



Illinois Department of Revenue

April 22, 2015

Certification of Assessment Year 2016 Farmland Values

The assessment year 2016 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.¹

- **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 2016, \$17.48/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 2016, \$17.48/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 2016, \$8.74/acre).²

Please see Publication 122, Instructions for Farmland Assessments, for additional information about the proper assessment of farmland. This publication is available on our web site at 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 or Jo Ellen Mahr at (217) 785-6631 or email JoEllen.Mahr@Illinois.gov.

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Constance Beard

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Director of Revenue

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

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

Certified Values for Assessment Year 2016 (\$ per acre)

Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2016 Certified Value
82	\$607.82	\$493.30	\$114.53	\$2,164.95	\$721.65	\$52.45
83	\$613.96	\$496.85	\$117.11	\$2,213.78	\$737.93	\$54.06
84	\$620.09	\$500.40	\$119.69	\$2,262.61	\$754.20	\$55.67
85	\$626.23	\$503.95	\$122.28	\$2,311.44	\$770.48	\$57.34
86	\$632.36	\$507.50	\$124.86	\$2,360.27	\$786.76	\$59.02
87	\$638.49	\$511.05	\$127.44	\$2,409.10	\$803.03	\$60.63
88	\$644.63	\$514.60	\$130.02	\$2,457.93	\$819.31	\$62.13
89	\$650.76	\$518.15	\$132.61	\$2,506.77	\$835.59	\$68.33
90	\$656.90	\$521.70	\$135.19	\$2,555.60	\$851.87	\$74.73
91	\$663.03	\$525.26	\$137.77	\$2,604.43	\$868.14	\$81.14
92	\$669.16	\$528.81	\$140.36	\$2,653.26	\$884.42	\$87.54
93	\$675.30	\$532.36	\$142.94	\$2,702.09	\$900.70	\$93.95
94	\$681.43	\$535.91	\$145.52	\$2,750.92	\$916.97	\$100.36
95	\$687.57	\$539.46	\$148.11	\$2,799.75	\$933.25	\$106.76
96	\$693.70	\$543.01	\$150.69	\$2,848.59	\$949.53	\$113.16
97	\$699.83	\$546.56	\$153.27	\$2,897.42	\$965.81	\$119.56
98	\$705.97	\$550.11	\$155.86	\$2,946.25	\$982.08	\$125.95
99	\$712.10	\$553.66	\$158.44	\$2,995.08	\$998.36	\$133.06
100	\$718.24	\$557.21	\$161.02	\$3,043.91	\$1,014.64	\$142.74
101	\$724.37	\$560.76	\$163.61	\$3,092.74	\$1,030.91	\$152.98
102	\$730.50	\$564.31	\$166.19	\$3,141.57	\$1,047.19	\$163.51
103	\$736.64	\$567.87	\$168.77	\$3,190.40	\$1,063.47	\$174.14
104	\$742.77	\$571.42	\$171.36	\$3,239.24	\$1,079.75	\$183.86
105	\$748.91	\$574.97	\$173.94	\$3,288.07	\$1,096.02	\$192.14
106	\$755.04	\$578.52	\$176.52	\$3,336.90	\$1,112.30	\$200.53
107	\$761.17	\$582.07	\$179.11	\$3,385.73	\$1,128.58	\$208.85
108	\$767.31	\$585.62	\$181.69	\$3,434.56	\$1,144.85	\$216.34
109	\$773.44	\$589.17	\$184.27	\$3,483.39	\$1,161.13	\$223.69
110	\$779.58	\$592.72	\$186.85	\$3,532.22	\$1,177.41	\$231.12
111	\$785.71	\$596.27	\$189.44	\$3,581.06	\$1,193.69	\$240.51
112	\$791.84	\$599.82	\$192.02	\$3,629.89	\$1,209.96	\$250.99
113	\$797.98	\$603.37	\$194.60	\$3,678.72	\$1,226.24	\$261.65
114	\$804.11	\$606.92	\$197.19	\$3,727.55	\$1,242.52	\$272.51
115	\$810.25	\$610.48	\$199.77	\$3,776.38	\$1,258.79	\$283.50
116	\$816.38	\$614.03	\$202.35	\$3,825.21	\$1,275.07	\$294.72
117	\$822.51	\$617.58	\$204.94	\$3,874.04	\$1,291.35	\$306.09
118	\$828.65	\$621.13	\$207.52	\$3,922.87	\$1,307.62	\$317.60
119	\$834.78	\$624.68	\$210.10	\$3,971.71	\$1,323.90	\$329.33
120	\$840.92	\$628.23	\$212.69	\$4,020.54	\$1,340.18	\$347.44
121	\$847.05	\$631.78	\$215.27	\$4,069.37	\$1,356.46	\$394.19
122	\$853.18	\$635.33	\$217.85	\$4,118.20	\$1,372.73	\$438.47
123	\$859.32	\$638.88	\$220.44	\$4,167.03	\$1,389.01	\$453.64
124	\$865.45	\$642.43	\$223.02	\$4,215.86	\$1,405.29	\$475.48
125	\$871.59	\$645.98	\$225.60	\$4,264.69	\$1,421.56	\$522.88
126	\$877.72	\$649.53	\$228.19	\$4,313.52	\$1,437.84	\$571.59
127	\$883.85	\$653.09	\$230.77	\$4,362.36	\$1,454.12	\$621.63
128	\$889.99	\$656.64	\$233.35	\$4,411.19	\$1,470.40	\$642.69
129	\$896.12	\$660.19	\$235.93	\$4,460.02	\$1,486.67	\$662.80
130	\$902.26	\$663.74	\$238.52	\$4,508.85	\$1,502.95	\$683.13

The 5-year capitalization rate is 5.29% percent.

10% Increase at PI 111 IS \$21.86

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

***Farmland values are as certified by the Farmland Assessment Technical Advisory Board. Any differences in calculations are due to rounding at different stages of calculations.**

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

<u>County</u>	2015		<u>County</u>	2015	
	<u>Estimated</u> <u>Avg. EAV</u> <u>Cropland</u>	<u>2015 Estimated</u> <u>Avg. EAV</u> <u>All Farmland</u>		<u>Estimated</u> <u>Avg. EAV</u> <u>Cropland</u>	<u>2015 Estimated</u> <u>Avg. EAV</u> <u>All Farmland</u>
Adams	206	146	Lee	317	283
Alexander	135	75	Livingston	230	154
Bond	89	68	Logan	434	389
Boone	286	246	McDonough	403	308
Brown	178	102	McHenry	232	179
Bureau	335	280	McLean	394	318
Calhoun	143	70	Macon	494	454
Carroll	267	198	Macoupin	240	173
Cass	270	197	Madison	156	122
Champaign	465	439	Marion	61	44
Christian	343	307	Marshall	358	292
Clark	120	87	Mason	213	196
Clay	65	50	Massac	94	55
Clinton	106	90	Menard	381	306
Coles	371	311	Mercer	276	207
Crawford	94	72	Monroe	94	64
Cumberland	94	68	Montgomery	175	140
DeKalb	433	344	Morgan	365	295
DeWitt	427	379	Moultrie	416	376
Douglas	409	382	Ogle	313	257
DuPage	257	259	Peoria	302	214
Edgar	421	355	Perry	63	42
Edwards	91	71	Piatt	519	480
Effingham	83	59	Pike	172	117
Fayette	77	57	Pope	72	40
Ford	257	238	Pulaski	94	59
Franklin	58	43	Putnam	392	282
Fulton	235	153	Randolph	94	60
Gallatin	151	120	Richland	61	53
Greene	293	201	Rock Island	319	269
Grundy	280	245	St. Clair	133	107
Hamilton	67	52	Saline	88	68
Hancock	295	198	Sangamon	421	362
Hardin	84	23	Schuyler	226	124
Henderson	317	239	Scott	224	164
Henry	298	256	Shelby	243	193
Iroquois	198	181	Stark	371	324
Jackson	83	55	Stephenson	240	202
Jasper	89	68	Tazewell	350	287
Jefferson	59	42	Union	94	43
Jersey	212	129	Vermilion	347	305
JoDaviess	141	84	Wabash	145	108
Johnson	42	23	Warren	427	359
Kane	352	303	Washington	84	69
Kankakee	188	146	Wayne	66	50
Kendall	359	316	White	109	86
Knox	347	257	Whiteside	219	183
Lake	149	104	Will	199	175
LaSalle	421	369	Williamson	55	36
Lawrence	84	69	Winnebago	210	170
			Woodford	406	341



Calculating the EAV for cropland that has a PI below the lowest PI certified by IDOR

Beginning in 2006, the lowest PI certified by the department is a PI of 82 (previously 60). Although the lowest certified PI has changed, the procedure used to calculate the equalized assessed value for soil that has a PI below the lowest certified PI remains the same.

- Cropland is assessed at the full amount of the certified EAV corresponding to its debased PI, but no lower than 1/3 of the value for the lowest PI certified.
- Permanent pasture is assessed at 1/3 of its debased PI EAV as cropland, but no lower than 1/3 of the value for the lowest PI certified.
- Other farmland is assessed at 1/6 of its debased PI EAV as cropland, but no lower than 1/6 of the value for the lowest PI certified.

Steps to assess cropland with a PI below lowest certified PI

- Step 1** Subtract the EAV of the lowest certified PI from the EAV for a PI that is five PIs greater.
- Step 2** Divide the result of Step 1 by 5. The result is the average EAV reduction per PI point for the 5 lowest certified PIs.
- Step 3** Subtract the PI of the cropland being assessed from the lowest PI for which the department certified a cropland EAV.
- Step 4** Multiply the result of Step 2 by the result of Step 3.
- Step 5** Subtract the result of Step 4 from the lowest EAV for cropland certified by the department.
- Step 6** The EAV of the cropland being assessed will either be the result of Step 5 or 1/3 of the EAV of cropland for the lowest certified PI, whichever is **greater**.

Assessment year 2016 example

Lowest certified PI is 82; 2015 certified value for a PI of 82 is \$52.45.

Example cropland PI is 79.

Step 1	EAV for PI of 87	\$60.63
	EAV for PI of 82	<u>- 52.45</u>
		\$ 8.18

Step 2 \$8.18 divided by 5 = \$1.64 average per PI point.

Step 3	Lowest PI certified	82
	Cropland PI	<u>- 79</u>
	Number of points	3

Step 4	Result from Step 2	\$ 1.64
	Result from Step 3	<u>x 3</u>
		\$ 4.92

Step 5	Lowest certified PI EAV	\$ 52.45
	Result from Step 4	<u>- 4.92</u>
	EAV for PI of 79	\$ 47.53

Step 6	Greater of a or b below	
a	Result from Step 5	\$ 47.53
b	1/3 of \$52.46 (lowest EAV certified)	\$ 17.48

The EAV for a cropland soil with a PI of 79 is \$47.53.