

# 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  
(630) 208-3818  
[www.KaneCountyAssessments.org](http://www.KaneCountyAssessments.org)

**Agenda 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, 2018 at 8:30 a.m.**

1. Call to order
2. Minutes of the meeting of May 22, 2017
3. Review of the 2019 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 2019 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 2019 certified values of farmland and procedure proposed by the Department of Revenue
6. Additional business
7. Adjournment

Posted 5/11/2018

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### Minutes of the Hearing/Meeting of May 22, 2017

**Present:** Mark D. Armstrong, Chairman  
Kevin J. Schulenburg, Chairman Board of Review  
Roger C. Biddle  
Eldon F. Gould  
Wayne Gehrke  
Sandra A. Orlando, Deputy Supervisor of Assessments

The 2018 Kane County Farmland Assessment Review Committee was called to order at 8:30 a.m.

MOTION (Gould/Biddle): To approve minutes of the May 13, 2016 public hearing as presented;  
Approved by a unanimous voice vote.

Review of the 2018 EAV of farmland proposed by the Department of Revenue and the implementation of the procedures proposed.

Chairman Armstrong reviewed the changes to the certified values relating to productivity indices.

MOTION (Gehrke/Biddle): to open the "Public Hearing" @ 8:32 am; approved by unanimous voice vote.

No comments.

MOTION (Biddle/Gehrke): to adjourn the "Public Hearing" @ 8:33 am; approved by unanimous voice vote.

MOTION: (Gould /Biddle): Accept the values and instruct the Kane County Supervisor of Assessments CCAO to implement the 2018 certified farmland values. Approved by unanimous voice vote.

Upon motion by, Eldon Gould second by Wayne Gehrke and all concurring, the meeting adjourned at 8:34 a.m.



## Illinois Department of Revenue

April 30, 2018

### Certification of Assessment Year 2019 Farmland Values

The assessment year 2019 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 2019, \$44.02/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 2019, \$44.02/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 2019, \$22.01/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 2019 (\$ per acre)

Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2019 Certified Value
82	\$501.21	\$373.23	\$127.98	\$2,948.90	\$982.97	\$132.06
83	\$506.07	\$375.42	\$130.64	\$3,010.22	\$1,003.41	\$133.67
84	\$510.92	\$377.61	\$133.30	\$3,071.54	\$1,023.85	\$135.28
85	\$515.77	\$379.80	\$135.97	\$3,132.86	\$1,044.29	\$136.95
86	\$520.62	\$381.99	\$138.63	\$3,194.18	\$1,064.73	\$138.63
87	\$525.47	\$384.18	\$141.29	\$3,255.50	\$1,085.17	\$140.24
88	\$530.33	\$386.37	\$143.95	\$3,316.82	\$1,105.61	\$141.74
89	\$535.18	\$388.57	\$146.61	\$3,378.14	\$1,126.05	\$147.94
90	\$540.03	\$390.76	\$149.27	\$3,439.46	\$1,146.49	\$154.34
91	\$544.88	\$392.95	\$151.93	\$3,500.78	\$1,166.93	\$160.75
92	\$549.73	\$395.14	\$154.60	\$3,562.10	\$1,187.37	\$167.15
93	\$554.58	\$397.33	\$157.26	\$3,623.42	\$1,207.81	\$173.56
94	\$559.44	\$399.52	\$159.92	\$3,684.74	\$1,228.25	\$179.97
95	\$564.29	\$401.71	\$162.58	\$3,746.06	\$1,248.69	\$186.37
96	\$569.14	\$403.90	\$165.24	\$3,807.38	\$1,269.13	\$192.77
97	\$573.99	\$406.09	\$167.90	\$3,868.70	\$1,289.57	\$199.17
98	\$578.84	\$408.28	\$170.56	\$3,930.02	\$1,310.01	\$205.56
99	\$583.69	\$410.47	\$173.22	\$3,991.34	\$1,330.45	\$212.67
100	\$588.55	\$412.66	\$175.89	\$4,052.67	\$1,350.89	\$222.35
101	\$593.40	\$414.85	\$178.55	\$4,113.99	\$1,371.33	\$232.59
102	\$598.25	\$417.04	\$181.21	\$4,175.31	\$1,391.77	\$243.12
103	\$603.10	\$419.23	\$183.87	\$4,236.63	\$1,412.21	\$253.75
104	\$607.95	\$421.42	\$186.53	\$4,297.95	\$1,432.65	\$263.47
105	\$612.80	\$423.61	\$189.19	\$4,359.27	\$1,453.09	\$271.75
106	\$617.66	\$425.80	\$191.85	\$4,420.59	\$1,473.53	\$280.14
107	\$622.51	\$427.99	\$194.51	\$4,481.91	\$1,493.97	\$288.46
108	\$627.36	\$430.18	\$197.18	\$4,543.23	\$1,514.41	\$295.95
109	\$632.21	\$432.37	\$199.84	\$4,604.55	\$1,534.85	\$303.30
110	\$637.06	\$434.56	\$202.50	\$4,665.87	\$1,555.29	\$310.73
111	\$641.91	\$436.75	\$205.16	\$4,727.19	\$1,575.73	\$320.12
112	\$646.77	\$438.95	\$207.82	\$4,788.51	\$1,596.17	\$330.60
113	\$651.62	\$441.14	\$210.48	\$4,849.83	\$1,616.61	\$341.26
114	\$656.47	\$443.33	\$213.14	\$4,911.15	\$1,637.05	\$352.11
115	\$661.32	\$445.52	\$215.81	\$4,972.47	\$1,657.49	\$363.11
116	\$666.17	\$447.71	\$218.47	\$5,033.79	\$1,677.93	\$374.33
117	\$671.03	\$449.90	\$221.13	\$5,095.11	\$1,698.37	\$385.70
118	\$675.88	\$452.09	\$223.79	\$5,156.43	\$1,718.81	\$397.21
119	\$680.73	\$454.28	\$226.45	\$5,217.75	\$1,739.25	\$408.94
120	\$685.58	\$456.47	\$229.11	\$5,279.07	\$1,759.69	\$427.05
121	\$690.43	\$458.66	\$231.77	\$5,340.39	\$1,780.13	\$473.80
122	\$695.28	\$460.85	\$234.43	\$5,401.71	\$1,800.57	\$518.08
123	\$700.14	\$463.04	\$237.10	\$5,463.03	\$1,821.01	\$533.25
124	\$704.99	\$465.23	\$239.76	\$5,524.35	\$1,841.45	\$555.09
125	\$709.84	\$467.42	\$242.42	\$5,585.67	\$1,861.89	\$602.49
126	\$714.69	\$469.61	\$245.08	\$5,646.99	\$1,882.33	\$651.20
127	\$719.54	\$471.80	\$247.74	\$5,708.31	\$1,902.77	\$701.24
128	\$724.39	\$473.99	\$250.40	\$5,769.63	\$1,923.21	\$722.30
129	\$729.25	\$476.18	\$253.06	\$5,830.95	\$1,943.65	\$742.41
130	\$734.10	\$478.37	\$255.72	\$5,892.27	\$1,964.09	\$762.74

*The capitalization rate is 4.34% percent.*

**10% Increase of 2018 certified value at PI 111 IS \$29.10**

**\*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 2019  
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	276	198	Lee	390	345
Alexander	201	117	Livingston	303	203
Bond	164	126	Logan	507	454
Boone	358	308	McDonough	475	367
Brown	249	143	McHenry	307	236
Bureau	407	341	McLean	465	378
Calhoun	215	108	Macon	542	499
Carroll	338	252	Macoupin	312	226
Cass	341	252	Madison	228	180
Champaign	538	507	Marion	133	96
Christian	415	373	Marshall	431	353
Clark	193	140	Mason	247	144
Clay	137	103	Massac	164	99
Clinton	178	151	Menard	454	365
Coles	443	279	Mercer	340	260
* Cook	240	-	Monroe	169	114
Crawford	167	127	Montgomery	248	200
Cumberland	166	121	Morgan	410	327
DeKalb	505	403	Moultrie	489	443
DeWitt	499	444	Ogle	384	317
Douglas	482	272	Peoria	374	267
* DuPage	343	-	Perry	134	93
Edgar	492	417	Piatt	592	310
Edwards	174	137	Pike	243	115
Effingham	155	113	Pope	134	75
Fayette	149	110	Pulaski	164	104
Ford	330	305	Putnam	463	336
Franklin	142	100	Randolph	165	109
Fulton	303	196	Richland	140	116
Gallatin	223	178	Rock Island	391	331
Greene	365	252	St. Clair	204	168
Grundy	361	317	Saline	156	121
Hamilton	138	106	Sangamon	493	426
Hancock	367	247	Schuyler	298	166
Hardin	159	48	Scott	296	215
Henderson	385	271	Shelby	315	253
Henry	369	320	Stark	443	388
Iroquois	271	152	Stephenson	312	263
Jackson	154	103	Tazewell	423	348
Jasper	161	123	Union	166	60
Jefferson	130	92	Vermilion	421	272
Jersey	284	175	Wabash	191	154
JoDaviess	209	128	Warren	499	420
Johnson	109	59	Washington	154	126
Kane	425	366	Wayne	138	105
Kankakee	260	203	White	181	144
Kendall	432	382	Whiteside	293	246
Knox	419	313	Will	271	236
Lake	228	161	Williamson	126	83
LaSalle	484	425	Winnebago	282	223
Lawrence	154	126	Woodford	423	373

\* 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 2019 example

Lowest certified PI is 82; 2019 certified value for a PI of 82 is \$132.06.

Example cropland PI is 79.

<b>Step 1</b>	EAV for PI of 87	\$140.24
	EAV for PI of 82	<u>- 132.06</u>
		\$ 8.18

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

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

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

<b>Step 5</b>	Lowest certified PI EAV	\$ 132.06
	Result from Step 4	<u>- 4.92</u>
	EAV for PI of 79	\$ 127.14

<b>Step 6</b>	Greater of a or b below	
	<b>a</b> Result from Step 5	\$ 127.14
	<b>b</b> 1/3 of \$132.06	\$ 44.02
	(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$127.14.