

TABLE 17. Farm Mortgage Debt of Full Owners and Part Owners, by Island:
1930 to 1964

(Census date: 1964, November 1; other years, April 1)

Subject	Virgin Islands					St. Croix				
	1964	1960	1950 ¹	1940	1930	1964	1960	1950	1940	1930
All farms operated by owners.....number..	390	413	572	540	177	242	247	363	400	91
Reported free from mortgage.....number..	247	262	355	165	107	134	163	184	53	43
Reported mortgaged.....number..	142	70	158	372	58	107	56	143	345	49.5
Proportion mortgaged.....percent..	36.4	16.9	27.6	68.9	32.8	44.2	22.7	39.4	86.2	54.5
Land owned ²acres..	5,398	4,685	12,004	11,859	3,211,133	4,390	3,358	11,303	10,900	3,170,605
Value of land and buildings.....dollars..	17,193,850	6,498,400	2,110,435	4,585,436	4,760,670	13,377,000	3,302,000	1,998,725	4,538,461	4,580,520
Average value per farm.....dollars..	121,083	92,834	13,357	41,574	413,115	125,019	58,964	13,977	41,561	42,900
Amount of mortgage debt.....dollars..	2,598,684	830,851	198,678	302,944	222,114	1,723,945	496,928	173,028	287,153	195,127
No report as to mortgage status or amount of debt not reported.....number..	1	81	59	3	12	1	28	36	2	3
Land owned ²acres..	2	2,580	5,877	1,265	31,087	2	1,232	2,781	815	354
Value of land and buildings.....dollars..	15,000	3,484,825	353,830	14,700	416,092	15,000	1,758,300	207,425	4,700	41,890
Farms operated by full owners.....number..	367	386	540	498	146	227	233	347	378	89
Reported free from mortgage.....number..	233	244	337	135	(NA)	126	154	178	43	(NA)
Land owned ²acres..	15,852	15,588	22,184	9,674	(NA)	9,986	11,498	12,439	5,443	(NA)
Value of land and buildings.....dollars..	35,913,518	23,848,621	1,281,170	430,246	(NA)	18,240,440	17,550,621	972,137	246,132	(NA)
Average value per farm.....dollars..	154,135	97,740	3,802	3,187	(NA)	144,765	113,965	5,461	5,724	(NA)
Reported mortgaged.....number..	133	68	150	360	(NA)	100	55	136	333	(NA)
Proportion mortgaged.....percent..	36.3	17.6	27.8	72.3	(NA)	44.1	23.6	39.2	88.1	(NA)
Land owned ²acres..	4,707	4,560	10,502	11,684	(NA)	3,903	3,242	9,804	10,725	(NA)
Value of land and buildings.....dollars..	16,541,750	6,332,400	1,841,735	569,706	(NA)	12,779,900	3,186,000	1,730,425	522,731	(NA)
Average value per farm.....dollars..	124,374	93,124	12,278	1,583	(NA)	127,799	97,927	12,724	1,570	(NA)
Amount of mortgage debt.....dollars..	2,506,954	817,851	188,988	295,749	(NA)	1,642,615	493,928	163,638	279,958	(NA)
Average equity per farm.....dollars..	105,525	81,096	11,018	761	(NA)	111,373	48,947	11,520	729	(NA)
Average debt per farm.....dollars..	18,849	12,027	1,260	822	(NA)	16,426	8,980	1,203	841	(NA)
Ratio of debt to value.....percent..	15.2	12.9	10.3	51.9	(NA)	12.9	15.5	9.5	53.6	(NA)
No report as to mortgage status or amount of debt not reported.....number..	1	74	53	3	(NA)	1	24	33	2	(NA)
Land owned ²acres..	2	2,517	5,761	1,265	(NA)	2	1,189	2,755	815	(NA)
Value of land and buildings.....dollars..	15,000	3,382,775	340,810	14,700	(NA)	15,000	1,682,800	205,985	4,700	(NA)
Farms operated by part owners.....number..	23	27	32	42	31	15	14	16	22	2
Reported free from mortgage.....number..	14	18	18	30	(NA)	8	9	6	10	(NA)
Land owned ²acres..	253	1,205	353	667	(NA)	204	51	229	182	(NA)
Value of land and buildings.....dollars..	837,100	1,417,940	40,969	442,975	(NA)	534,600	93,700	17,609	416,639	(NA)
Average value per farm.....dollars..	59,793	78,774	2,276	41,432	(NA)	66,825	10,411	2,935	41,664	(NA)
Reported mortgaged.....number..	9	2	8	12	(NA)	7	(D)	7	12	(NA)
Proportion mortgaged.....percent..	39.1	7.4	25.0	28.6	(NA)	46.7	(D)	43.8	54.5	(NA)
Land owned ²acres..	491	125	1,502	100	(NA)	487	(D)	1,499	100	(NA)
Value of land and buildings.....dollars..	652,100	166,000	268,700	415,730	(NA)	597,100	(D)	268,300	415,730	(NA)
Amount of mortgage debt.....dollars..	91,730	13,000	9,690	47,195	(NA)	81,330	(D)	9,390	47,195	(NA)
Average debt per farm.....dollars..	10,192	6,500	1,211	600	(NA)	11,619	(D)	1,341	600	(NA)
Ratio of debt to value.....percent..	14.1	7.8	3.6	(NA)	(NA)	13.6	(D)	3.5	(NA)	(NA)
No report as to mortgage status or amount of debt not reported.....number..	-	7	6	-	(NA)	-	4	3	-	(NA)
Land owned ²acres..	-	63	116	-	(NA)	-	43	26	-	(NA)
Value of land and buildings.....dollars..	-	102,950	13,020	-	(NA)	-	75,500	1,440	-	(NA)

Subject	St. John					St. Thomas				
	1964	1960	1950 ¹	1940	1930	1964	1960	1950	1940	1930
All farms operated by owners.....number..	47	51	77	19	38	101	115	132	121	48
Reported free from mortgage.....number..	37	24	59	19	34	76	75	112	93	30
Reported mortgaged.....number..	10	2	3	-	3	25	12	12	27	10
Proportion mortgaged.....percent..	21.3	3.9	3.8	-	7.9	24.8	10.4	9.1	22.3	20.8
Land owned ²acres..	98	28	239	-	3,358	710	1,299	462	959	3,170
Value of land and buildings.....dollars..	990,000	8,900	32,500	-	45,000	2,826,850	3,187,500	79,210	446,975	4,175,150
Average value per farm.....dollars..	99,000	4,450	10,833	-	41,667	113,074	265,625	6,601	41,740	417,515
Amount of mortgage debt.....dollars..	80,000	3,923	7,000	-	2,007	794,739	330,000	18,650	15,791	24,980
No report as to mortgage status or amount of debt not reported.....number..	-	25	15	-	1	-	28	8	1	8
Land owned ²acres..	-	1,044	2,281	-	39	-	304	815	450	3,024
Value of land and buildings.....dollars..	-	1,225,825	113,795	-	4,200	-	500,700	32,610	10,000	414,002
Farms operated by full owners.....number..	47	47	68	14	29	93	106	125	106	28
Reported free from mortgage.....number..	37	22	53	14	(NA)	70	68	106	78	(NA)
Land owned ²acres..	2,115	783	2,887	952	(NA)	3,751	3,307	6,858	3,279	(NA)
Value of land and buildings.....dollars..	7,124,500	1,214,400	243,231	14,018	(NA)	10,548,578	5,083,600	65,802	170,096	(NA)
Average value per farm.....dollars..	192,554	55,200	4,589	1,001	(NA)	150,694	74,759	621	2,181	(NA)
Reported mortgaged.....number..	10	2	3	-	(NA)	23	11	11	27	(NA)
Proportion mortgaged.....percent..	21.3	4.3	4.4	-	(NA)	25.0	10.4	8.8	25.5	(NA)
Land owned ²acres..	98	28	239	-	(NA)	706	1,290	459	959	(NA)
Value of land and buildings.....dollars..	990,000	8,900	32,500	-	(NA)	2,771,850	3,137,500	78,810	46,975	(NA)
Average value per farm.....dollars..	99,000	4,450	10,833	-	(NA)	120,515	285,227	7,165	1,740	(NA)
Amount of mortgage debt.....dollars..	80,000	3,923	7,000	-	(NA)	784,339	320,000	18,350	15,791	(NA)
Average equity per farm.....dollars..	91,000	2,489	8,500	-	(NA)	86,414	256,136	5,496	1,155	(NA)
Average debt per farm.....dollars..	8,000	1,962	2,333	-	(NA)	34,102	29,091	1,668	585	(NA)
Ratio of debt to value.....percent..	8.1	44.1	21.5	-	(NA)	28.3	10.2	23.3	33.6	(NA)
No report as to mortgage status or amount of debt not reported.....number..	-	23	12	-	(NA)	-	27	8	1	(NA)
Land owned ²acres..	-	1,025	2,191	-	(NA)	-	303	815	450	(NA)
Value of land and buildings.....dollars..	-	1,200,975	102,215	-	(NA)	-	499,000	32,610	10,000	(NA)
Farms operated by part owners.....number..	-	4	9	5	9	8	9	7	15	20
Reported free from mortgage.....number..	-	2	6	5	(NA)	6	7	6	15	(NA)
Land owned ²acres..	-	8	34	205	(NA)	49	1,146	90	280	(NA)
Value of land and buildings.....dollars..	-	2,800	7,710	45,716	(NA)	302,500	1,322,040	15,650	420,620	(NA)
Average value per farm.....dollars..	-	1,100	1,285	41,143	(NA)	50,437	188,863	2,608	41,375	(NA)
Reported mortgaged.....number..	-	-	-	-	(NA)	2	(D)	1	-	(NA)
Proportion mortgaged.....percent..	-	-	-	-	(NA)	25.0	(D)	14.3	-	(NA)
Land owned ²acres..	-	-	-	-	(NA)	4	(D)	3	-	(NA)
Value of land and buildings.....dollars..	-	-	-	-	(NA)	55,000	(D)	400	-	(NA)
Amount of mortgage debt.....dollars..	-	-	-	-	(NA)	10,400	(D)	300	-	(NA)
Average debt per farm.....dollars..	-	-	-	-	(NA)	5,200	(D)	300	-	(NA)
Ratio of debt to value.....percent..	-	-	-	-	(NA)	18.9	(D)	75.0	-	(NA)
No report as to mortgage status or amount of debt not reported.....number..	-	2	3	-	(NA)	-	1	-	-	(NA)
Land owned ²acres..	-	19	90	-	(NA)	-	1	-	-	(NA)
Value of land and buildings.....dollars..	-	24,850	11,580	-	(NA)	-	1,700	-	-	(NA)

D Data withheld to avoid disclosure of information for individual farms. NA Not available.

¹Revised. ²For 1964, 1960, and 1950, figures relate to total land owned, including land rented to others: for 1940 and 1930, figures relate only to owned land retained by the operator. ³For part owner farms, includes land rented from others as well as land owned by operator. ⁴For part owner farms, includes value of land rented from others as well as value of land owned by operator.