

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

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

Estimates apply to tax year **2021**

		Cropland		Average Cropland			Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
County of												
Accomack	w/out Risk	3,310	2,980	2,200	1,760	2,930	1,320	1,100	660	850	2,860	220
	w/ Risk	3,150	2,830	2,100	1,680	2,790	1,260	1,050	630	810	2,720	210
Albemarle	w/out Risk	190	170	120	100	140	70	60	40	50	120	10
	w/ Risk	180	160	120	90	130	70	60	40	50	120	10
Alleghany ²	w/out Risk	70	60	40	40	60	30	20	10	20	40	0
	w/ Risk	60	60	40	30	50	30	20	10	20	40	0
Amelia	w/out Risk	980	880	650	520	790	390	330	200	330	780	70
	w/ Risk	930	840	620	500	760	370	310	190	310	750	60
Amherst	w/out Risk	170	150	110	90	120	70	60	30	40	100	10
	w/ Risk	160	140	110	80	110	60	50	30	40	100	10
Appomattox	w/out Risk	250	230	170	140	200	100	80	50	80	190	20
	w/ Risk	240	220	160	130	190	100	80	50	80	180	20
Augusta	w/out Risk	860	770	570	460	610	340	290	170	250	570	60
	w/ Risk	820	740	550	440	580	330	270	160	230	540	50
Bath ²	w/out Risk	30	30	20	20	30	10	10	10	10	20	0
	w/ Risk	30	30	20	20	30	10	10	10	10	20	0
Bedford	w/out Risk	200	180	130	100	130	80	70	40	50	110	10
	w/ Risk	190	170	120	100	130	70	60	40	50	100	10
Bland	w/out Risk	380	340	250	200	260	150	130	80	100	190	30
	w/ Risk	360	330	240	190	250	140	120	70	90	180	20
Botetourt	w/out Risk	250	220	170	130	170	100	80	50	70	160	20
	w/ Risk	240	210	160	130	170	90	80	50	70	150	20
Campbell	w/out Risk	270	240	180	140	190	110	90	50	70	180	20
	w/ Risk	250	230	170	140	190	100	80	50	70	170	20
Caroline	w/out Risk	2,040	1,840	1,360	1,090	1,760	820	680	410	680	1,720	140
	w/ Risk	1,950	1,750	1,300	1,040	1,680	780	650	390	650	1,640	130
Carroll	w/out Risk	830	750	560	440	540	330	280	170	220	410	60
	w/ Risk	790	710	530	420	520	320	260	160	200	390	50
Chesterfield < Amelia	w/out Risk	900	810	600	480	730	360	300	180	300	720	60
	w/ Risk	860	770	570	460	690	340	290	170	290	690	60
Clarke	w/out Risk	310	280	210	170	250	120	100	60	80	250	20
	w/ Risk	300	270	200	160	240	120	100	60	80	240	20
Culpeper	w/out Risk	1,190	1,070	790	640	870	480	400	240	410	840	80
	w/ Risk	1,140	1,020	760	610	830	450	380	230	390	800	80
Cumberland	w/out Risk	370	330	250	200	300	150	120	70	120	300	20
	w/ Risk	350	320	230	190	290	140	120	70	120	280	20

		Cropland			Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII	
		I	II	III	IV	I-IV	V	VI	VII	V-VII		I-VII
-----DOLLARS-----												
Dinwiddie_Coastal < Sussex	w/out Risk	1,650	1,490	1,100	880	1,310	660	550	330	350	1,290	110
	w/ Risk	1,570	1,420	1,050	840	1,250	630	520	310	330	1,230	100
Dinwiddie_Pied < Brunswick	w/out Risk	1,600	1,440	1,070	860	1,300	640	530	320	400	1,280	110
	w/ Risk	1,530	1,370	1,020	810	1,240	610	510	310	390	1,220	100
Essex	w/out Risk	2,190	1,970	1,460	1,170	1,870	880	730	440	460	1,820	150
	w/ Risk	2,090	1,880	1,390	1,110	1,790	840	700	420	440	1,730	140
Fairfax < Loudoun	w/out Risk	640	570	430	340	490	260	210	130	220	470	40
	w/ Risk	610	550	400	320	470	240	200	120	210	450	40
Fauquier	w/out Risk	670	600	450	360	480	270	220	130	200	440	40
	w/ Risk	640	570	420	340	450	250	210	130	200	410	40
Floyd	w/out Risk	240	220	160	130	160	100	80	50	60	130	20
	w/ Risk	230	210	150	120	150	90	80	50	60	120	20
Fluvanna ²	w/out Risk	10	10	10	10	10	0	0	0	0	10	0
	w/ Risk	10	10	10	10	10	0	0	0	0	10	0
Franklin	w/out Risk	650	580	430	350	440	260	220	130	140	410	40
	w/ Risk	620	560	410	330	420	250	210	120	130	390	40
Frederick	w/out Risk	360	330	240	190	260	150	120	70	100	230	20
	w/ Risk	350	310	230	180	250	140	120	70	100	220	20
Giles	w/out Risk	330	300	220	180	230	130	110	70	100	170	20
	w/ Risk	310	280	210	170	220	130	100	60	90	160	20
Gloucester	w/out Risk	2,200	1,980	1,460	1,170	1,800	880	730	440	660	1,760	150
	w/ Risk	2,090	1,880	1,400	1,120	1,720	840	700	420	630	1,680	140
Goochland	w/out Risk	600	540	400	320	440	240	200	120	190	430	40
	w/ Risk	570	520	380	310	430	230	190	110	180	410	40
Greene	w/out Risk	120	110	80	60	80	50	40	20	40	80	10
	w/ Risk	110	100	80	60	80	50	40	20	40	70	10
Greensville	w/out Risk	2,320	2,090	1,550	1,240	2,040	930	770	460	830	1,800	150
	w/ Risk	2,210	1,990	1,480	1,180	1,940	890	740	440	790	1,720	150
Halifax	w/out Risk	450	400	300	240	340	180	150	90	140	330	30
	w/ Risk	430	380	280	230	320	170	140	90	130	310	30
Hanover_Coastal < King William	w/out Risk	2,050	1,840	1,370	1,090	1,750	820	680	410	490	1,700	140
	w/ Risk	1,950	1,760	1,300	1,040	1,670	780	650	390	460	1,630	130
Hanover_Pied < Louisa	w/out Risk	1,920	1,720	1,280	1,020	1,460	770	640	380	650	1,410	130
	w/ Risk	1,820	1,640	1,220	970	1,390	730	610	360	620	1,340	120
Henrico_Coastal < King William	w/out Risk	2,470	2,230	1,650	1,320	2,120	990	820	490	580	2,060	160
	w/ Risk	2,360	2,120	1,570	1,260	2,020	940	790	470	560	1,960	160
Henrico_Pied < Louisa	w/out Risk	2,180	1,960	1,450	1,160	1,660	870	730	440	740	1,600	150
	w/ Risk	2,070	1,870	1,380	1,110	1,580	830	690	410	700	1,530	140
Henry	w/out Risk	280	250	190	150	190	110	90	60	60	180	20
	w/ Risk	270	240	180	140	180	110	90	50	50	170	20
Isle of Wight	w/out Risk	2,640	2,380	1,760	1,410	2,300	1,060	880	530	810	2,190	180
	w/ Risk	2,520	2,260	1,680	1,340	2,180	1,010	840	500	780	2,080	170

		Cropland			Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII	
		I	II	III	IV	I-IV	V	VI	VII	V-VII		I-VII
-----DOLLARS-----												
James City <New Kent	w/out Risk	2,060	1,850	1,370	1,100	1,740	820	690	410	570	1,710	140
	w/ Risk	1,960	1,770	1,310	1,050	1,660	780	650	390	530	1,630	130
King George	w/out Risk	1,290	1,160	860	690	1,120	520	430	260	360	1,000	90
	w/ Risk	1,230	1,110	820	660	1,070	490	410	250	340	960	80
King William	w/out Risk	2,390	2,150	1,590	1,270	2,040	950	800	480	570	1,990	160
	w/ Risk	2,270	2,050	1,520	1,210	1,950	910	760	450	540	1,890	150
Lancaster	w/out Risk	2,070	1,870	1,380	1,110	1,850	830	690	410	700	1,830	140
	w/ Risk	1,980	1,780	1,320	1,050	1,760	790	660	400	670	1,740	130
Loudoun	w/out Risk	630	570	420	340	490	250	210	130	220	470	40
	w/ Risk	600	540	400	320	460	240	200	120	210	440	40
Louisa	w/out Risk	630	570	420	340	480	250	210	130	210	470	40
	w/ Risk	600	540	400	320	460	240	200	120	200	440	40
Madison	w/out Risk	970	870	650	520	700	390	320	190	270	650	60
	w/ Risk	920	830	620	490	660	370	310	180	260	620	60
Middlesex	w/out Risk	2,180	1,960	1,450	1,160	1,920	870	730	440	510	1,870	150
	w/ Risk	2,080	1,870	1,380	1,110	1,830	830	690	420	480	1,780	140
Montgomery	w/out Risk	270	240	180	140	190	110	90	50	60	160	20
	w/ Risk	260	230	170	140	180	100	90	50	60	160	20
Nelson ²	w/out Risk	80	70	50	40	50	30	30	20	20	50	10
	w/ Risk	70	70	50	40	50	30	20	10	10	50	0
New Kent ¹	w/out Risk	2,050	1,850	1,370	1,090	1,740	820	680	410	560	1,700	140
	w/ Risk	1,950	1,760	1,300	1,040	1,650	780	650	390	530	1,620	130
Northampton ¹	w/out Risk	4,180	3,760	2,790	2,230	3,960	1,670	1,390	840	910	3,900	280
	w/ Risk	3,980	3,580	2,650	2,120	3,770	1,590	1,330	800	870	3,710	270
Northumberland	w/out Risk	2,420	2,180	1,610	1,290	2,160	970	810	480	810	2,110	160
	w/ Risk	2,300	2,070	1,540	1,230	2,050	920	770	460	770	2,010	150
Nottoway	w/out Risk	490	440	330	260	380	200	160	100	130	350	30
	w/ Risk	470	420	310	250	360	190	160	90	130	340	30
Orange	w/out Risk	900	810	600	480	660	360	300	180	290	620	60
	w/ Risk	860	770	570	460	630	340	290	170	280	590	60
Page	w/out Risk	310	280	210	170	240	120	100	60	70	220	20
	w/ Risk	300	270	200	160	230	120	100	60	70	210	20
Pittsylvania	w/out Risk	660	590	440	350	450	260	220	130	200	450	40
	w/ Risk	620	560	420	330	430	250	210	120	190	420	40
Powhatan	w/out Risk	660	590	440	350	530	260	220	130	200	520	40
	w/ Risk	630	560	420	330	500	250	210	130	190	490	40
Prince Edward	w/out Risk	420	380	280	220	330	170	140	80	110	290	30
	w/ Risk	400	360	260	210	310	160	130	80	110	270	30
Prince George	w/out Risk	1,560	1,400	1,040	830	1,350	620	520	310	400	1,320	100
	w/ Risk	1,490	1,340	990	790	1,290	590	500	300	390	1,260	100
Prince William	w/out Risk	950	860	640	510	740	380	320	190	350	710	60
	w/ Risk	910	820	610	480	710	360	300	180	330	680	60
Pulaski	w/out Risk	320	290	210	170	210	130	110	60	80	190	20
	w/ Risk	300	270	200	160	200	120	100	60	80	180	20

		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land	VIII
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	
-----DOLLARS-----												
Rappahannock ²	w/out Risk	0	0	0	0	0	0	0	0	0	0	0
	w/ Risk	0	0	0	0	0	0	0	0	0	0	0
Richmond	w/out Risk	2,200	1,980	1,460	1,170	1,930	880	730	440	450	1,850	150
	w/ Risk	2,090	1,880	1,390	1,120	1,830	840	700	420	430	1,760	140
Roanoke	w/out Risk	100	90	70	50	70	40	30	20	30	50	10
	w/ Risk	100	90	60	50	60	40	30	20	30	50	10
Rockbridge	w/out Risk	350	320	230	190	240	140	120	70	110	210	20
	w/ Risk	330	300	220	180	230	130	110	70	100	190	20
Rockingham	w/out Risk	1,440	1,300	960	770	1,030	580	480	290	430	950	100
	w/ Risk	1,370	1,240	920	730	990	550	460	270	410	900	90
Russell	w/out Risk	210	190	140	110	130	80	70	40	50	90	10
	w/ Risk	200	180	130	110	130	80	70	40	50	80	10
Shenandoah	w/out Risk	870	780	580	460	630	350	290	170	230	590	60
	w/ Risk	830	750	550	440	610	330	280	170	220	570	60
Smyth	w/out Risk	510	460	340	270	340	210	170	100	120	270	30
	w/ Risk	490	440	330	260	330	200	160	100	110	260	30
Southampton	w/out Risk	2,400	2,160	1,600	1,280	2,000	960	800	480	710	1,980	160
	w/ Risk	2,290	2,060	1,520	1,220	1,910	910	760	460	680	1,890	150
Spotsylvania	w/out Risk	610	550	410	330	460	240	200	120	200	430	40
	w/ Risk	580	520	390	310	430	230	190	120	190	410	40
Stafford	w/out Risk	1,360	1,220	910	730	1,010	540	450	270	410	950	90
	w/ Risk	1,300	1,170	860	690	960	520	430	260	390	910	90
Tazewell	w/out Risk	350	310	230	180	220	140	120	70	80	150	20
	w/ Risk	330	300	220	180	220	130	110	70	80	140	20
Warren	w/out Risk	140	130	90	70	100	60	50	30	40	90	10
	w/ Risk	130	120	90	70	100	50	40	30	40	90	10
Washington	w/out Risk	450	410	300	240	290	180	150	90	120	240	30
	w/ Risk	430	390	290	230	280	170	140	90	110	230	30
Westmoreland	w/out Risk	2,870	2,590	1,920	1,530	2,510	1,150	960	570	600	2,410	190
	w/ Risk	2,740	2,460	1,820	1,460	2,390	1,090	910	550	580	2,290	180
Wise	w/out Risk	150	130	100	80	100	60	50	30	30	50	10
	w/ Risk	140	130	90	80	100	60	50	30	30	50	10
Wythe	w/out Risk	350	310	230	190	230	140	120	70	80	200	20
	w/ Risk	330	300	220	180	220	130	110	70	80	190	20
York < New Kent	w/out Risk	2,070	1,860	1,380	1,100	1,750	830	690	410	570	1,710	140
	w/ Risk	1,970	1,770	1,310	1,050	1,660	790	660	390	540	1,630	130

Cropland **Average Cropland** **Pastureland** **Average Pastureland** **Average Agri. Land**
I **II** **III** **IV** **I-IV** **V** **VI** **VII** **V-VII** **I-VII** **VIII**

-----DOLLARS-----

City of		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
Buena Vista < Rockbridge	w/out Risk	320	290	210	170	220	130	110	60	100	190	20
	w/ Risk	310	280	200	160	210	120	100	60	90	180	20
Chesapeake City	w/out Risk	3,090	2,780	2,060	1,650	2,110	1,240	1,030	620	630	2,100	210
	w/ Risk	2,940	2,650	1,960	1,570	2,010	1,180	980	590	600	2,000	200
Danville < Pittsylvania	w/out Risk	640	580	430	340	440	260	210	130	200	440	40
	w/ Risk	610	550	410	330	420	240	200	120	190	420	40
Franklin City < Isle of Wight	w/out Risk	2,560	2,310	1,710	1,370	2,230	1,030	850	510	790	2,120	170
	w/ Risk	2,440	2,200	1,630	1,300	2,120	980	810	490	750	2,020	160
Fredericksburg City < Spotsylvania	w/out Risk	610	550	410	330	460	240	200	120	200	430	40
	w/ Risk	580	520	390	310	430	230	190	120	190	410	40
Hampton < New Kent	w/out Risk	1,930	1,730	1,280	1,030	1,630	770	640	390	530	1,590	130
	w/ Risk	1,840	1,650	1,220	980	1,550	730	610	370	500	1,520	120
Harrisonburg < Rockingham	w/out Risk	1,440	1,300	960	770	1,030	580	480	290	430	950	100
	w/ Risk	1,370	1,240	920	730	990	550	460	270	410	900	90
Lynchburg < Bedford	w/out Risk	180	160	120	90	120	70	60	40	50	100	10
	w/ Risk	170	150	110	90	110	70	60	30	40	90	10
Newport News < New Kent	w/out Risk	1,940	1,740	1,290	1,030	1,640	770	650	390	530	1,600	130
	w/ Risk	1,840	1,660	1,230	980	1,560	740	610	370	500	1,530	120
Petersburg < Prince George	w/out Risk	1,430	1,280	950	760	1,230	570	480	290	370	1,210	100
	w/ Risk	1,360	1,220	910	720	1,170	540	450	270	350	1,150	90
Radford City < Pulaski	w/out Risk	310	280	210	170	210	130	100	60	80	180	20
	w/ Risk	300	270	200	160	200	120	100	60	80	180	20
Roanoke City < Roanoke	w/out Risk	100	90	70	50	70	40	30	20	30	50	10
	w/ Risk	90	80	60	50	60	40	30	20	30	50	10
Staunton < Augusta	w/out Risk	810	730	540	430	570	320	270	160	230	530	50
	w/ Risk	770	690	510	410	540	310	260	150	220	510	50
Suffolk	w/out Risk	1,990	1,790	1,330	1,060	1,750	800	660	400	610	1,730	130
	w/ Risk	1,900	1,710	1,260	1,010	1,670	760	630	380	580	1,650	130
Virginia Beach	w/out Risk	2,520	2,270	1,680	1,350	1,880	1,010	840	500	510	1,870	170
	w/ Risk	2,400	2,160	1,600	1,280	1,790	960	800	480	490	1,780	160
Waynesboro < Augusta	w/out Risk	830	750	550	440	590	330	280	170	240	550	60
	w/ Risk	790	710	530	420	560	320	260	160	230	520	50
Winchester < Frederick	w/out Risk	340	310	230	180	250	140	110	70	100	220	20
	w/ Risk	330	290	220	170	230	130	110	70	100	210	20

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

² Using estimates from capitalized rental rates is suggested.

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

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

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

Average land values: The use value of each land class is weighted by the total acreage of agricultural land in that class prior to averaging.

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