



Illinois Department of Revenue

May 1, 2009

Certification of Assessment Year 2010 Farmland Values

The assessment year 2010 certified equalized assessed value (EAV) for each Bulletin 810 soil productivity index (PI 82 through PI 130) is on Page 2 of this certification. The 2010 certified EAVs reflect adjustments made by the Farmland Assessment Technical Advisory Board (FATAB). All PIs are limited by statute to an annual 10 percent increase or decrease.¹

For the 2010 assessment year, the gross income, non-land production costs, net land income, and agricultural economic value are not relevant for any PIs because all values increased more than the 10 percent maximum allowed by law.

- **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 2010, \$3.47/acre); and
- **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 2010, \$3.47/acre); and
- **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 2010, \$1.74/acre).²

The department is required to calculate each county's average EAV per acre of cropland and average EAV per acre of all farmland³. These averages are on Page 3 and are based on reports each county submitted to us after finishing Bulletin 810 implementation. These are simple averages based on the total acres by PI assessed under Farmland Assessment Law. County averages are not used in the assessment process. In addition, taxing bodies should **not** use the averages as a basis for determining budget requests.

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.

If you have any questions regarding this material, call Kara Moretto at (217) 782-3627 or email kara.moretto@illinois.gov.

A handwritten signature in black ink that reads "Brian Hamer" followed by a stylized signature.

Brian A Hamer
Director of Revenue

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

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

³ See Illinois Property Tax Code, 35 ILCS 200/10-115, paragraphs (f) and (g)

Certified Values for 2010 Farmland Assessments (\$ per acre)

Use these values with Bulletin 810 PIs only.

| Item # | (1) | (2) | (3) | (4) | (5) |
|-------------------------|--------------|---------------------------|-----------------|-----------------------------|--------------------------|
| Average Management P.I. | Gross Income | Non-Land Production Costs | Net Land Income | Agricultural Economic Value | Equalized Assessed Value |
| 82 | --- | --- | --- | --- | \$10.42 |
| 83 | --- | --- | --- | --- | \$11.52 |
| 84 | --- | --- | --- | --- | \$12.62 |
| 85 | --- | --- | --- | --- | \$13.76 |
| 86 | --- | --- | --- | --- | \$14.91 |
| 87 | --- | --- | --- | --- | \$16.01 |
| 88 | --- | --- | --- | --- | \$17.04 |
| 89 | --- | --- | --- | --- | \$21.26 |
| 90 | --- | --- | --- | --- | \$25.64 |
| 91 | --- | --- | --- | --- | \$30.02 |
| 92 | --- | --- | --- | --- | \$34.39 |
| 93 | --- | --- | --- | --- | \$38.76 |
| 94 | --- | --- | --- | --- | \$43.14 |
| 95 | --- | --- | --- | --- | \$47.51 |
| 96 | --- | --- | --- | --- | \$51.88 |
| 97 | --- | --- | --- | --- | \$56.25 |
| 98 | --- | --- | --- | --- | \$60.62 |
| 99 | --- | --- | --- | --- | \$65.48 |
| 100 | --- | --- | --- | --- | \$72.09 |
| 101 | --- | --- | --- | --- | \$79.08 |
| 102 | --- | --- | --- | --- | \$86.27 |
| 103 | --- | --- | --- | --- | \$93.54 |
| 104 | --- | --- | --- | --- | \$100.17 |
| 105 | --- | --- | --- | --- | \$105.83 |
| 106 | --- | --- | --- | --- | \$111.56 |
| 107 | --- | --- | --- | --- | \$117.24 |
| 108 | --- | --- | --- | --- | \$122.35 |
| 109 | --- | --- | --- | --- | \$127.38 |
| 110 | --- | --- | --- | --- | \$132.45 |
| 111 | --- | --- | --- | --- | \$138.86 |
| 112 | --- | --- | --- | --- | \$146.03 |
| 113 | --- | --- | --- | --- | \$153.31 |
| 114 | --- | --- | --- | --- | \$160.72 |
| 115 | --- | --- | --- | --- | \$168.23 |
| 116 | --- | --- | --- | --- | \$175.89 |
| 117 | --- | --- | --- | --- | \$183.66 |
| 118 | --- | --- | --- | --- | \$191.52 |
| 119 | --- | --- | --- | --- | \$199.53 |
| 120 | --- | --- | --- | --- | \$211.90 |
| 121 | --- | --- | --- | --- | \$243.84 |
| 122 | --- | --- | --- | --- | \$274.07 |
| 123 | --- | --- | --- | --- | \$284.44 |
| 124 | --- | --- | --- | --- | \$299.35 |
| 125 | --- | --- | --- | --- | \$331.73 |
| 126 | --- | --- | --- | --- | \$365.00 |
| 127 | --- | --- | --- | --- | \$399.17 |
| 128 | --- | --- | --- | --- | \$413.56 |
| 129 | --- | --- | --- | --- | \$427.30 |
| 130 | --- | --- | --- | --- | \$441.18 |

The five-year Agri-Bank Farmland mortgage interest rate applicable for the 2010 assessment year is **6.38%**.

Expected Averages for 2010 Farmland Assessments (\$ per acre)

| County | (6) | (7) | County | (6) | (7) |
|------------|-----------------------------------|---------------------------------------|-------------|-----------------------------------|---------------------------------------|
| | Estimated Avg. EAV Cropland | Estimated Avg. EAV All Farmland | | Estimated Avg. EAV Cropland | Estimated Avg. EAV All Farmland |
| Adams | 112 | 79 | Lee | 170 | 151 |
| Alexander | 67 | 37 | Livingston | 110 | 102 |
| Bond | 42 | 31 | Logan | 189 | 172 |
| Boone | 139 | 118 | McDonough | 201 | 152 |
| Brown | 84 | 48 | McHenry | 112 | 92 |
| Bureau | 164 | 137 | McLean | 194 | 177 |
| Calhoun | 74 | 36 | Macon | 273 | 255 |
| Carroll | 143 | 97 | Macoupin | 116 | 83 |
| Cass | 136 | 99 | Madison | 71 | 57 |
| Champaign | 189 | 172 | Marion | 24 | 16 |
| Christian | 166 | 153 | Marshall | 175 | 142 |
| Clark | 60 | 42 | Mason | 112 | 103 |
| Clay | 26 | 20 | Massac | 41 | 25 |
| Clinton | 49 | 40 | Menard | 208 | 168 |
| Coles | 201 | 168 | Mercer | 146 | 115 |
| Crawford | 44 | 34 | Monroe | 45 | 29 |
| Cumberland | 40 | 31 | Montgomery | 82 | 65 |
| DeKalb | 237 | 232 | Morgan | 198 | 156 |
| DeWitt | 206 | 186 | Moultrie | 205 | 186 |
| Douglas | 220 | 209 | Ogle | 168 | 138 |
| DuPage | 131 | 131 | Peoria | 147 | 104 |
| Edgar | 205 | 174 | Perry | 25 | 17 |
| Edwards | 39 | 31 | Piatt | 258 | 238 |
| Effingham | 35 | 25 | Pike | 99 | 83 |
| Fayette | 32 | 22 | Pope | 34 | 24 |
| Ford | 130 | 123 | Pulaski | 40 | 25 |
| Franklin | 29 | 21 | Putnam | 192 | 140 |
| Fulton | 111 | 70 | Randolph | 41 | 26 |
| Gallatin | 73 | 56 | Richland | 27 | 21 |
| Greene | 156 | 107 | Rock Island | 125 | 92 |
| Grundy | 135 | 118 | St. Clair | 16 | 17 |
| Hamilton | 26 | 20 | Saline | 42 | 32 |
| Hancock | 147 | 104 | Sangamon | 204 | 175 |
| Hardin | 43 | 11 | Schuyler | 109 | 59 |
| Henderson | 157 | 120 | Scott | 107 | 76 |
| Henry | 145 | 125 | Shelby | 128 | 102 |
| Iroquois | 94 | 89 | Stark | 201 | 175 |
| Jackson | 36 | 24 | Stephenson | 140 | 98 |
| Jasper | 38 | 31 | Tazewell | 163 | 140 |
| Jefferson | 23 | 15 | Union | 41 | 18 |
| Jersey | 100 | 62 | Vermilion | 188 | 164 |
| JoDaviess | 65 | 38 | Wabash | 61 | 49 |
| Johnson | 17 | 9 | Warren | 212 | 176 |
| Kane | 190 | 161 | Washington | 36 | 29 |
| Kankakee | 89 | 82 | Wayne | 27 | 20 |
| Kendall | 195 | 179 | White | 48 | 38 |
| Knox | 187 | 137 | Whiteside | 83 | 64 |
| Lake | 69 | 49 | Will | 95 | 83 |
| LaSalle | 210 | 181 | Williamson | 32 | 16 |
| Lawrence | 36 | 30 | Winnebago | 115 | 94 |
| | | | Woodford | 201 | 168 |