

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

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

River Valley Municipalities		
Bloomfield	Glastonbury	South Windsor
Cromwell	Granby	Suffield
East Granby	Manchester	Vernon
East Hartford	Portland	West Hartford
East Windsor	Rocky Hill	Wethersfield
Ellington	Simsbury	Windsor
Enfield	Somers	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.