

## PA-490 Recommended Land Use Values Comparison

**2025-1972**

<b>State Wide</b>	<b>2025</b>	<b>2020</b>	<b>2015</b>	<b>2010</b>	<b>2005</b>	<b>2000</b>	<b>1995</b>	<b>1990</b>	<b>1982</b>	<b>1977</b>	<b>1972</b>
Tillable A	\$3,250	\$1,880	\$1,960	\$2,400	\$1,220	\$1,210	\$1,210	\$1,180	\$910	\$750	\$500
Tillable B	\$2,200	\$1,280	\$1,390	\$1,600	\$720	\$700	\$400	\$560	\$490	\$325	\$250
Tillable C	\$1,280	\$1,110	\$670	\$400	\$445	\$400	\$270	\$530	\$410	\$150	\$125
Tillable D	\$1,280	\$850	\$460	\$225	\$335	\$320	\$270	\$310	\$220	\$150	\$0
Orchard E	\$2,300	\$990	\$1,390	\$750	\$1,100	\$1,000	\$810	\$1,010	\$640	\$325	\$200
Pasture F	\$1,570	\$280	\$140	\$90	\$165	\$240	\$150	\$170	\$130	\$100	\$50
Swamp, Ledge Scrub	\$970	\$40	\$40	\$40	\$40	\$40	\$40	\$0	\$20	\$10	\$10
Woodland, Forest	\$200	\$390	\$240	\$130	\$190	\$160	\$120	\$0	\$0	\$0	\$0

<b>River Valley</b>	<b>2025</b>	<b>2020</b>	<b>2015</b>	<b>2010</b>	<b>2005</b>	<b>2000</b>	<b>1995</b>	<b>1990</b>	<b>1982</b>	<b>1977</b>	<b>1972</b>
Tillable A	\$3,950	\$2,530	\$2,090	\$2,800	\$1,665	\$1,450	\$1,210	\$1,180	\$920	\$1,000	
Tillable B	\$2,200	\$1,810	\$1,860	\$2,000	\$1,110	\$1,000	\$420	\$580	\$640	\$475	
Tillable C	\$1,280	\$1,690	\$1,270	\$1,100	\$665	\$630	\$400	\$530	\$450	\$275	
Tillable D	\$1,280	\$1,170	\$930	\$600	\$445	\$490	\$400	\$380	\$275	\$275	
Orchard E	\$2,300	\$990	\$2,390	\$750	\$1,300	\$1,200	\$1,170	\$1,180	\$640	\$325	
Pasture F	\$1,570	\$280	\$230	\$90	\$220	\$300	\$180	\$170	\$140	\$100	
Swamp, Ledge Scrub	\$970	\$40	\$40	\$40	\$40	\$40	\$40	\$0	\$20	\$10	
Woodland, Forest	\$200	\$390	\$240	\$130	\$190	\$160	\$120	\$0	\$0	\$0	
Open Space	\$2,000	\$2,000	\$2,000	\$1,600	\$720	\$700					

### Land Class Types & Definitions

Tillable A	Excellent. Light, well drained, sandy loams, typically flat or level, no stones. Shade tobacco, nursery, some cropland.
Tillable B	Very Good. Light, well drained, sandy loams, typically level to slightly rolling, may have some stones. Binder tobacco, vegetables, potatoes, some cropland.
Tillable C	Very Good to Good. Quite level. Moderate heavier soils, level to rolling, may have stones. Corn silage, hay, vegetables, potatoes, cropland.
Tillable D	Good to Fair. Heavier soils, maybe sloped and hilly, stones and seasonal wetness may be limiting factors. Moderate to considerable slope. Hay, corn silage, rotation pasture, cropland
Orchard	Fruit orchard. May include grapes and berries.
Pasture	Permanent Pasture, unmanaged pasture, not tilled, grazing. Maybe heavier soils, wet or stony to till for crops, maybe wooded area, Xmas trees.
Swamp, Ledge Scrub	Wetlands, ledge outcroppings. Non-farmable areas that also make up the farm unit.
Woodland, Forest	Forestland associated with the farm unit. Non-farmable areas that also make up the farm unit.