

COUNTY OF KANE

FARMLAND ASSESSMENT REVIEW COMMITTEE

Mark D. Armstrong, CIAO-M, Chairman
Roger C. Biddle
Eldon F. Gould
Wayne Gehrke
Timothy J. Sullivan, MAI, SRA



719 Batavia Avenue, Building C
Geneva, Illinois 60134-3000
(630) 208-3818
www.KaneCountyAssessments.org

**Agenda for Meeting of the Farmland Assessment Review Committee
Kane County Auditorium, Building A
719 Batavia Avenue • Geneva, Illinois, 60134
May 18, 2020 at 8:30 a.m.**

Persons may participate in person or via teleconference at 630-762-2339

1. Call to order
2. Minutes of the meeting of May 22, 2019
3. Review of the 2021 certified values of farmland proposed by the Department of Revenue and the implementation of the procedures proposed

*****PUBLIC HEARING*****

4. Receipt of public comment on the 2021 certified values of farmland proposed by the Department of Revenue and the implementation of the procedures proposed

*****END OF PUBLIC HEARING*****

5. Instruct Supervisor of Assessments to implement the 2021 certified values of farmland and procedure proposed by the Department of Revenue
6. Upcoming training requirements for FARC Chairman and Members
 - a. Open Meetings Act
 - b. Kane County Ethics Ordinance
 - c. Workplace Harassment Act
7. Meeting Announcements
 - a. Meeting of the Farmland Assessment Review Committee, Monday, May 17, 2021
 - b. Meeting of the Farmland Assessment Review Committee, Monday, May 16, 2022
8. Adjournment

COUNTY OF KANE

FARMLAND ASSESSMENT REVIEW COMMITTEE

Mark D. Armstrong, CIAO, Chairman
Roger C. Biddle
Eldon F. Gould
Wayne Gehrke
Kevin J. Schulenburg, RAA



County Government Center
719 Batavia Avenue, Building C
Geneva, Illinois 60134-3000
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**Minutes for Meeting of the Farmland Assessment Review Committee
Kane County Board of Review Room
719 South Batavia Avenue, Building C
Geneva, Illinois, 60134
May 22, 2019 at 8:30 a.m.**

1. Call to order

The meeting was called to order at 8:30 a.m. Members present included Chairman Armstrong, Member Biddle, Member Gould, and Member Gehrke. Members absent included Member Schulenburg.

2. Minutes of the meeting of May 22, 2018

MOTION: APPROVE THE MINUTES OF THE MAY 22, 2018 MEETING AS PRESENTED (Gould/Biddle); passed unanimously.

3. Review of the 2020 certified values of farmland proposed by the Department of Revenue and the implementation of the procedures proposed

The Committee reviewed the documentation provided by the Department of Revenue.
MOTION: OPEN THE PUBLIC HEARING IN ORDER TO RECEIVE PUBLIC COMMENT ON THE 2020 CERTIFIED VALUES OF FARMLAND PROPOSED BY THE DEPARTMENT OF REVENUE AND THE IMPLEMENTATION OF THE PROCEDURES PROPOSED (Gehrke/Biddle); passed unanimously.

*****PUBLIC HEARING*****

4. Receipt of public comment on the 2020 certified values of farmland proposed by the Department of Revenue and the implementation of the procedures proposed

No comments were presented to the Committee. MOTION: CLOSE THE PUBLIC HEARING (Gould/Gehrke); passed unanimously.

*****END OF PUBLIC HEARING*****

5. Instruct Supervisor of Assessments to implement the 2020 certified values of farmland and procedure proposed by the Department of Revenue

MOTION: THE FARMLAND ASSESSMENT REVIEW COMMITTEE INSTRUCTS THE SUPERVISOR OF ASSESSMENTS TO IMPLEMENT THE 2020 CERTIFIED VALUES OF FARMLAND AND PROCEDURE PROPOSED BY THE DEPARTMENT OF REVENUE (Biddle/Gehrke); passed unanimously.

6. Additional business

No additional business was brought before the Committee.

The members discussed a permanent meeting date, with consensus being the 3rd Monday in May of each year.

7. Adjournment

MOTION: ADJOURN THE FARMLAND ASSESSMENT REVIEW COMMITTEE MEETING (Gould/Biddle); passed unanimously. The meeting adjourned at 8:37 a.m.



Illinois Department of Revenue

April 23, 2020

Certification of Assessment Year 2021 Farmland Values

The assessment year 2021 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 2021, \$66.42/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 2021, \$66.42/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 2021, \$33.22/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 is attached. 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, please feel free to contact the Property Tax Division at (217) 785-1356 or email us at Rev.PropertyTax@illinois.gov.

A handwritten signature in black ink, appearing to read "David Harris", with a horizontal line underneath.

David Harris
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 2021 (\$ per acre)

4						
Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2021 Certified Value
82	\$437.51	\$315.09	\$122.43	\$2,616.01	\$872.00	\$199.29
83	\$441.63	\$316.61	\$125.02	\$2,671.31	\$890.44	\$200.90
84	\$445.74	\$318.13	\$127.61	\$2,726.62	\$908.87	\$202.51
85	\$449.85	\$319.66	\$130.19	\$2,781.93	\$927.31	\$204.18
86	\$453.96	\$321.18	\$132.78	\$2,837.23	\$945.74	\$205.86
87	\$458.08	\$322.70	\$135.37	\$2,892.54	\$964.18	\$207.47
88	\$462.12	\$324.23	\$137.96	\$2,947.85	\$982.62	\$208.97
89	\$466.30	\$325.75	\$140.55	\$3,003.15	\$1,001.05	\$215.17
90	\$470.41	\$327.28	\$143.14	\$3,058.46	\$1,019.49	\$221.57
91	\$474.52	\$328.80	\$145.72	\$3,113.76	\$1,037.92	\$227.98
92	\$478.64	\$330.32	\$148.31	\$3,169.07	\$1,056.36	\$234.38
93	\$482.75	\$331.85	\$150.90	\$3,224.38	\$1,074.79	\$240.78
94	\$486.86	\$333.37	\$153.49	\$3,279.68	\$1,093.23	\$247.19
95	\$490.07	\$334.89	\$156.08	\$3,334.99	\$1,111.66	\$253.59
96	\$495.08	\$336.42	\$158.67	\$3,390.30	\$1,130.10	\$260.00
97	\$499.20	\$337.94	\$161.25	\$3,445.60	\$1,148.53	\$266.40
98	\$503.31	\$339.47	\$163.84	\$3,500.91	\$1,166.97	\$272.79
99	\$507.42	\$340.99	\$166.43	\$3,556.22	\$1,185.41	\$279.90
100	\$511.53	\$342.51	\$169.02	\$3,611.52	\$1,203.84	\$289.58
101	\$515.64	\$344.04	\$171.61	\$3,666.83	\$1,222.28	\$299.82
102	\$519.76	\$345.56	\$174.20	\$3,722.14	\$1,240.71	\$310.34
103	\$523.87	\$347.08	\$176.78	\$3,777.44	\$1,259.15	\$320.98
104	\$527.98	\$348.61	\$179.37	\$3,832.75	\$1,277.58	\$330.70
105	\$532.09	\$350.13	\$181.96	\$3,888.06	\$1,296.02	\$338.97
106	\$536.21	\$351.66	\$184.55	\$3,943.36	\$1,314.45	\$347.37
107	\$540.32	\$353.18	\$187.14	\$3,998.67	\$1,332.89	\$355.68
108	\$544.43	\$354.70	\$189.73	\$4,053.98	\$1,351.33	\$363.17
109	\$548.54	\$356.23	\$192.31	\$4,109.28	\$1,369.76	\$370.53
110	\$552.65	\$357.75	\$194.90	\$4,164.59	\$1,388.20	\$377.96
111	\$556.77	\$359.27	\$197.49	\$4,219.89	\$1,406.63	\$387.35
112	\$560.88	\$360.80	\$200.08	\$4,275.20	\$1,425.07	\$397.83
113	\$564.99	\$362.32	\$202.67	\$4,330.51	\$1,443.50	\$408.49
114	\$569.10	\$363.85	\$205.26	\$4,385.81	\$1,461.94	\$419.34
115	\$573.21	\$365.37	\$207.84	\$4,441.12	\$1,480.37	\$430.34
116	\$577.33	\$366.89	\$210.43	\$4,496.43	\$1,498.81	\$441.56
117	\$581.44	\$368.42	\$213.02	\$4,551.73	\$1,517.24	\$452.93
118	\$585.55	\$369.94	\$215.61	\$4,607.04	\$1,535.68	\$464.44
119	\$589.66	\$371.47	\$218.20	\$4,662.35	\$1,554.12	\$476.16
120	\$593.78	\$372.99	\$220.79	\$4,717.65	\$1,572.55	\$494.28
121	\$597.89	\$374.51	\$223.37	\$4,772.96	\$1,590.99	\$541.03
122	\$602.00	\$376.04	\$225.96	\$4,828.27	\$1,609.42	\$585.30
123	\$606.11	\$377.56	\$228.55	\$4,883.57	\$1,627.86	\$600.48
124	\$610.22	\$379.08	\$231.14	\$4,938.88	\$1,646.29	\$622.32
125	\$614.34	\$380.61	\$233.73	\$4,994.19	\$1,664.73	\$669.71
126	\$618.45	\$382.13	\$236.32	\$5,049.49	\$1,683.16	\$718.43
127	\$622.56	\$383.66	\$238.90	\$5,104.80	\$1,701.60	\$768.46
128	\$626.67	\$385.18	\$241.49	\$5,160.10	\$1,720.03	\$789.53
129	\$630.78	\$386.70	\$244.08	\$5,215.41	\$1,738.47	\$809.64
130	\$634.90	\$388.23	\$246.67	\$5,270.72	\$1,756.91	\$829.97

The 5-year capitalization rate is 4.68 percent.

10% Increase of 2020 certified value at PI 111 is \$35.21

* These values reflect the Statutory changes to 35 ILCS 200/10-115e 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 2021
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	380	276	Lee	487	432
Alexander	296	173	Livingston	399	268
Bond	260	195	Logan	603	444
Boone	454	391	McDonough	571	445
Brown	345	204	McHenry	403	312
Bureau	503	420	McLean	562	463
Calhoun	314	149	Macon	638	598
Carroll	435	327	Macoupin	408	298
Cass	453	340	Madison	324	257
Champaign	634	324	Marion	229	165
Christian	511	459	Marshall	528	433
Clark	290	211	Mason	352	213
Clay	232	174	Massac	262	161
Clinton	270	228	Menard	550	445
Coles	540	345	Mercer	435	335
* Cook	282	282	Monroe	261	181
Crawford	264	200	Montgomery	344	278
Cumberland	260	191	Morgan	553	444
DeKalb	601	573	Moultrie	586	530
DeWitt	595	531	Ogle	481	398
Douglas	578	328	Peoria	471	338
* DuPage	451	451	Perry	229	155
Edgar	587	498	Piatt	688	362
Edwards	270	213	Pike	339	173
Effingham	252	192	Pope	227	125
Fayette	245	182	Pulaski	260	166
Ford	426	394	Putnam	559	407
Franklin	239	167	Randolph	263	175
Fulton	399	262	Richland	236	195
Gallatin	320	254	Rock Island	487	413
Greene	461	321	St. Clair	299	247
Grundy	457	402	Saline	250	195
Hamilton	234	178	Sangamon	589	511
Hancock	468	330	Schuyler	395	223
Hardin	251	77	Scott	398	290
Henderson	484	342	Shelby	412	333
Henry	465	404	Stark	540	474
Iroquois	367	206	Stephenson	408	345
Jackson	247	167	Tazewell	519	429
Jasper	257	198	Union	262	98
Jefferson	216	163	Vermilion	517	337
Jersey	380	239	Wabash	313	252
JoDaviess	305	191	Warren	595	503
Johnson	205	109	Washington	250	204
Kane	521	449	Wayne	236	179
Kankakee	357	280	White	277	221
Kendall	527	467	Whiteside	389	315
Knox	518	390	Will	366	325
Lake	317	225	Williamson	222	145
LaSalle	581	514	Winnebago	377	299
Lawrence	256	211	Woodford	575	485

*Cook & DuPage county 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 2021 example

Lowest certified PI is 82; 2021 certified value for a PI of 82 is \$199.29.

Example cropland PI is 79.

Step 1	EAV for PI of 87	\$207.47
	EAV for PI of 82	<u>- 199.29</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	\$ 199.29
	Result from Step 4	<u>- 4.92</u>
	EAV for PI of 79	\$ 194.37

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	\$ 194.37
b	1/3 of \$199.29	\$ 66.42
	(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$194.37.