



## Illinois Department of Revenue

April 25, 2016

### Certification of Assessment Year 2017 Farmland Values

The assessment year 2017 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.<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 2017, \$25.50/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 2017, \$25.50/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 2017, \$12.75/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 is 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 Adrienne Bailey at (217) 785-6636 or email at [Adrienne.bailey@illinois.gov](mailto:Adrienne.bailey@illinois.gov); or call Brad Kriener at (217) 782-3016 or email [Bradley.Kriener@Illinois.gov](mailto:Bradley.Kriener@Illinois.gov).

A handwritten signature in cursive script that reads "Constance Beard".

Constance Beard  
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 2017 (\$ per acre)

Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2017 Certified Value
82	\$603.07	\$481.38	\$121.69	\$2,668.64	\$889.60	\$76.50
83	\$609.10	\$484.75	\$124.35	\$2,726.97	\$909.00	\$78.11
84	\$615.13	\$488.11	\$127.02	\$2,785.53	\$928.50	\$79.72
85	\$621.15	\$491.47	\$129.68	\$2,843.86	\$948.00	\$81.39
86	\$627.18	\$494.84	\$132.34	\$2,902.19	\$967.40	\$83.07
87	\$633.21	\$498.20	\$135.01	\$2,960.75	\$986.90	\$84.68
88	\$639.24	\$501.56	\$137.68	\$3,019.30	\$1,006.40	\$86.18
89	\$645.26	\$504.92	\$140.34	\$3,077.63	\$1,025.90	\$92.38
90	\$651.29	\$508.29	\$143.00	\$3,135.96	\$1,045.30	\$98.78
91	\$657.32	\$511.65	\$145.67	\$3,194.52	\$1,064.80	\$105.19
92	\$663.34	\$515.01	\$148.33	\$3,252.85	\$1,084.30	\$111.59
93	\$669.37	\$518.38	\$150.99	\$3,311.18	\$1,103.70	\$118.00
94	\$675.40	\$521.74	\$153.66	\$3,369.74	\$1,123.20	\$124.41
95	\$681.42	\$525.10	\$156.32	\$3,428.07	\$1,142.70	\$130.81
96	\$687.45	\$528.47	\$158.98	\$3,486.40	\$1,162.20	\$137.21
97	\$693.48	\$531.83	\$161.65	\$3,544.96	\$1,181.60	\$143.61
98	\$699.50	\$535.19	\$164.31	\$3,603.29	\$1,201.10	\$150.00
99	\$705.53	\$538.56	\$166.97	\$3,661.62	\$1,220.60	\$157.11
100	\$711.56	\$541.92	\$169.64	\$3,720.18	\$1,240.10	\$166.79
101	\$717.59	\$545.28	\$172.31	\$3,778.73	\$1,259.50	\$177.03
102	\$723.61	\$548.65	\$174.96	\$3,836.84	\$1,279.00	\$187.56
103	\$729.64	\$552.01	\$177.63	\$3,895.39	\$1,298.50	\$198.19
104	\$735.67	\$555.37	\$180.30	\$3,953.95	\$1,317.90	\$207.91
105	\$741.69	\$558.74	\$182.95	\$4,012.06	\$1,337.40	\$216.19
106	\$747.72	\$562.10	\$185.62	\$4,070.61	\$1,356.90	\$224.58
107	\$753.75	\$565.46	\$188.29	\$4,129.17	\$1,376.40	\$232.90
108	\$759.77	\$568.82	\$190.95	\$4,187.50	\$1,395.80	\$240.39
109	\$765.80	\$572.19	\$193.61	\$4,245.83	\$1,415.30	\$247.74
110	\$771.83	\$575.55	\$196.28	\$4,304.39	\$1,434.80	\$255.17
111	\$777.85	\$578.91	\$198.94	\$4,362.72	\$1,454.20	\$264.56
112	\$783.88	\$582.28	\$201.60	\$4,421.05	\$1,473.70	\$275.04
113	\$789.91	\$585.64	\$204.27	\$4,479.61	\$1,493.20	\$285.70
114	\$795.94	\$589.00	\$206.94	\$4,538.16	\$1,512.70	\$296.56
115	\$801.96	\$592.37	\$209.59	\$4,596.27	\$1,532.10	\$307.55
116	\$807.99	\$595.73	\$212.26	\$4,654.82	\$1,551.60	\$318.77
117	\$814.02	\$599.09	\$214.93	\$4,713.38	\$1,571.10	\$330.14
118	\$820.04	\$602.46	\$217.58	\$4,771.49	\$1,590.60	\$341.65
119	\$826.07	\$605.82	\$220.25	\$4,830.04	\$1,610.00	\$353.38
120	\$832.10	\$609.18	\$222.92	\$4,888.60	\$1,629.50	\$371.49
121	\$838.12	\$612.55	\$225.57	\$4,946.71	\$1,649.00	\$418.24
122	\$844.15	\$615.91	\$228.24	\$5,005.26	\$1,668.40	\$462.52
123	\$850.18	\$619.27	\$230.91	\$5,063.82	\$1,687.90	\$477.69
124	\$856.20	\$622.63	\$233.57	\$5,122.15	\$1,707.40	\$499.53
125	\$862.23	\$626.00	\$236.23	\$5,180.48	\$1,726.90	\$546.93
126	\$868.26	\$629.36	\$238.90	\$5,239.04	\$1,746.30	\$595.64
127	\$874.29	\$632.72	\$241.57	\$5,297.59	\$1,765.80	\$645.68
128	\$880.31	\$636.09	\$244.22	\$5,355.70	\$1,785.30	\$666.74
129	\$886.34	\$639.45	\$246.89	\$5,414.25	\$1,804.70	\$686.85
130	\$892.37	\$642.81	\$249.56	\$5,472.81	\$1,824.20	\$707.18

*The 5-year capitalization rate is 4.56% percent.*

**10% Increase of 2016 certified value at PI 111 IS \$24.05**

**\*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 2017  
 COUNTY PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF CROPLAND  
 PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF ALL FARMLAND

<u>County</u>	2017	2017	<u>County</u>	2017	2017
	Estimated Avg. EAV Cropland	Estimated Avg. EAV All Farmland		Estimated Avg. EAV Cropland	Estimated Avg. EAV All Farmland
Adams	250	179	Lee	363	324
Alexander	179	102	Livingston	276	185
Bond	137	104	Logan	480	431
Boone	331	283	McDonough	449	345
Brown	220	128	McHenry	280	216
Bureau	381	319	McLean	386	355
Calhoun	189	94	Macon	532	489
Carroll	312	232	Macoupin	288	208
Cass	312	258	Madison	200	157
Champaign	511	482	Marion	106	76
Christian	389	349	Marshall	405	331
Clark	166	119	Mason	221	190
Clay	111	83	Massac	137	82
Clinton	152	129	Menard	427	344
Coles	417	262	Mercer	316	241
Cook	275	275	Monroe	139	95
Crawford	141	108	Montgomery	221	178
Cumberland	145	110	Morgan	416	354
DeKalb	479	381	Moultrie	462	418
DeWitt	473	420	Ogle	359	295
Douglas	455	257	Peoria	348	247
DuPage	306	306	Perry	107	72
Edgar	472	401	Piatt	565	296
Edwards	149	106	Pike	217	101
Effingham	129	93	Pope	116	66
Fayette	122	90	Pulaski	139	88
Ford	303	280	Putnam	437	316
Franklin	117	82	Randolph	140	91
Fulton	277	179	Richland	113	94
Gallatin	197	157	Rock Island	365	308
Greene	339	233	St. Clair	178	146
Grundy	322	284	Saline	131	102
Hamilton	108	84	Sangamon	467	403
Hancock	341	230	Schuyler	272	151
Hardin	119	38	Scott	270	196
Henderson	355	272	Shelby	289	231
Henry	343	296	Stark	417	365
Iroquois	244	137	Stephenson	287	241
Jackson	128	86	Tazewell	396	326
Jasper	134	103	Union	139	51
Jefferson	101	72	Vermilion	393	345
Jersey	258	157	Wabash	175	141
JoDaviess	187	114	Warren	472	398
Johnson	78	43	Washington	128	105
Kane	399	343	Wayne	111	84
Kankakee	234	182	White	154	123
Kendall	405	358	Whiteside	266	215
Knox	393	293	Will	244	213
Lake	195	137	Williamson	94	62
LaSalle	466	409	Winnebago	256	203
Lawrence	129	105	Woodford	452	380



# 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 2017 example

Lowest certified PI is 82; 2017 certified value for a PI of 82 is \$76.50.

Example cropland PI is 79.

<b>Step 1</b>	EAV for PI of 87	\$84.68
	EAV for PI of 82	<u>- 76.50</u>
		\$ 8.18

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

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

<b>Step 5</b>	Lowest certified PI EAV	\$ 76.50
	Result from Step 4	<u>- 4.92</u>
	EAV for PI of 79	\$ 71.58

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

<b>Step 6</b>	Greater of a or b below	
	<b>a</b> Result from Step 5	\$ 71.58
	<b>b</b> 1/3 of \$76.50	\$ 25.50
	(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$71.58.