The Secretary of the Office of Policy and Management shall: (1) In consultation with the Commissioner of Agriculture, develop schedules of unit prices for property classified under sections 12-107a to 12-107e, inclusive, update such schedules by October 1, 1990, and every five years thereafter, and make such data, studies and schedules available to municipalities and the public... (Section 2-2b Connecticut General Statutes)

### 2015 RECOMMENDED LAND USE VALUES

**Effective October 1, 2015**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>STATEWIDE</th>
<th>RIVER VALLEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tillable A</td>
<td>$1,960</td>
<td>$2,090</td>
</tr>
<tr>
<td>Tillable B</td>
<td>$1,390</td>
<td>$1,860</td>
</tr>
<tr>
<td>Tillable C</td>
<td>$670</td>
<td>$1,270</td>
</tr>
<tr>
<td>Tillable D</td>
<td>$460</td>
<td>$930</td>
</tr>
<tr>
<td>Orchard E</td>
<td>$1,390</td>
<td>$2,390</td>
</tr>
<tr>
<td>Pasture F</td>
<td>$140</td>
<td>$230</td>
</tr>
<tr>
<td>Swamp, Ledge Scrub G</td>
<td>$40</td>
<td>$40</td>
</tr>
<tr>
<td>Woodland/Forest Land</td>
<td>$240</td>
<td>$240</td>
</tr>
</tbody>
</table>

### River Valley Municipalities

- Bloomfield
- Cromwell
- East Granby
- East Hartford
- East Windsor
- Ellington
- Enfield
- Glastonbury
- Granby
- Manchester
- Portland
- Rocky Hill
- Simsbury
- Somers
- South Windsor
- Suffield
- Vernon
- West Hartford
- Wethersfield
- Windsor
- Windsor Locks

### CONNECTICUT LAND CLASSIFICATIONS

**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. May be heavier soils too wet or stony to till for crops, may be wooded area, Xmas trees.

**Swamp/Ledge/Scrub Lands** – 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.