

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

**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, 2019 at 8:30 a.m.**

1. Call to order
2. Minutes of the meeting of May 22, 2018
3. Review of the 2020 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 2020 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 2020 certified values of farmland and procedure proposed by the Department of Revenue
6. Additional business
7. Adjournment

Posted 5/10/2019

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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, 2018 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. Others present included Chief Deputy Supervisor of Assessments Holly Winter and Kane County Farm Bureau Manager Steven Arnold.

2. Minutes of the meeting of May 22, 2017

MOTION: APPROVE THE MINUTES OF THE MAY 22, 2017 MEETING AS PRESENTED (Gould/Gehrke); passed unanimously.

3. Review of the 2019 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 2019 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 2019 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 (Biddle/Gould); passed unanimously.

*****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

MOTION: THE FARMLAND ASSESSMENT REVIEW COMMITTEE INSTRUCTS THE SUPERVISOR OF ASSESSMENTS TO IMPLEMENT THE 2019 CERTIFIED VALUES OF FARMLAND AND PROCEDURE PROPOSED BY THE DEPARTMENT OF REVENUE (Gehrke/Biddle); passed unanimously.

6. Additional business

No additional business was brought before the Committee.

7. Adjournment

MOTION: ADJOURN THE FARMLAND ASSESSMENT REVIEW COMMITTEE MEETING (Gould/Biddle); passed unanimously. The meeting adjourned at 8:35 a.m.



Illinois Department of Revenue

April 26, 2019

Certification of Assessment Year 2020 Farmland Values

The assessment year 2020 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 2020, \$54.69/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 2020, \$54.69/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 2020, \$27.35/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, call Adrienne Bailey at (217) 785-6636 or email at Adrienne.bailey@illinois.gov; or call Brad Kriener at (217) 782-3016 or email Bradley.Kriener@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

ASSESSMENT YEAR 2020
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	345	249	Lee	451	399
Alexander	261	152	Livingston	364	244
Bond	225	169	Logan	567	509
Boone	419	361	McDonough	532	413
Brown	310	182	McHenry	368	285
Bureau	468	393	McLean	526	428
Calhoun	278	131	Macon	603	555
Carroll	399	299	Macoupin	373	272
Cass	418	313	Madison	289	229
Champaign	599	565	Marion	194	139
Christian	476	427	Marshall	492	404
Clark	254	185	Mason	308	185
Clay	197	148	Massac	227	137
Clinton	239	202	Menard	515	416
Coles	505	320	Mercer	406	312
Cook	286	395	Monroe	226	156
Crawford	229	174	Montgomery	309	250
Cumberland	224	165	Morgan	497	397
DeKalb	566	455	Moultrie	550	498
DeWitt	560	499	Ogle	446	368
Douglas	543	307	Peoria	435	313
* DuPage	411	411	Perry	194	131
Edgar	552	468	Piatt	653	344
Edwards	235	186	Pike	304	152
Effingham	217	158	Pope	193	107
Fayette	210	156	Pulaski	225	143
Ford	391	362	Putnam	546	396
Franklin	203	142	Randolph	228	151
Fulton	364	238	Richland	201	166
Gallatin	285	227	Rock Island	452	383
Greene	426	296	St. Clair	265	217
Grundy	422	371	Saline	215	168
Hamilton	199	151	Sangamon	554	480
Hancock	433	294	Schuyler	360	203
Hardin	216	66	Scott	357	261
Henderson	447	316	Shelby	376	303
Henry	430	373	Stark	505	442
Iroquois	332	299	Stephenson	374	315
Jackson	214	145	Tazewell	483	399
Jasper	222	171	Union	226	85
Jefferson	180	136	Vermilion	482	314
Jersey	345	216	Wabash	251	203
JoDaviess	270	169	Warren	560	473
Johnson	170	91	Washington	214	175
Kane	486	419	Wayne	201	153
Kankakee	321	252	White	242	193
Kendall	493	436	Whiteside	354	286
Knox	483	363	Will	331	293
Lake	289	205	Williamson	187	122
LaSalle	545	479	Winnebago	342	272
Lawrence	215	176	Woodford	540	456

*DuPage county only reported cropland data

Certified Values for Assessment Year 2020 (\$ per acre)

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Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2020 Certified Value
82	\$451.76	\$326.56	\$125.20	\$2,807.13	\$935.71	\$164.08
83	\$456.06	\$328.23	\$127.82	\$2,866.02	\$955.34	\$165.69
84	\$460.36	\$329.90	\$130.45	\$2,924.92	\$974.97	\$167.30
85	\$464.65	\$331.57	\$133.08	\$2,983.81	\$994.60	\$168.96
86	\$468.95	\$333.24	\$135.70	\$3,042.70	\$1,014.23	\$170.65
87	\$473.25	\$334.91	\$138.33	\$3,101.60	\$1,033.87	\$172.26
88	\$477.54	\$336.58	\$140.96	\$3,160.49	\$1,053.50	\$173.76
89	\$481.84	\$338.25	\$143.58	\$3,219.39	\$1,073.13	\$179.95
90	\$486.14	\$339.92	\$146.21	\$3,278.28	\$1,092.76	\$186.35
91	\$490.43	\$341.59	\$148.84	\$3,337.18	\$1,112.39	\$192.77
92	\$494.73	\$343.26	\$151.46	\$3,396.07	\$1,132.02	\$199.17
93	\$499.02	\$344.93	\$154.09	\$3,454.97	\$1,151.66	\$205.57
94	\$503.32	\$346.60	\$156.72	\$3,513.86	\$1,171.29	\$211.98
95	\$507.62	\$348.27	\$159.34	\$3,572.76	\$1,190.92	\$218.38
96	\$511.91	\$349.94	\$161.97	\$3,631.65	\$1,210.55	\$224.78
97	\$516.21	\$351.61	\$164.60	\$3,690.54	\$1,230.18	\$231.18
98	\$520.51	\$353.28	\$167.22	\$3,749.44	\$1,249.81	\$237.57
99	\$524.80	\$354.95	\$169.85	\$3,808.33	\$1,269.44	\$244.69
100	\$529.10	\$356.62	\$172.48	\$3,867.23	\$1,289.08	\$254.37
101	\$533.40	\$358.29	\$175.11	\$3,926.12	\$1,308.71	\$264.60
102	\$537.69	\$359.96	\$177.73	\$3,985.02	\$1,328.34	\$275.13
103	\$541.99	\$361.63	\$180.36	\$4,043.91	\$1,347.97	\$285.77
104	\$546.29	\$363.30	\$182.99	\$4,102.81	\$1,367.60	\$295.48
105	\$550.58	\$364.97	\$185.61	\$4,161.70	\$1,387.23	\$303.76
106	\$554.88	\$366.64	\$188.24	\$4,220.60	\$1,406.87	\$312.16
107	\$559.18	\$368.31	\$190.87	\$4,279.49	\$1,426.50	\$320.47
108	\$563.47	\$369.98	\$193.49	\$4,338.38	\$1,446.13	\$327.96
109	\$567.77	\$371.65	\$196.12	\$4,397.28	\$1,465.76	\$335.32
110	\$572.07	\$373.32	\$198.75	\$4,456.17	\$1,485.39	\$342.75
111	\$576.36	\$374.99	\$201.37	\$4,515.07	\$1,505.02	\$352.13
112	\$580.66	\$376.66	\$204.00	\$4,573.96	\$1,524.65	\$362.61
113	\$584.96	\$378.33	\$206.63	\$4,632.86	\$1,544.29	\$373.27
114	\$589.25	\$380.00	\$209.25	\$4,691.75	\$1,563.92	\$384.13
115	\$593.55	\$381.67	\$211.88	\$4,750.65	\$1,583.55	\$395.13
116	\$597.85	\$383.34	\$214.51	\$4,809.54	\$1,603.18	\$406.34
117	\$602.14	\$385.01	\$217.13	\$4,868.44	\$1,622.81	\$417.72
118	\$606.44	\$386.68	\$219.76	\$4,927.33	\$1,642.44	\$429.22
119	\$610.74	\$388.35	\$222.39	\$4,986.22	\$1,662.07	\$440.95
120	\$615.03	\$390.02	\$225.01	\$5,045.12	\$1,681.71	\$459.06
121	\$619.33	\$391.69	\$227.64	\$5,104.01	\$1,701.34	\$505.82
122	\$623.63	\$393.36	\$230.27	\$5,162.91	\$1,720.97	\$550.09
123	\$627.92	\$395.03	\$232.89	\$5,221.80	\$1,740.60	\$565.26
124	\$632.22	\$396.70	\$235.52	\$5,280.70	\$1,760.23	\$587.10
125	\$636.52	\$398.37	\$238.15	\$5,339.59	\$1,779.86	\$634.50
126	\$640.81	\$400.04	\$240.77	\$5,398.49	\$1,799.50	\$683.21
127	\$645.11	\$401.71	\$243.40	\$5,457.38	\$1,819.13	\$733.25
128	\$649.41	\$403.38	\$246.03	\$5,516.28	\$1,838.76	\$754.31
129	\$653.70	\$405.05	\$248.65	\$5,575.17	\$1,858.39	\$774.42
130	\$658.00	\$406.72	\$251.28	\$5,634.06	\$1,878.02	\$794.75

The 5-year capitalization rate is 4.46 percent.

10% Increase of 2019 certified value at PI 111 is \$32.01

* 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.



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 2020 example

Lowest certified PI is 82; 2020 certified value for a PI of 82 is \$164.08.

Example cropland PI is 79.

Step 1	EAV for PI of 87	\$172.26
	EAV for PI of 82	<u>- 164.08</u>
		\$ 8.18

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

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

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

Step 5	Lowest certified PI EAV	\$ 164.08
	Result from Step 4	<u>- 4.92</u>
	EAV for PI of 79	\$ 159.16

Step 6	Greater of a or b below	
a	Result from Step 5	\$ 159.16
b	1/3 of \$164.08	\$ 54.69
	(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$159.16.