



Illinois Department of Revenue

April 26, 2017

Certification of Assessment Year 2018 Farmland Values

The assessment year 2018 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 2018, \$34.32/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 2018, \$34.32/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 2018, \$17.16/acre).²

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.

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.

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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 2018 (\$ per acre)

Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2018 Certified Value
82	\$560.44	\$434.47	\$125.97	\$2,837.07	\$945.69	\$102.96
83	\$565.96	\$437.31	\$128.65	\$2,897.52	\$965.84	\$104.57
84	\$571.48	\$440.15	\$131.33	\$2,957.98	\$985.99	\$106.18
85	\$577.00	\$442.98	\$134.02	\$3,018.43	\$1,006.14	\$107.85
86	\$582.52	\$445.82	\$136.70	\$3,078.88	\$1,026.29	\$109.53
87	\$588.04	\$448.66	\$139.39	\$3,139.34	\$1,046.45	\$111.14
88	\$593.56	\$451.49	\$142.07	\$3,199.79	\$1,066.60	\$112.64
89	\$599.09	\$454.33	\$144.75	\$3,260.24	\$1,086.75	\$118.84
90	\$604.61	\$457.17	\$147.44	\$3,320.70	\$1,106.90	\$125.24
91	\$610.13	\$460.00	\$150.12	\$3,381.15	\$1,127.05	\$131.65
92	\$615.65	\$462.84	\$152.81	\$3,441.60	\$1,147.20	\$138.05
93	\$621.17	\$465.68	\$155.49	\$3,502.06	\$1,167.35	\$144.45
94	\$626.69	\$468.52	\$158.18	\$3,562.51	\$1,187.50	\$150.87
95	\$632.21	\$471.35	\$160.86	\$3,622.96	\$1,207.65	\$157.27
96	\$637.73	\$474.19	\$163.54	\$3,683.42	\$1,227.81	\$163.67
97	\$643.25	\$477.03	\$166.23	\$3,743.87	\$1,247.96	\$170.07
98	\$648.78	\$479.86	\$168.91	\$3,804.33	\$1,268.11	\$176.46
99	\$654.30	\$482.70	\$171.60	\$3,864.78	\$1,288.26	\$183.57
100	\$659.82	\$485.54	\$174.28	\$3,925.23	\$1,308.41	\$193.25
101	\$665.34	\$488.38	\$176.96	\$3,985.69	\$1,328.56	\$203.49
102	\$670.86	\$491.21	\$179.65	\$4,046.14	\$1,348.71	\$214.02
103	\$676.38	\$494.05	\$182.33	\$4,106.59	\$1,368.86	\$224.65
104	\$681.90	\$496.89	\$185.02	\$4,167.05	\$1,389.02	\$234.37
105	\$687.42	\$499.72	\$187.70	\$4,227.50	\$1,409.17	\$242.64
106	\$692.95	\$502.56	\$190.39	\$4,287.95	\$1,429.32	\$251.04
107	\$698.47	\$505.40	\$193.07	\$4,348.41	\$1,449.47	\$259.35
108	\$703.99	\$508.23	\$195.75	\$4,408.86	\$1,469.62	\$266.84
109	\$709.51	\$511.07	\$198.44	\$4,469.31	\$1,489.77	\$274.20
110	\$715.03	\$513.91	\$201.12	\$4,529.77	\$1,509.92	\$281.63
111	\$720.55	\$516.75	\$203.81	\$4,590.22	\$1,530.07	\$291.02
112	\$726.07	\$519.58	\$206.49	\$4,650.67	\$1,550.22	\$301.50
113	\$731.59	\$522.42	\$209.17	\$4,711.13	\$1,570.38	\$312.16
114	\$737.11	\$525.26	\$211.86	\$4,771.58	\$1,590.53	\$323.01
115	\$742.64	\$528.09	\$214.54	\$4,832.03	\$1,610.68	\$334.01
116	\$748.16	\$530.93	\$217.23	\$4,892.49	\$1,630.83	\$345.23
117	\$753.68	\$533.77	\$219.91	\$4,952.94	\$1,650.98	\$356.60
118	\$759.20	\$536.60	\$222.59	\$5,013.39	\$1,671.13	\$368.11
119	\$764.72	\$539.44	\$225.28	\$5,073.85	\$1,691.28	\$379.83
120	\$770.24	\$542.28	\$227.96	\$5,134.30	\$1,711.43	\$397.95
121	\$775.76	\$545.12	\$230.65	\$5,194.75	\$1,731.58	\$444.70
122	\$781.28	\$547.95	\$233.33	\$5,255.21	\$1,751.74	\$488.98
123	\$786.80	\$550.79	\$236.02	\$5,315.66	\$1,771.89	\$504.15
124	\$792.33	\$553.63	\$238.70	\$5,376.11	\$1,792.04	\$525.99
125	\$797.85	\$556.46	\$241.38	\$5,436.57	\$1,812.19	\$573.39
126	\$803.37	\$559.30	\$244.07	\$5,497.02	\$1,832.34	\$622.10
127	\$808.89	\$562.14	\$246.75	\$5,557.47	\$1,852.49	\$672.13
128	\$814.41	\$564.97	\$249.44	\$5,617.93	\$1,872.64	\$693.20
129	\$819.93	\$567.81	\$252.12	\$5,678.38	\$1,892.79	\$713.31
130	\$825.45	\$570.65	\$254.80	\$5,738.83	\$1,912.94	\$733.64

The capitalization rate is 4.44% percent.

10% Increase of 2017 certified value at PI 111 IS \$26.46

***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 2018
COUNTY PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF CROPLAND
PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF ALL FARMLAND

	(6)	(7)		(6)	(7)
	Avg. EAV	Avg. EAV		Avg. EAV	Avg. EAV
<u>County</u>	<u>Cropland</u>	<u>All Farmland</u>	<u>County</u>	<u>Cropland</u>	<u>All Farmland</u>
Adams	274	197	Lee	390	345
Alexander	218	126	Livingston	303	203
Bond	164	126	Logan	507	454
Boone	358	308	McDonough	475	367
Brown	245	143	McHenry	306	237
Bureau	408	341	McLean	465	377
Calhoun	214	108	Macon	558	516
Carroll	338	252	Macoupin	312	226
Cass	346	256	Madison	226	178
Champaign	538	507	Marion	132	95
Christian	415	373	Marshall	431	353
Clark	193	139	Mason	245	146
Clay	136	102	Massac	163	98
Clinton	178	151	Menard	453	366
Coles	443	278	Mercer	344	251
* Cook	266	-	Monroe	164	113
Crawford	167	127	Montgomery	247	200
Cumberland	165	121	Morgan	444	353
DeKalb	505	403	Moultrie	489	443
DeWitt	499	444	Ogle	385	317
Douglas	482	273	Peoria	374	266
* DuPage	340	-	Perry	130	88
Edgar	491	417	Piatt	592	311
Edwards	160	126	Pike	242	118
Effingham	155	112	Pope	130	74
Fayette	148	110	Pulaski	163	103
Ford	329	305	Putnam	465	337
Franklin	142	99	Randolph	165	109
Fulton	302	196	Richland	138	115
Gallatin	223	178	Rock Island	391	331
Greene	365	252	St. Clair	202	166
Grundy	350	308	Saline	155	121
Hamilton	135	103	Sangamon	493	426
Hancock	366	247	Schuyler	296	165
Hardin	154	47	Scott	296	215
Henderson	382	294	Shelby	314	252
Henry	368	318	Stark	443	388
Iroquois	270	153	Stephenson	314	264
Jackson	152	105	Tazewell	422	347
Jasper	159	123	Union	163	61
Jefferson	131	92	Vermilion	420	369
Jersey	284	174	Wabash	200	161
JoDaviess	214	131	Warren	499	420
Johnson	109	59	Washington	154	126
Kane	425	366	Wayne	137	104
Kankakee	259	203	White	180	144
Kendall	432	382	Whiteside	291	236
Knox	419	313	Will	271	236
Lake	221	156	Williamson	114	76
LaSalle	485	425	Winnebago	281	222
Lawrence	153	125	Woodford	417	354

* Cook and DuPage counties only reported cropland data



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 2018 example

Lowest certified PI is 82; 2018 certified value for a PI of 82 is \$102.96.

Example cropland PI is 79.

Step 1	EAV for PI of 87	\$111.14
	EAV for PI of 82	<u>- 102.96</u>
		\$ 8.18

Step 4	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.

Step 5	Lowest certified PI EAV	\$ 102.96
	Result from Step 4	<u>- 4.92</u>
	EAV for PI of 79	\$ 98.04

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

Step 6	Greater of a or b below	
a	Result from Step 5	\$ 98.04
b	1/3 of \$102.96	\$ 34.32
	(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$98.04.