



April 29, 2013

## Certification of Assessment Year 2014 Farmland Values

The assessment year 2014 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.<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 2014, \$5.08/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 2014, \$5.08/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 2014, \$2.54/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 Brad Kriener at (217) 782-3016 or email [Bradley.Kriener@Illinois.gov](mailto:Bradley.Kriener@Illinois.gov).

A handwritten signature in black ink that reads "Brian Hamer" with a small "31" written above the name.

Brian A. Hamer  
Director of Revenue

<sup>1</sup> See Illinois Property Tax Code, 35 ILCS 200/10-115, paragraph (e)

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

## Certified Values for Assessment Year 2014 (\$ per acre)

Item # Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	2014 Certified Value
82	\$546.67	\$447.33	\$99.34	\$1,770.83	\$590.28	\$15.26
83	\$552.35	\$450.81	\$101.54	\$1,809.98	\$603.33	\$16.87
84	\$558.02	\$454.28	\$103.74	\$1,849.14	\$616.38	\$18.48
85	\$563.69	\$457.76	\$105.93	\$1,888.30	\$629.43	\$20.15
86	\$569.37	\$461.24	\$108.13	\$1,927.46	\$642.49	\$21.83
87	\$575.04	\$464.71	\$110.33	\$1,966.62	\$655.54	\$23.44
88	\$580.71	\$468.19	\$112.52	\$2,005.78	\$668.59	\$24.94
89	\$586.39	\$471.67	\$114.72	\$2,044.94	\$681.65	\$31.13
90	\$592.06	\$475.14	\$116.92	\$2,084.10	\$694.70	\$37.53
91	\$597.73	\$478.62	\$119.11	\$2,123.25	\$707.75	\$43.95
92	\$603.41	\$482.09	\$121.31	\$2,162.41	\$720.80	\$50.35
93	\$609.08	\$485.57	\$123.51	\$2,201.57	\$733.86	\$56.75
94	\$614.75	\$489.05	\$125.70	\$2,240.73	\$746.91	\$63.16
95	\$620.43	\$492.52	\$127.90	\$2,279.89	\$759.96	\$69.56
96	\$626.10	\$496.00	\$130.10	\$2,319.05	\$773.02	\$75.96
97	\$631.77	\$499.48	\$132.30	\$2,358.21	\$786.07	\$82.36
98	\$637.44	\$502.95	\$134.49	\$2,397.36	\$799.12	\$88.75
99	\$643.12	\$506.43	\$136.69	\$2,436.52	\$812.17	\$95.87
100	\$648.79	\$509.91	\$138.89	\$2,475.68	\$825.23	\$105.55
101	\$654.46	\$513.38	\$141.08	\$2,514.84	\$838.28	\$115.78
102	\$660.14	\$516.86	\$143.28	\$2,554.00	\$851.33	\$126.31
103	\$665.81	\$520.33	\$145.48	\$2,593.16	\$864.39	\$136.95
104	\$671.48	\$523.81	\$147.67	\$2,632.32	\$877.44	\$146.66
105	\$677.16	\$527.29	\$149.87	\$2,671.47	\$890.49	\$154.94
106	\$682.83	\$530.76	\$152.07	\$2,710.63	\$903.54	\$163.34
107	\$688.50	\$534.24	\$154.26	\$2,749.79	\$916.60	\$171.65
108	\$694.18	\$537.72	\$156.46	\$2,788.95	\$929.65	\$179.14
109	\$699.85	\$541.19	\$158.66	\$2,828.11	\$942.70	\$186.50
110	\$705.52	\$544.67	\$160.85	\$2,867.27	\$955.76	\$193.93
111	\$711.20	\$548.15	\$163.05	\$2,906.43	\$968.81	\$203.32
112	\$716.87	\$551.62	\$165.25	\$2,945.59	\$981.86	\$213.79
113	\$722.54	\$555.10	\$167.44	\$2,984.74	\$994.91	\$224.46
114	\$728.22	\$558.57	\$169.64	\$3,023.90	\$1,007.97	\$235.31
115	\$733.89	\$562.05	\$171.84	\$3,063.06	\$1,021.02	\$246.31
116	\$739.56	\$565.53	\$174.03	\$3,102.22	\$1,034.07	\$257.52
117	\$745.23	\$569.00	\$176.23	\$3,141.38	\$1,047.13	\$268.90
118	\$750.91	\$572.48	\$178.43	\$3,180.54	\$1,060.18	\$280.41
119	\$756.58	\$575.96	\$180.62	\$3,219.70	\$1,073.23	\$292.13
120	\$762.25	\$579.43	\$182.82	\$3,258.85	\$1,086.28	\$310.24
121	\$767.93	\$582.91	\$185.02	\$3,298.01	\$1,099.34	\$357.00
122	\$773.60	\$586.39	\$187.22	\$3,337.17	\$1,112.39	\$401.27
123	\$779.27	\$589.86	\$189.41	\$3,376.33	\$1,125.44	\$416.45
124	\$784.95	\$593.34	\$191.61	\$3,415.49	\$1,138.50	\$438.29
125	\$790.62	\$596.81	\$193.81	\$3,454.65	\$1,151.55	\$485.68
126	\$796.29	\$600.29	\$196.00	\$3,493.81	\$1,164.60	\$534.40
127	\$801.97	\$603.77	\$198.20	\$3,532.97	\$1,177.66	\$584.43
128	\$807.64	\$607.24	\$200.40	\$3,572.12	\$1,190.71	\$605.50
129	\$813.31	\$610.72	\$202.59	\$3,611.28	\$1,203.76	\$625.61
130	\$818.99	\$614.20	\$204.79	\$3,650.44	\$1,216.81	\$645.93

*The 5-year capitalization rate is 5.61 percent.*

ASSESSMENT YEAR 2014 COUNTY AVERAGES  
 PROPOSED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF CROPLAND  
 PROPOSED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF ALL FARMLAND

County	Estimated	Estimated	County	Estimated	Estimated
	Avg. EAV	Avg. EAV		Avg. EAV	Avg. EAV
		<u>All</u>			<u>All</u>
	<u>Cropland</u>	<u>Farmland</u>		<u>Cropland</u>	<u>Farmland</u>
Adams	192	135	Lee	292	267
Alexander	133	70	Livingston	213	198
Bond	88	59	Logan	400	376
Boone	265	233	McDonough	358	286
Brown	166	92	McHenry	217	167
Bureau	309	267	McLean	363	344
Calhoun	137	63	Macon	455	457
Carroll	248	190	Macoupin	225	164
Cass	255	190	Madison	117	88
Champaign	360	355	Marion	60	33
Christian	273	254	Marshall	329	278
Clark	93	58	Mason	166	139
Clay	64	39	Massac	85	44
Clinton	101	77	Menard	350	293
Coles	342	298	Mercer	256	199
Crawford	89	60	Monroe	90	53
Cumberland	90	57	Montgomery	163	128
DeKalb	398	331	Morgan	322	270
DeWitt	392	365	Moultrie	383	362
Douglas	377	368	Ogle	289	245
DuPage	238	241	Peoria	279	203
Edgar	386	340	Perry	61	33
Edwards	87	59	Piatt	480	469
Effingham	80	48	Pike	161	107
Fayette	74	45	Pope	70	32
Ford	238	224	Pulaski	90	49
Franklin	57	33	Putnam	357	267
Fulton	217	141	Randolph	89	50
Gallatin	142	108	Richland	61	41
Greene	271	190	Rock Island	294	256
Grundy	266	240	St. Clair	126	96
Hamilton	66	41	Saline	84	57
Hancock	273	198	Sangamon	374	337
Hardin	82	19	Schuyler	210	115
Henderson	290	225	Scott	202	149
Henry	275	243	Shelby	225	181
Iroquois	185	167	Stark	343	311
Jackson	79	45	Stephenson	223	190
Jasper	85	60	Tazewell	322	282
Jefferson	58	31	Union	81	34
Jersey	198	124	Vermilion	320	291
Jo Daviess	131	74	Wabash	101	75
Johnson	45	18	Warren	377	330
Kane	306	272	Washington	73	50
Kankakee	175	134	Wayne	65	39
Kendall	331	302	White	104	74
Knox	320	245	Whiteside	204	171
Lake	140	93	Will	185	161
LaSalle	389	357	Williamson	54	27
Lawrence	81	58	Winnebago	195	154
			Woodford	374	327