



## Illinois Department of Revenue

April 29, 2015

### Certification of Assessment Year 2015 Farmland Values

The assessment year 2015 department-certified equalized assessed value (EAV) for each soil productivity index (PI) is on Page 2 of this certification. The certified values have been adjusted by the Farmland Assessment Technical Advisory Board to limit the annual change to 10 percent from the preceding year's median soil productivity index certified assessed value with an additional \$5 per acre reduction for the 2015 assessment year.<sup>1</sup>

- **Cropland** must be assessed at the full amount of the certified EAV that corresponds to its debased PI, but no lower than 1/3 of the value for the lowest PI certified (*i.e.*, for assessment year 2015, \$10.20/acre);
- **Permanent pasture** must be valued at one-third of its debased PI EAV as cropland, but no lower than 1/3 of the value for the lowest PI certified (*i.e.*, for assessment year 2015, \$10.20/acre);
- **Other farmland** must be valued at one-sixth of its PI EAV as cropland, but no lower than 1/6 the value of the lowest PI certified (*i.e.*, for assessment year 2015, \$5.10/acre).<sup>2</sup>

Please see Publication 122, Farmland Implementation Guidelines, for additional information about the proper assessment of farmland. This publication is available on our web site at [tax.illinois.gov](http://tax.illinois.gov).

The proposed average EAV by county per acre of cropland and the proposed average EAV per acre of all farmland by county are on Page 3. Proposed averages are not used in the assessment process and should not be used by taxing districts as a basis for determining budget requests.

If you have any questions regarding this material, call Brad Kriener at (217) 782-3016 or email [Bradley.Kriener@Illinois.gov](mailto:Bradley.Kriener@Illinois.gov).

A handwritten signature in black ink that reads "Brian Hamer" with a small "31" written above the name.

Brian A Hamer  
Director of Revenue

<sup>1</sup> See Illinois Property Tax Code, 35 ILCS 200/10-115, paragraph (e) as amended by Public Act 98-0109

<sup>2</sup> See Illinois Property Tax Code, 35 ILCS 200/10-125

## Certified Values for Assessment Year 2015 (\$ per acre)

| Average Management PI | Gross Income | Non-Land Production Costs | Net Land Return | Agricultural Economic Value | Equalized Assessed Value | * 2015 Certified Value |
|-----------------------|--------------|---------------------------|-----------------|-----------------------------|--------------------------|------------------------|
| 82                    | \$581.47     | \$476.18                  | \$105.29        | \$2,093.21                  | \$697.74                 | \$30.59                |
| 83                    | \$587.41     | \$479.79                  | \$107.62        | \$2,139.60                  | \$713.20                 | \$32.20                |
| 84                    | \$593.35     | \$483.40                  | \$109.96        | \$2,186.00                  | \$728.67                 | \$33.81                |
| 85                    | \$599.30     | \$487.01                  | \$112.29        | \$2,232.40                  | \$744.13                 | \$35.48                |
| 86                    | \$605.24     | \$490.62                  | \$114.62        | \$2,278.80                  | \$759.60                 | \$37.16                |
| 87                    | \$611.18     | \$494.23                  | \$116.96        | \$2,325.20                  | \$775.07                 | \$38.77                |
| 88                    | \$617.13     | \$497.84                  | \$119.29        | \$2,371.60                  | \$790.53                 | \$40.27                |
| 89                    | \$623.07     | \$501.45                  | \$121.63        | \$2,417.99                  | \$806.00                 | \$46.46                |
| 90                    | \$629.02     | \$505.06                  | \$123.96        | \$2,464.39                  | \$821.46                 | \$52.86                |
| 91                    | \$634.96     | \$508.67                  | \$126.29        | \$2,510.79                  | \$836.93                 | \$59.28                |
| 92                    | \$640.90     | \$512.28                  | \$128.63        | \$2,557.19                  | \$852.40                 | \$65.68                |
| 93                    | \$646.85     | \$515.89                  | \$130.96        | \$2,603.59                  | \$867.86                 | \$72.08                |
| 94                    | \$652.79     | \$519.50                  | \$133.29        | \$2,649.99                  | \$883.33                 | \$78.49                |
| 95                    | \$658.73     | \$523.11                  | \$135.63        | \$2,696.38                  | \$898.79                 | \$84.89                |
| 96                    | \$664.68     | \$526.72                  | \$137.96        | \$2,742.78                  | \$914.26                 | \$91.29                |
| 97                    | \$670.62     | \$530.33                  | \$140.30        | \$2,789.18                  | \$929.73                 | \$97.69                |
| 98                    | \$676.57     | \$533.94                  | \$142.63        | \$2,835.58                  | \$945.19                 | \$104.08               |
| 99                    | \$682.51     | \$537.55                  | \$144.96        | \$2,881.98                  | \$960.66                 | \$111.20               |
| 100                   | \$688.45     | \$541.16                  | \$147.30        | \$2,928.38                  | \$976.13                 | \$120.88               |
| 101                   | \$694.40     | \$544.77                  | \$149.63        | \$2,974.77                  | \$991.59                 | \$131.11               |
| 102                   | \$700.34     | \$548.38                  | \$151.96        | \$3,021.17                  | \$1,007.06               | \$141.64               |
| 103                   | \$706.28     | \$551.99                  | \$154.30        | \$3,067.57                  | \$1,022.52               | \$152.28               |
| 104                   | \$712.23     | \$555.60                  | \$156.63        | \$3,113.97                  | \$1,037.99               | \$161.99               |
| 105                   | \$718.17     | \$559.21                  | \$158.97        | \$3,160.37                  | \$1,053.46               | \$170.27               |
| 106                   | \$724.12     | \$562.82                  | \$161.30        | \$3,206.77                  | \$1,068.92               | \$178.67               |
| 107                   | \$730.06     | \$566.43                  | \$163.63        | \$3,253.16                  | \$1,084.39               | \$186.98               |
| 108                   | \$736.00     | \$570.03                  | \$165.97        | \$3,299.56                  | \$1,099.85               | \$194.47               |
| 109                   | \$741.95     | \$573.64                  | \$168.30        | \$3,345.96                  | \$1,115.32               | \$201.83               |
| 110                   | \$747.89     | \$577.25                  | \$170.64        | \$3,392.36                  | \$1,130.79               | \$209.26               |
| 111                   | \$753.83     | \$580.86                  | \$172.97        | \$3,438.76                  | \$1,146.25               | \$218.65               |
| 112                   | \$759.78     | \$584.47                  | \$175.30        | \$3,485.16                  | \$1,161.72               | \$229.12               |
| 113                   | \$765.72     | \$588.08                  | \$177.64        | \$3,531.55                  | \$1,177.18               | \$239.79               |
| 114                   | \$771.67     | \$591.69                  | \$179.97        | \$3,577.95                  | \$1,192.65               | \$250.64               |
| 115                   | \$777.61     | \$595.30                  | \$182.30        | \$3,624.35                  | \$1,208.12               | \$261.64               |
| 116                   | \$783.55     | \$598.91                  | \$184.64        | \$3,670.75                  | \$1,223.58               | \$272.85               |
| 117                   | \$789.50     | \$602.52                  | \$186.97        | \$3,717.15                  | \$1,239.05               | \$284.23               |
| 118                   | \$795.44     | \$606.13                  | \$189.31        | \$3,763.55                  | \$1,254.52               | \$295.74               |
| 119                   | \$801.38     | \$609.74                  | \$191.64        | \$3,809.94                  | \$1,269.98               | \$307.46               |
| 120                   | \$807.33     | \$613.35                  | \$193.97        | \$3,856.34                  | \$1,285.45               | \$325.57               |
| 121                   | \$813.27     | \$616.96                  | \$196.31        | \$3,902.74                  | \$1,300.91               | \$372.33               |
| 122                   | \$819.22     | \$620.57                  | \$198.64        | \$3,949.14                  | \$1,316.38               | \$416.60               |
| 123                   | \$825.16     | \$624.18                  | \$200.98        | \$3,995.54                  | \$1,331.85               | \$431.78               |
| 124                   | \$831.10     | \$627.79                  | \$203.31        | \$4,041.94                  | \$1,347.31               | \$453.62               |
| 125                   | \$837.05     | \$631.40                  | \$205.64        | \$4,088.33                  | \$1,362.78               | \$501.01               |
| 126                   | \$842.99     | \$635.01                  | \$207.98        | \$4,134.73                  | \$1,378.24               | \$549.73               |
| 127                   | \$848.93     | \$638.62                  | \$210.31        | \$4,181.13                  | \$1,393.71               | \$599.76               |
| 128                   | \$854.88     | \$642.23                  | \$212.64        | \$4,227.53                  | \$1,409.18               | \$620.83               |
| 129                   | \$860.82     | \$645.84                  | \$214.98        | \$4,273.93                  | \$1,424.64               | \$640.94               |
| 130                   | \$866.77     | \$649.45                  | \$217.31        | \$4,320.33                  | \$1,440.11               | \$661.26               |

*The 5-year capitalization rate is 5.03% percent.*

10% Increase at PI 111 IS \$20.33 (less discount of \$5 for 2015 certified values only).

\*These values reflect the statutory changes to 35 ILCS 200/10-115(e) under Public Act 98-0109.

\*Differences in calculations for Net Land Return and Agricultural Value are due to rounding at different stages of calculations.

ASSESSMENT YEAR 2015 COUNTY AVERAGES  
 PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF CROPLAND  
 PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF ALL FARMLAND

| <u>County</u> | (6)                                | (7)                                    | <u>County</u> | (6)                                | (7)                                    |
|---------------|------------------------------------|--|---------------|------------------------------------|--|
|               | <u>Avg. EAV</u><br><u>Cropland</u> | <u>Avg. EAV</u><br><u>All Farmland</u> |               | <u>Avg. EAV</u><br><u>Cropland</u> | <u>Avg. EAV</u><br><u>All Farmland</u> |
| Adams         | 206                                | 146                                    | Lee           | 317                                | 283                                    |
| Alexander     | 136                                | 76                                     | Livingston    | 230                                | 212                                    |
| Bond          | 94                                 | 71                                     | Logan         | 435                                | 390                                    |
| Boone         | 285                                | 243                                    | McDonough     | 404                                | 308                                    |
| Brown         | 178                                | 101                                    | McHenry       | 234                                | 181                                    |
| Bureau        | 335                                | 279                                    | McLean        | 394                                | 317                                    |
| Calhoun       | 144                                | 70                                     | Macon         | 495                                | 454                                    |
| Carroll       | 267                                | 198                                    | Macoupin      | 243                                | 176                                    |
| Cass          | 271                                | 198                                    | Madison       | 155                                | 125                                    |
| Champaign     | 465                                | 439                                    | Marion        | 61                                 | 44                                     |
| Christian     | 342                                | 306                                    | Marshall      | 358                                | 292                                    |
| Clark         | 120                                | 85                                     | Mason         | 214                                | 149                                    |
| Clay          | 66                                 | 50                                     | Massac        | 94                                 | 55                                     |
| Clinton       | 106                                | 90                                     | Menard        | 381                                | 306                                    |
| Coles         | 371                                | 311                                    | Mercer        | 277                                | 210                                    |
| Crawford      | 92                                 | 71                                     | Monroe        | 93                                 | 63                                     |
| Cumberland    | 94                                 | 68                                     | Montgomery    | 175                                | 140                                    |
| DeKalb        | 433                                | 344                                    | Morgan        | 365                                | 295                                    |
| DeWitt        | 427                                | 379                                    | Moultrie      | 416                                | 376                                    |
| Douglas       | 409                                | 232                                    | Ogle          | 313                                | 258                                    |
| DuPage        | 259                                | 259                                    | Peoria        | 302                                | 214                                    |
| Edgar         | 421                                | 355                                    | Perry         | 63                                 | 42                                     |
| Edwards       | 91                                 | 71                                     | Piatt         | 523                                | 483                                    |
| Effingham     | 83                                 | 60                                     | Pike          | 173                                | 118                                    |
| Fayette       | 76                                 | 56                                     | Pope          | 72                                 | 41                                     |
| Ford          | 257                                | 238                                    | Pulaski       | 87                                 | 54                                     |
| Franklin      | 58                                 | 43                                     | Putnam        | 388                                | 279                                    |
| Fulton        | 234                                | 152                                    | Randolph      | 94                                 | 61                                     |
| Gallatin      | 151                                | 120                                    | Richland      | 61                                 | 53                                     |
| Greene        | 293                                | 200                                    | Rock Island   | 319                                | 270                                    |
| Grundy        | 284                                | 250                                    | St. Clair     | 133                                | 108                                    |
| Hamilton      | 68                                 | 52                                     | Saline        | 88                                 | 68                                     |
| Hancock       | 295                                | 198                                    | Sangamon      | 421                                | 362                                    |
| Hardin        | 74                                 | 23                                     | Schuyler      | 226                                | 124                                    |
| Henderson     | 317                                | 239                                    | Scott         | 218                                | 160                                    |
| Henry         | 298                                | 257                                    | Shelby        | 243                                | 193                                    |
| Iroquois      | 198                                | 178                                    | Stark         | 372                                | 324                                    |
| Jackson       | 83                                 | 55                                     | Stephenson    | 241                                | 202                                    |
| Jasper        | 89                                 | 72                                     | Tazewell      | 350                                | 286                                    |
| Jefferson     | 59                                 | 41                                     | Union         | 89                                 | 41                                     |
| Jersey        | 212                                | 132                                    | Vermilion     | 347                                | 305                                    |
| JoDaviess     | 143                                | 85                                     | Wabash        | 107                                | 67                                     |
| Johnson       | 45                                 | 24                                     | Warren        | 427                                | 358                                    |
| Kane          | 357                                | 307                                    | Washington    | 84                                 | 69                                     |
| Kankakee      | 188                                | 146                                    | Wayne         | 67                                 | 51                                     |
| Kendall       | 359                                | 316                                    | White         | 109                                | 86                                     |
| Knox          | 347                                | 256                                    | Whiteside     | 220                                | 178                                    |
| Lake          | 147                                | 106                                    | Will          | 199                                | 176                                    |
| LaSalle       | 421                                | 369                                    | Williamson    | 55                                 | 35                                     |
| Lawrence      | 84                                 | 69                                     | Winnebago     | 211                                | 168                                    |
|               |                                    |  | Woodford      | 407                                | 341                                    |