

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 **2022**

County of		Cropland		Average Cropland			Pastureland			Average Pastureland	Average Agri. Land	
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII
-----DOLLARS-----												
Accomack	w/out Risk	3,480	3,130	2,320	1,860	3,080	1,390	1,160	700	890	3,010	230
	w/ Risk	3,310	2,980	2,210	1,770	2,930	1,330	1,100	660	850	2,860	220
Albemarle	w/out Risk	250	220	170	130	190	100	80	50	70	160	20
	w/ Risk	240	210	160	130	180	90	80	50	70	160	20
Alleghany	w/out Risk	110	100	80	60	90	50	40	20	30	70	10
	w/ Risk	110	100	70	60	90	40	40	20	30	70	10
Amelia	w/out Risk	1,040	940	700	560	850	420	350	210	350	840	70
	w/ Risk	990	890	660	530	800	400	330	200	330	790	70
Amherst	w/out Risk	240	220	160	130	170	100	80	50	60	150	20
	w/ Risk	230	210	160	120	170	90	80	50	60	140	20
Appomattox	w/out Risk	340	300	220	180	250	130	110	70	100	240	20
	w/ Risk	320	290	210	170	240	130	110	60	100	240	20
Augusta	w/out Risk	1,000	900	670	530	710	400	330	200	290	660	70
	w/ Risk	950	860	640	510	680	380	320	190	280	630	60
Bath ²	w/out Risk	70	60	40	40	50	30	20	10	20	40	0
	w/ Risk	60	60	40	30	50	30	20	10	20	40	0
Bedford	w/out Risk	280	250	180	150	190	110	90	60	70	150	20
	w/ Risk	260	240	180	140	180	110	90	50	70	150	20
Bland	w/out Risk	520	470	350	280	360	210	170	100	130	260	30
	w/ Risk	500	450	330	270	340	200	170	100	130	250	30
Botetourt	w/out Risk	330	290	220	170	220	130	110	70	100	200	20
	w/ Risk	310	280	210	170	220	120	100	60	90	200	20
Campbell	w/out Risk	340	300	220	180	240	130	110	70	90	230	20
	w/ Risk	320	290	210	170	230	130	110	60	90	220	20
Caroline	w/out Risk	2,200	1,980	1,460	1,170	1,890	880	730	440	730	1,850	150
	w/ Risk	2,090	1,880	1,390	1,120	1,800	840	700	420	700	1,760	140
Carroll	w/out Risk	1,020	920	680	550	670	410	340	200	260	500	70
	w/ Risk	970	880	650	520	640	390	320	190	240	470	60
Chesterfield < Amelia	w/out Risk	960	870	640	510	780	380	320	190	320	770	60
	w/ Risk	920	820	610	490	740	370	310	180	310	730	60
Clarke	w/out Risk	370	330	250	200	300	150	120	70	100	300	20
	w/ Risk	350	320	230	190	290	140	120	70	100	280	20
Culpeper	w/out Risk	1,250	1,120	830	670	910	500	420	250	430	880	80
	w/ Risk	1,190	1,070	790	630	860	480	400	240	410	840	80
Cumberland	w/out Risk	450	400	300	240	360	180	150	90	150	360	30
	w/ Risk	420	380	280	230	340	170	140	80	140	340	30

		SLEAC Approved 9/15/2021											
		Cropland				Average Cropland	Pastureland			Average Pastureland	Average Agri. Land		
		I	II	III	IV	I-IV	V	VI	VII	V-VII	I-VII	VIII	
-----DOLLARS-----													
Dinwiddie_Coastal < Sussex	w/out Risk	1,730	1,550	1,150	920	1,360	690	580	350	370	1,340	120	
	w/ Risk	1,650	1,480	1,100	880	1,300	660	550	330	350	1,280	110	
Dinwiddie_Pied < Brunswick	w/out Risk	1,610	1,450	1,070	860	1,310	640	540	320	410	1,290	110	
	w/ Risk	1,530	1,380	1,020	820	1,240	610	510	310	390	1,230	100	
Essex	w/out Risk	2,270	2,050	1,520	1,210	1,950	910	760	450	470	1,890	150	
	w/ Risk	2,170	1,950	1,440	1,150	1,850	870	720	430	450	1,800	140	
Fairfax < Loudoun	w/out Risk	680	610	460	360	530	270	230	140	230	500	50	
	w/ Risk	650	590	430	350	500	260	220	130	220	480	40	
Fauquier	w/out Risk	720	650	480	380	510	290	240	140	220	470	50	
	w/ Risk	690	620	460	370	490	270	230	140	210	450	50	
Floyd	w/out Risk	380	340	250	200	240	150	130	80	100	200	30	
	w/ Risk	360	320	240	190	230	140	120	70	90	190	20	
Fluvanna ²	w/out Risk	40	40	30	20	40	20	10	10	10	30	0	
	w/ Risk	40	40	30	20	40	20	10	10	10	30	0	
Franklin	w/out Risk	690	620	460	370	470	270	230	140	150	440	50	
	w/ Risk	650	590	440	350	450	260	220	130	140	420	40	
Frederick	w/out Risk	430	390	290	230	310	170	140	90	120	280	30	
	w/ Risk	410	370	280	220	300	170	140	80	120	260	30	
Giles	w/out Risk	460	410	300	240	310	180	150	90	130	230	30	
	w/ Risk	430	390	290	230	300	170	140	90	130	220	30	
Gloucester	w/out Risk	2,190	1,980	1,460	1,170	1,800	880	730	440	660	1,760	150	
	w/ Risk	2,090	1,880	1,390	1,110	1,710	840	700	420	630	1,670	140	
Goochland	w/out Risk	730	650	480	390	530	290	240	150	230	510	50	
	w/ Risk	690	620	460	370	510	280	230	140	220	490	50	
Greene	w/out Risk	170	150	110	90	120	70	60	30	50	110	10	
	w/ Risk	160	150	110	90	120	70	50	30	50	100	10	
Greensville	w/out Risk	2,460	2,210	1,640	1,310	2,150	980	820	490	870	1,910	160	
	w/ Risk	2,340	2,110	1,560	1,250	2,050	940	780	470	840	1,820	160	
Halifax	w/out Risk	560	510	370	300	420	220	190	110	180	420	40	
	w/ Risk	540	480	360	290	400	210	180	110	170	400	40	
Hanover_Coastal < King William	w/out Risk	2,170	1,960	1,450	1,160	1,860	870	720	430	510	1,810	140	
	w/ Risk	2,070	1,860	1,380	1,100	1,770	830	690	410	490	1,720	140	
Hanover_Pied < Louisa	w/out Risk	2,000	1,800	1,340	1,070	1,530	800	670	400	680	1,480	130	
	w/ Risk	1,910	1,720	1,270	1,020	1,450	760	640	380	650	1,410	130	
Henrico_Coastal < King William	w/out Risk	2,460	2,210	1,640	1,310	2,100	980	820	490	580	2,050	160	
	w/ Risk	2,340	2,110	1,560	1,250	2,010	940	780	470	560	1,950	160	
Henrico_Pied < Louisa	w/out Risk	2,120	1,910	1,410	1,130	1,620	850	710	420	720	1,560	140	
	w/ Risk	2,020	1,820	1,340	1,080	1,540	810	670	400	680	1,490	130	
Henry	w/out Risk	310	280	210	170	210	120	100	60	60	200	20	
	w/ Risk	300	270	200	160	200	120	100	60	60	190	20	
Isle of Wight	w/out Risk	2,490	2,240	1,660	1,330	2,160	990	830	500	770	2,060	170	
	w/ Risk	2,370	2,130	1,580	1,260	2,050	950	790	470	730	1,960	160	

		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	2,100	1,890	1,400	1,120	1,780	840	700	420	580	1,740	140
	w/ Risk	2,000	1,800	1,330	1,070	1,690	800	670	400	550	1,660	130
King George	w/out Risk	1,340	1,210	890	710	1,160	540	450	270	380	1,040	90
	w/ Risk	1,280	1,150	850	680	1,110	510	430	260	360	990	90
King William	w/out Risk	2,470	2,220	1,650	1,320	2,110	990	820	490	580	2,050	160
	w/ Risk	2,350	2,120	1,570	1,260	2,020	940	780	470	560	1,960	160
Lancaster	w/out Risk	2,050	1,850	1,370	1,090	1,830	820	680	410	690	1,810	140
	w/ Risk	1,950	1,760	1,300	1,040	1,740	780	650	390	660	1,720	130
Loudoun	w/out Risk	680	610	450	360	520	270	230	140	230	500	50
	w/ Risk	650	580	430	350	500	260	220	130	220	480	40
Louisa	w/out Risk	690	620	460	370	530	280	230	140	240	510	50
	w/ Risk	660	590	440	350	500	260	220	130	220	480	40
Madison	w/out Risk	1,040	940	700	560	750	420	350	210	300	700	70
	w/ Risk	990	890	660	530	710	400	330	200	280	660	70
Middlesex	w/out Risk	2,150	1,940	1,440	1,150	1,900	860	720	430	500	1,850	140
	w/ Risk	2,050	1,850	1,370	1,090	1,810	820	680	410	470	1,760	140
Montgomery	w/out Risk	380	340	250	200	260	150	130	80	100	230	30
	w/ Risk	360	330	240	190	250	140	120	70	90	220	20
Nelson	w/out Risk	130	110	80	70	90	50	40	30	30	80	10
	w/ Risk	120	110	80	60	80	50	40	20	30	70	10
New Kent ¹	w/out Risk	2,090	1,880	1,400	1,120	1,770	840	700	420	580	1,730	140
	w/ Risk	1,990	1,790	1,330	1,060	1,680	800	660	400	540	1,650	130
Northampton ¹	w/out Risk	4,470	4,030	2,980	2,390	4,240	1,790	1,490	890	970	4,170	300
	w/ Risk	4,260	3,830	2,840	2,270	4,030	1,700	1,420	850	920	3,970	280
Northumberland	w/out Risk	2,500	2,250	1,660	1,330	2,230	1,000	830	500	830	2,180	170
	w/ Risk	2,380	2,140	1,580	1,270	2,120	950	790	480	790	2,070	160
Nottoway	w/out Risk	580	520	390	310	450	230	190	120	160	420	40
	w/ Risk	560	500	370	300	430	220	190	110	150	400	40
Orange	w/out Risk	980	880	660	520	720	390	330	200	320	680	70
	w/ Risk	940	840	620	500	680	370	310	190	300	640	60
Page	w/out Risk	370	340	250	200	280	150	120	70	90	270	20
	w/ Risk	360	320	240	190	270	140	120	70	90	250	20
Pittsylvania	w/out Risk	570	520	380	310	400	230	190	110	180	390	40
	w/ Risk	550	490	360	290	380	220	180	110	170	370	40
Powhatan	w/out Risk	770	690	510	410	620	310	260	150	240	600	50
	w/ Risk	730	660	490	390	590	290	240	150	220	580	50
Prince Edward	w/out Risk	510	460	340	270	400	200	170	100	140	350	30
	w/ Risk	490	440	320	260	380	190	160	100	130	330	30
Prince George	w/out Risk	1,550	1,390	1,030	830	1,340	620	520	310	400	1,310	100
	w/ Risk	1,470	1,330	980	790	1,280	590	490	290	380	1,250	100
Prince William	w/out Risk	1,040	930	690	550	800	410	350	210	380	770	70
	w/ Risk	990	890	660	530	770	390	330	200	360	740	70
Pulaski	w/out Risk	440	400	300	240	300	180	150	90	110	260	30
	w/ Risk	420	380	280	230	290	170	140	80	100	250	30

		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	40	30	20	20	20	10	10	10	10	20	0
	w/ Risk	40	30	20	20	20	10	10	10	10	20	0
Richmond	w/out Risk	2,420	2,170	1,610	1,290	2,120	970	810	480	490	2,040	160
	w/ Risk	2,300	2,070	1,530	1,230	2,020	920	770	460	470	1,940	150
Roanoke	w/out Risk	160	150	110	90	110	60	50	30	40	80	10
	w/ Risk	150	140	100	80	100	60	50	30	40	80	10
Rockbridge	w/out Risk	480	430	320	260	330	190	160	100	150	280	30
	w/ Risk	460	410	300	240	310	180	150	90	140	260	30
Rockingham	w/out Risk	1,470	1,330	980	790	1,060	590	490	290	440	970	100
	w/ Risk	1,400	1,260	940	750	1,010	560	470	280	420	920	90
Russell	w/out Risk	390	350	260	210	250	150	130	80	100	160	30
	w/ Risk	370	330	240	200	240	150	120	70	90	150	20
Shenandoah	w/out Risk	940	850	630	500	690	380	310	190	250	640	60
	w/ Risk	900	810	600	480	660	360	300	180	240	610	60
Smyth	w/out Risk	640	580	430	340	430	260	210	130	150	340	40
	w/ Risk	610	550	410	320	410	240	200	120	140	320	40
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	1,530	1,220	1,910	920	760	460	680	1,890	150
Spotsylvania	w/out Risk	680	610	450	360	500	270	230	140	230	480	50
	w/ Risk	640	580	430	340	480	260	210	130	220	450	40
Stafford	w/out Risk	1,440	1,300	960	770	1,070	580	480	290	440	1,010	100
	w/ Risk	1,370	1,230	910	730	1,020	550	460	270	410	960	90
Tazewell	w/out Risk	520	470	350	280	340	210	170	100	120	220	30
	w/ Risk	490	440	330	260	320	200	160	100	120	210	30
Warren	w/out Risk	180	160	120	100	130	70	60	40	50	120	10
	w/ Risk	170	150	110	90	120	70	60	30	50	110	10
Washington	w/out Risk	580	520	380	310	370	230	190	120	150	310	40
	w/ Risk	550	490	370	290	350	220	180	110	140	290	40
Westmoreland	w/out Risk	3,040	2,730	2,020	1,620	2,660	1,210	1,010	610	640	2,540	200
	w/ Risk	2,890	2,600	1,930	1,540	2,530	1,160	960	580	610	2,420	190
Wise	w/out Risk	330	300	220	180	230	130	110	70	80	110	20
	w/ Risk	320	290	210	170	220	130	110	60	70	100	20
Wythe	w/out Risk	430	390	290	230	290	170	140	90	100	250	30
	w/ Risk	410	370	280	220	280	170	140	80	100	240	30
York < New Kent	w/out Risk	2,110	1,900	1,410	1,120	1,790	840	700	420	580	1,750	140
	w/ Risk	2,010	1,810	1,340	1,070	1,700	800	670	400	550	1,670	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	440	400	290	230	300	180	150	90	140	260	30
	w/ Risk	420	380	280	220	290	170	140	80	130	240	30
Chesapeake City	w/out Risk	3,200	2,880	2,130	1,710	2,180	1,280	1,070	640	650	2,170	210
	w/ Risk	3,050	2,740	2,030	1,620	2,080	1,220	1,020	610	620	2,070	200
Danville < Pittsylvania	w/out Risk	560	500	370	300	390	220	190	110	180	380	40
	w/ Risk	530	480	360	280	370	210	180	110	170	360	40
Franklin City < Isle of Wight	w/out Risk	2,410	2,170	1,610	1,290	2,090	960	800	480	740	1,990	160
	w/ Risk	2,300	2,070	1,530	1,220	2,000	920	770	460	710	1,900	150
Fredericksburg City < Spotsylvania	w/out Risk	680	610	450	360	500	270	230	140	230	480	50
	w/ Risk	640	580	430	340	480	260	210	130	220	450	40
Hampton < New Kent	w/out Risk	1,960	1,760	1,310	1,040	1,650	780	650	390	530	1,620	130
	w/ Risk	1,860	1,680	1,240	990	1,580	750	620	370	510	1,550	120
Harrisonburg < Rockingham	w/out Risk	1,480	1,330	980	790	1,060	590	490	300	440	970	100
	w/ Risk	1,410	1,270	940	750	1,010	560	470	280	420	930	90
Lynchburg < Bedford	w/out Risk	250	230	170	130	170	100	80	50	60	140	20
	w/ Risk	240	220	160	130	170	100	80	50	60	140	20
Newport News < New Kent	w/out Risk	1,970	1,780	1,320	1,050	1,670	790	660	390	540	1,640	130
	w/ Risk	1,880	1,690	1,250	1,000	1,590	750	630	380	520	1,560	130
Petersburg < Prince George	w/out Risk	1,420	1,270	940	750	1,220	570	470	280	360	1,200	90
	w/ Risk	1,350	1,210	900	720	1,160	540	450	270	350	1,140	90
Radford City < Pulaski	w/out Risk	440	390	290	230	290	180	150	90	110	260	30
	w/ Risk	420	380	280	220	280	170	140	80	100	250	30
Roanoke City < Roanoke	w/out Risk	160	140	110	80	110	60	50	30	40	80	10
	w/ Risk	150	140	100	80	100	60	50	30	40	80	10
Staunton < Augusta	w/out Risk	940	850	630	500	670	380	310	190	270	620	60
	w/ Risk	900	810	600	480	640	360	300	180	260	590	60
Suffolk	w/out Risk	2,010	1,810	1,340	1,070	1,770	800	670	400	620	1,750	130
	w/ Risk	1,910	1,720	1,280	1,020	1,690	770	640	380	590	1,660	130
Virginia Beach	w/out Risk	2,630	2,360	1,750	1,400	1,960	1,050	880	530	540	1,950	180
	w/ Risk	2,500	2,250	1,670	1,330	1,860	1,000	830	500	510	1,860	170
Waynesboro < Augusta	w/out Risk	970	870	640	520	680	390	320	190	280	640	60
	w/ Risk	920	830	610	490	650	370	310	180	270	610	60
Winchester < Frederick	w/out Risk	410	370	270	220	300	160	140	80	120	260	30
	w/ Risk	390	350	260	210	280	160	130	80	110	250	30

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

² Using estimates from capitalized rental rates is suggested.

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

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

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

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

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