

RECOMMENDED LAND USE VALUES

EFFECTIVE JANUARY 19, 2026

Pursuant to Governor Lamont's January 19, 2026 directive to the Office of Policy and Management, the 2025 Recommended Land Use Values and Best Practices for farm land, forest land, open space, and maritime heritage land, are rescinded and the 2020 Recommended Land Use Values are reinstated for these land categories.



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

Intergovernmental Policy and Planning Division

2020 RECOMMENDED LAND USE VALUES

Effective October 1, 2020

CATEGORY	STATE-WIDE	RIVER VALLEY
Tillable A	\$1,880	\$2,530
Tillable B	\$1,280	\$1,810
Tillable C	\$1,110	\$1,690
Tillable D	\$850	\$1,170
Orchard E	\$990	\$990
Pasture F	\$280	\$280
Swamp, Ledge Scrub G	\$40	\$40
Woodland/Forest Land	\$390	\$390

	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

Land Class Number	Land Class Type	Land Description	Soils and Limitations
1	Tillable A	Excellent. Shade tobacco, ball and burlap nursery, crop land.	Light, well drained, sandy loams, typically flat or level, no stones.
2	Tillable B	Very Good. Binder tobacco, vegetables, potatoes, crop land.	Light, well drained, sandy loams, typically level to slightly rolling, may have stones.
3	Tillable C	Very Good to Good. Quite level. Corn silage, hay, vegetables, potatoes, crop land.	Moderate heavier soils, level to rolling, may have stones.
4	Tillable D	Good to Fair. Moderate to considerable slope. Hay, corn silage, rotation pasture, crop land.	Heavier soils, may be sloped and hilly, stones and seasonal wetness may be limiting factors. Christmas trees.
5	Orchard	Fruit Orchard. Well-maintained trees for the purpose of bearing fruit.	May include grapes and berries.
6	Pasture	Permanent Pasture, not tilled, grazing for livestock and horses.	May be heavier soils that are too wet or stony to till for crops, may be wooded area. Christmas trees.
7	Swamp, Ledge, Scrub Lands	Wasteland. Wetlands, ledge outcroppings.	Non-farmable areas that also make up the farm unit.
8	Woodland, Forest	Woodland associated with the farm unit	Non-farmable areas that also make up the farm unit.