.35 | \$866.13 | \$870 | \$824.89 | \$820 |
| III | 1.00 | \$641.58 | \$640 | \$611.03 | \$610 |
| IV | 0.80 | \$513.26 | \$510 | \$488.82 | \$490 |
| V | 0.60 | \$384.95 | \$380 | \$366.62 | \$370 |
| VI | 0.50 | \$320.79 | \$320 | \$305.51 | \$310 |
| VII | 0.30 | \$192.47 | \$190 | \$183.31 | \$180 |
| VIII | 0.10 | \$64.16 | \$60 | \$61.10 | \$60 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|----------|
| 1. Estimated Net Return: | \$131.35 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0101 |
| c. Rate Without Risk | 0.0632 |
| d. Risk Component | 0.0032 |
| e. Rate With Risk ³ | 0.0664 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,077.12 | \$1,978.21 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 4,550 | 1.50 | 6,824.62 |
| | II | 44,771 | 1.35 | 60,440.72 |
| | III | 5,481 | 1.00 | 5,480.69 |
| | IV | 531 | 0.80 | 424.51 |
| | V | --- | 0.60 | --- |
| | VI | 935 | 0.50 | 467.70 |
| | VII | 222 | 0.30 | 66.52 |
| | Total | 56,489 | | 73,704.75 |
| | Soil Index | 1.30 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$2,387.94 | \$2,390 | \$2,274.23 | \$2,270 |
| II | 1.35 | \$2,149.14 | \$2,150 | \$2,046.80 | \$2,050 |
| III | 1.00 | \$1,591.96 | \$1,590 | \$1,516.15 | \$1,520 |
| IV | 0.80 | \$1,273.57 | \$1,270 | \$1,212.92 | \$1,210 |
| V | 0.60 | \$955.17 | \$960 | \$909.69 | \$910 |
| VI | 0.50 | \$795.98 | \$800 | \$758.08 | \$760 |
| VII | 0.30 | \$477.59 | \$480 | \$454.85 | \$450 |
| VIII | 0.10 | \$159.20 | \$160 | \$151.62 | \$150 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$12.45

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0056

c. Rate Without Risk 0.0587

d. Risk Component 0.0029

e. Rate With Risk³ 0.0617

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$211.95 | \$201.86 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 627 | 1.50 | 941.06 |
| | II | 5,148 | 1.35 | 6,949.78 |
| | III | 11,890 | 1.00 | 11,890.32 |
| | IV | 15,611 | 0.80 | 12,488.79 |
| | V | --- | 0.60 | --- |
| | VI | 10,178 | 0.50 | 5,089.05 |
| | VII | 27,600 | 0.30 | 8,280.01 |
| | Total | 71,055 | | 45,639.02 |
| | Soil Index Factor:⁷ | 0.64 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$494.97 | \$490 | \$471.40 | \$470 |
| II | 1.35 | \$445.48 | \$450 | \$424.26 | \$420 |
| III | 1.00 | \$329.98 | \$330 | \$314.27 | \$310 |
| IV | 0.80 | \$263.99 | \$260 | \$251.42 | \$250 |
| V | 0.60 | \$197.99 | \$200 | \$188.56 | \$190 |
| VI | 0.50 | \$164.99 | \$160 | \$157.13 | \$160 |
| VII | 0.30 | \$98.99 | \$100 | \$94.28 | \$90 |
| VIII | 0.10 | \$33.00 | \$30 | \$31.43 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | |
|---|----------|
| 1. Estimated Net Return: | \$135.21 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0087 |
| c. Rate Without Risk | 0.0618 |
| d. Risk Component | 0.0031 |
| e. Rate With Risk ³ | 0.0649 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$2,187.70 | \$2,083.52 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 2,176 | 1.50 | 3,264.20 |
| | II | 5,417 | 1.35 | 7,312.46 |
| | III | 17,592 | 1.00 | 17,592.07 |
| | IV | 91 | 0.80 | 73.12 |
| | V | --- | 0.60 | --- |
| | VI | 5 | 0.50 | 2.45 |
| | VII | 159 | 0.30 | 47.70 |
| | Total | 25,440 | | 28,292.01 |
| | 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 | \$2,950.76 | \$2,950 | \$2,810.25 | \$2,810 |
| II | 1.35 | \$2,655.69 | \$2,660 | \$2,529.22 | \$2,530 |
| III | 1.00 | \$1,967.17 | \$1,970 | \$1,873.50 | \$1,870 |
| IV | 0.80 | \$1,573.74 | \$1,570 | \$1,498.80 | \$1,500 |
| V | 0.60 | \$1,180.30 | \$1,180 | \$1,124.10 | \$1,120 |
| VI | 0.50 | \$983.59 | \$980 | \$936.75 | \$940 |
| VII | 0.30 | \$590.15 | \$590 | \$562.05 | \$560 |
| VIII | 0.10 | \$196.72 | \$200 | \$187.35 | \$190 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$5.79

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0058

c. Rate Without Risk 0.0589

d. Risk Component 0.0029

e. Rate With Risk³ 0.0619

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$98.19 | \$93.52 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 2 | 1.50 | 3.67 |
| | II | 8,478 | 1.35 | 11,445.77 |
| | III | 12,679 | 1.00 | 12,678.93 |
| | IV | 4,064 | 0.80 | 3,251.23 |
| | V | --- | 0.60 | --- |
| | VI | 3,363 | 0.50 | 1,681.41 |
| | VII | 1,856 | 0.30 | 556.76 |
| | Total | 30,442 | | 29,617.78 |
| | Soil Index Factor:⁷ | 0.97 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$151.39 | \$150 | \$144.18 | \$140 |
| II | 1.35 | \$136.25 | \$140 | \$129.76 | \$130 |
| III | 1.00 | \$100.93 | \$100 | \$96.12 | \$100 |
| IV | 0.80 | \$80.74 | \$80 | \$76.90 | \$80 |
| V | 0.60 | \$60.56 | \$60 | \$57.67 | \$60 |
| VI | 0.50 | \$50.46 | \$50 | \$48.06 | \$50 |
| VII | 0.30 | \$30.28 | \$30 | \$28.84 | \$30 |
| VIII | 0.10 | \$10.09 | \$10 | \$9.61 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$19.64

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0057

c. Rate Without Risk 0.0588

d. Risk Component 0.0029

e. Rate With Risk³ 0.0618

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$333.78 | \$317.88 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 419 | 1.50 | 628.15 |
| | II | 8,891 | 1.35 | 12,002.40 |
| | III | 44,412 | 1.00 | 44,411.96 |
| | IV | 29,974 | 0.80 | 23,978.93 |
| | V | --- | 0.60 | --- |
| | VI | 17,346 | 0.50 | 8,673.16 |
| | VII | 17,817 | 0.30 | 5,345.14 |
| | Total | 118,859 | | 95,039.74 |
| | Soil Index Factor:⁷ | 0.80 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$626.15 | \$630 | \$596.33 | \$600 |
| II | 1.35 | \$563.53 | \$560 | \$536.70 | \$540 |
| III | 1.00 | \$417.43 | \$420 | \$397.55 | \$400 |
| IV | 0.80 | \$333.94 | \$330 | \$318.04 | \$320 |
| V | 0.60 | \$250.46 | \$250 | \$238.53 | \$240 |
| VI | 0.50 | \$208.72 | \$210 | \$198.78 | \$200 |
| VII | 0.30 | \$125.23 | \$130 | \$119.27 | \$120 |
| VIII | 0.10 | \$41.74 | \$40 | \$39.76 | \$40 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$39.68

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0074

c. Rate Without Risk 0.0605

d. Risk Component 0.0030

e. Rate With Risk³ 0.0635

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$655.66 | \$624.44 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|-------------------|
| | I | 551 | 1.50 | 826.64 |
| | II | 51,639 | 1.35 | 69,713.10 |
| | III | 79,662 | 1.00 | 79,661.93 |
| | IV | 39,738 | 0.80 | 31,790.14 |
| | V | --- | 0.60 | --- |
| | VI | 14,314 | 0.50 | 7,156.77 |
| | VII | 7,501 | 0.30 | 2,250.28 |
| | Total | 193,404 | | 191,398.86 |
| | Soil Index Factor:⁷ | 0.99 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$993.80 | \$990 | \$946.47 | \$950 |
| II | 1.35 | \$894.42 | \$890 | \$851.83 | \$850 |
| III | 1.00 | \$662.53 | \$660 | \$630.98 | \$630 |
| IV | 0.80 | \$530.02 | \$530 | \$504.79 | \$500 |
| V | 0.60 | \$397.52 | \$400 | \$378.59 | \$380 |
| VI | 0.50 | \$331.27 | \$330 | \$315.49 | \$320 |
| VII | 0.30 | \$198.76 | \$200 | \$189.29 | \$190 |
| VIII | 0.10 | \$66.25 | \$70 | \$63.10 | \$60 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

| | | |
|---|---------------------------|------------------------|
| 1. Estimated Net Return: | \$165.30 | |
| 2. Capitalization Rates | | |
| a. Interest Rate Component ¹ | 0.0531 | |
| b. Property Tax Component ² | 0.0052 | |
| c. Rate Without Risk | 0.0583 | |
| d. Risk Component | 0.0029 | |
| e. Rate With Risk ³ | 0.0612 | |
| | Without Risk ⁴ | With Risk ⁵ |
| 3. Unadjusted Use Value | \$2,834.76 | \$2,699.77 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|----------------------------|--|---------------------------|-------------------------|
| | I | 10,201 | 1.50 | 15,302.19 |
| | II | 24,687 | 1.35 | 33,327.62 |
| | III | 641 | 1.00 | 641.39 |
| | IV | 5,185 | 0.80 | 4,148.28 |
| | V | --- | 0.60 | --- |
| | VI | 176 | 0.50 | 87.96 |
| | VII | 2,223 | 0.30 | 666.92 |
| | Total | 43,114 | | 54,174.34 |
| | Soil Index | 1.26 | | |
| | Factor:⁷ | | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$3,384.03 | \$3,380 | \$3,222.89 | \$3,220 |
| II | 1.35 | \$3,045.63 | \$3,050 | \$2,900.60 | \$2,900 |
| III | 1.00 | \$2,256.02 | \$2,260 | \$2,148.59 | \$2,150 |
| IV | 0.80 | \$1,804.82 | \$1,800 | \$1,718.87 | \$1,720 |
| V | 0.60 | \$1,353.61 | \$1,350 | \$1,289.16 | \$1,290 |
| VI | 0.50 | \$1,128.01 | \$1,130 | \$1,074.30 | \$1,070 |
| VII | 0.30 | \$676.81 | \$680 | \$644.58 | \$640 |
| VIII | 0.10 | \$225.60 | \$230 | \$214.86 | \$210 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$17.11

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0087

c. Rate Without Risk 0.0618

d. Risk Component 0.0031

e. Rate With Risk³ 0.0649

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$276.93 | \$263.74 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 914 | 1.50 | 1,371.40 |
| | II | 21,312 | 1.35 | 28,771.29 |
| | III | 29,316 | 1.00 | 29,315.60 |
| | IV | 12,844 | 0.80 | 10,275.34 |
| | V | --- | 0.60 | --- |
| | VI | 10,193 | 0.50 | 5,096.39 |
| | VII | 5,654 | 0.30 | 1,696.11 |
| | Total | 80,233 | | 76,526.13 |
| | Soil Index Factor:⁷ | 0.95 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|-----------|-----------------------|
| I | 1.50 | \$435.51 | \$440 | \$414.77 | \$410 |
| II | 1.35 | \$391.96 | \$390 | \$373.29 | \$370 |
| III | 1.00 | \$290.34 | \$290 | \$276.51 | \$280 |
| IV | 0.80 | \$232.27 | \$230 | \$221.21 | \$220 |
| V | 0.60 | \$174.20 | \$170 | \$165.91 | \$170 |
| VI | 0.50 | \$145.17 | \$150 | \$138.26 | \$140 |
| VII | 0.30 | \$87.10 | \$90 | \$82.95 | \$80 |
| VIII | 0.10 | \$29.03 | \$30 | \$27.65 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$3.05

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0054

c. Rate Without Risk 0.0585

d. Risk Component 0.0029

e. Rate With Risk³ 0.0615

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$52.08 | \$49.60 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 313 | 1.50 | 470.03 |
| | II | 590 | 1.35 | 796.82 |
| | III | 1,204 | 1.00 | 1,204.49 |
| | IV | 999 | 0.80 | 798.84 |
| | V | --- | 0.60 | --- |
| | VI | 1,775 | 0.50 | 887.35 |
| | VII | 11,387 | 0.30 | 3,415.98 |
| | Total | 16,268 | | 7,573.51 |
| | Soil Index Factor:⁷ | 0.47 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$167.79 | \$170 | \$159.80 | \$160 |
| II | 1.35 | \$151.01 | \$150 | \$143.82 | \$140 |
| III | 1.00 | \$111.86 | \$110 | \$106.54 | \$110 |
| IV | 0.80 | \$89.49 | \$90 | \$85.23 | \$90 |
| V | 0.60 | \$67.12 | \$70 | \$63.92 | \$60 |
| VI | 0.50 | \$55.93 | \$60 | \$53.27 | \$50 |
| VII | 0.30 | \$33.56 | \$30 | \$31.96 | \$30 |
| VIII | 0.10 | \$11.19 | \$10 | \$10.65 | \$10 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 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 **2020**.

| | |
|---|---------|
| 1. Estimated Net Return: | \$14.21 |
| 2. Capitalization Rates | |
| a. Interest Rate Component ¹ | 0.0531 |
| b. Property Tax Component ² | 0.0045 |
| c. Rate Without Risk | 0.0576 |
| d. Risk Component | 0.0029 |
| e. Rate With Risk ³ | 0.0605 |

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$246.52 | \$234.78 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture)⁶ | Productivity Index | Weighted Acreage |
|----------------------|---------------------------------------|--|---------------------------|-------------------------|
| | I | 1,702 | 1.50 | 2,553.31 |
| | II | 12,804 | 1.35 | 17,285.89 |
| | III | 48,628 | 1.00 | 48,627.89 |
| | IV | 30,099 | 0.80 | 24,079.28 |
| | V | --- | 0.60 | --- |
| | VI | 6,809 | 0.50 | 3,404.42 |
| | VII | 17,915 | 0.30 | 5,374.50 |
| | Total | 117,957 | | 101,325.28 |
| | Soil Index Factor:⁷ | 0.86 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported⁸ | With Risk | Reported⁸ |
|--------------|-------------------|---------------------|-----------------------------|------------------|-----------------------------|
| I | 1.50 | \$430.47 | \$430 | \$409.97 | \$410 |
| II | 1.35 | \$387.42 | \$390 | \$368.97 | \$370 |
| III | 1.00 | \$286.98 | \$290 | \$273.31 | \$270 |
| IV | 0.80 | \$229.58 | \$230 | \$218.65 | \$220 |
| V | 0.60 | \$172.19 | \$170 | \$163.99 | \$160 |
| VI | 0.50 | \$143.49 | \$140 | \$136.66 | \$140 |
| VII | 0.30 | \$86.09 | \$90 | \$81.99 | \$80 |
| VIII | 0.10 | \$28.70 | \$30 | \$27.33 | \$30 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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 **2020**.

1. Estimated Net Return: \$102.03

2. Capitalization Rates

a. Interest Rate Component¹ 0.0531

b. Property Tax Component² 0.0074

c. Rate Without Risk 0.0605

d. Risk Component 0.0030

e. Rate With Risk³ 0.0635

| | | |
|--------------------------------|---------------------------------|------------------------------|
| | Without Risk⁴ | With Risk⁵ |
| 3. Unadjusted Use Value | \$1,686.68 | \$1,606.36 |

| 4. Soil Index | Land Class | Crop Acreage (No Pasture) ⁶ | Productivity Index | Weighted Acreage |
|---------------|---------------------------------------|--|--------------------|------------------|
| | I | 454 | 1.50 | 681.19 |
| | II | 10,885 | 1.35 | 14,694.88 |
| | III | 649 | 1.00 | 648.95 |
| | IV | 1,728 | 0.80 | 1,382.58 |
| | V | --- | 0.60 | --- |
| | VI | 231 | 0.50 | 115.53 |
| | VII | 184 | 0.30 | 55.18 |
| | Total | 14,131 | | 17,578.32 |
| | Soil Index Factor:⁷ | 1.24 | | |

5. Agricultural Use Value Adjusted By Land Class

| Class | Land Index | Without Risk | Reported ⁸ | With Risk | Reported ⁸ |
|-------|------------|--------------|-----------------------|------------|-----------------------|
| I | 1.50 | \$2,033.91 | \$2,030 | \$1,937.06 | \$1,940 |
| II | 1.35 | \$1,830.52 | \$1,830 | \$1,743.35 | \$1,740 |
| III | 1.00 | \$1,355.94 | \$1,360 | \$1,291.37 | \$1,290 |
| IV | 0.80 | \$1,084.75 | \$1,080 | \$1,033.10 | \$1,030 |
| V | 0.60 | \$813.56 | \$810 | \$774.82 | \$770 |
| VI | 0.50 | \$677.97 | \$680 | \$645.69 | \$650 |
| VII | 0.30 | \$406.78 | \$410 | \$387.41 | \$390 |
| VIII | 0.10 | \$135.59 | \$140 | \$129.14 | \$130 |

¹The 7-year average of the long-term interest rates charged by the various Agriculture Credit Associations serving the state.

²The 7-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 National Resources Conservation Service, United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/>

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.