

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 Annual Meeting of the Farmland Assessment Review Committee May 18, 2021 at 8:30 a.m.

Zoom and Live Stream-Capable In accordance with Gubernatorial Executive Order 2020-07, the Committee encourages social distancing by allowing remote attendance to the meeting scheduled for 8:30 a.m. May 18, 2021. Instructions for participants viewing the Live Stream are at www.KaneCountyAssessments.org.

1. Call to order
2. Approval of minutes of the meeting of May 18, 2020.
3. Review of the 2022 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 2022 certified values of farmland proposed by the Department of Revenue and the implementation of the procedures proposed. Public Testimony can be presented by the following methods:
 - a. Orally by telephone or video conference; to register to speak, call Deputy Supervisor of Assessments Sandra Orlando at 630-208-3818 or email OrlandoSandra@co.kane.il.us.
 - b. In writing by emailing Sandra Orlando at OrlandoSandra@co.kane.il.us or fax at 630-208-5171.

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

5. Instruct Supervisor of Assessments to implement the 2022 certified values of farmland and procedure proposed by the Department of Revenue
6. Additional Business

Agenda for Annual Meeting of the Farmland Assessment Review Committee
May 18, 2021 at 8:30 a.m.
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7. Additional Public Comment; *public comment can be presented by the following methods:*

- a. *Orally by telephone or video conference; to register to speak, call Deputy Supervisor of Assessments Sandra Orlando at 630-208-3818 or email OrlandoSandra@co.kane.il.us.*
- b. *In writing by emailing Sandra Orlando at OrlandoSandra@co.kane.il.us or fax at 630-208-5171.*

8. Meeting Announcements

- a. Meeting of the Farmland Assessment Review Committee, Monday, May 16, 2022
- b. Meeting of the Farmland Assessment Review Committee, Monday, May 15, 2023

9. Adjournment

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

DRAFT

1. Call to order

The meeting was called to order at 8:30 a.m.

- Members physically present: Armstrong, Biddle, Gould, Gehrke.
- Others physically present: None.
- Members present by electronic means: Sullivan.
- Others present by electronic means: Brenda Matherly, Director of Local Government, Illinois Farm Bureau; Deputy Supervisor of Assessments Sandra Orlando.
- Members absent: None.

2. Minutes of the meeting of May 22, 2019

MOTION: APPROVE THE MINUTES OF THE MAY 22, 2019 MEETING AS PRESENTED (Gehrke/Biddle); passed unanimously.

3. Review of the 2021 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 2021 CERTIFIED VALUES OF FARMLAND PROPOSED BY THE DEPARTMENT OF REVENUE AND THE IMPLEMENTATION OF THE PROCEDURES PROPOSED (Gould/Biddle); passed unanimously.

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

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

DRAFT

*****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

MOTION: THE FARMLAND ASSESSMENT REVIEW COMMITTEE INSTRUCTS THE SUPERVISOR OF ASSESSMENTS TO IMPLEMENT THE 2021 CERTIFIED VALUES OF FARMLAND AND PROCEDURE PROPOSED BY THE DEPARTMENT OF REVENUE (Gould/Biddle); passed unanimously.

6. Upcoming training requirements for FARC Chairman and Members

Chairman Armstrong announced that all Committee Members would need to complete training for the Illinois Open Meetings Act, Kane County Ethics Ordinance, and Illinois Workplace Harassment Act; training can be completed on-line at home, and details will be sent in the next 60 days.

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

MOTION: ADJOURN THE FARMLAND ASSESSMENT REVIEW COMMITTEE MEETING (Biddle/Gould); passed unanimously. The meeting adjourned at 8:46 a.m.



Illinois Department of Revenue

April 22, 2021

Certification of Assessment Year 2022 Farmland Values

The assessment year 2022 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 2022, \$79.33/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 2022, \$79.33/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 2022, \$39.68/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.

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 2022 (\$ per acre)

4						
Average Management PI	Gross Income	Non-Land Production Costs	Net Land Return	Agricultural Economic Value	Equalized Assessed Value	* 2022 Certified Value
82	\$437.34	\$318.16	\$119.18	\$2,514.30	\$838.10	\$238.02
83	\$441.40	\$319.59	\$121.81	\$2,569.77	\$856.59	\$239.63
84	\$445.46	\$321.02	\$124.44	\$2,625.25	\$875.08	\$241.24
85	\$449.52	\$322.45	\$127.07	\$2,680.72	\$893.57	\$242.91
86	\$453.57	\$323.88	\$129.70	\$2,736.20	\$912.07	\$244.59
87	\$457.63	\$325.31	\$132.33	\$2,791.67	\$930.56	\$246.20
88	\$461.69	\$326.74	\$134.95	\$2,847.15	\$949.05	\$247.70
89	\$465.75	\$328.17	\$137.58	\$2,902.62	\$967.54	\$253.90
90	\$469.81	\$329.60	\$140.21	\$2,958.10	\$986.03	\$260.30
91	\$473.87	\$331.03	\$142.84	\$3,013.57	\$1,004.52	\$266.71
92	\$477.93	\$332.46	\$145.47	\$3,069.05	\$1,023.02	\$273.11
93	\$481.99	\$333.89	\$148.10	\$3,124.53	\$1,041.51	\$279.51
94	\$486.05	\$335.32	\$150.73	\$3,180.00	\$1,060.00	\$285.93
95	\$490.11	\$336.75	\$153.36	\$3,235.48	\$1,078.49	\$292.33
96	\$494.17	\$338.18	\$155.99	\$3,290.95	\$1,096.98	\$298.73
97	\$498.23	\$339.61	\$158.62	\$3,346.43	\$1,115.48	\$305.13
98	\$502.29	\$341.04	\$161.25	\$3,401.90	\$1,133.97	\$311.52
99	\$506.35	\$342.47	\$163.88	\$3,457.38	\$1,152.46	\$318.63
100	\$510.41	\$343.90	\$166.51	\$3,512.85	\$1,170.95	\$328.31
101	\$514.47	\$345.33	\$169.14	\$3,568.33	\$1,189.44	\$338.55
102	\$518.53	\$346.76	\$171.77	\$3,623.80	\$1,207.93	\$349.08
103	\$522.58	\$348.19	\$174.40	\$3,679.28	\$1,226.43	\$359.71
104	\$526.64	\$349.62	\$177.03	\$3,734.75	\$1,244.92	\$369.43
105	\$530.70	\$351.05	\$179.66	\$3,790.23	\$1,263.41	\$377.70
106	\$534.76	\$352.48	\$182.29	\$3,845.70	\$1,281.90	\$386.10
107	\$538.82	\$353.91	\$184.92	\$3,901.18	\$1,300.39	\$394.41
108	\$542.88	\$355.34	\$187.55	\$3,956.66	\$1,318.89	\$401.90
109	\$546.94	\$356.77	\$190.17	\$4,012.13	\$1,337.38	\$409.26
110	\$551.00	\$358.20	\$192.80	\$4,067.61	\$1,355.87	\$416.69
111	\$555.06	\$359.63	\$195.43	\$4,123.08	\$1,374.36	\$426.08
112	\$559.12	\$361.06	\$198.06	\$4,178.56	\$1,392.85	\$436.56
113	\$563.18	\$362.49	\$200.69	\$4,234.03	\$1,411.34	\$447.22
114	\$567.24	\$363.92	\$203.32	\$4,289.51	\$1,429.84	\$458.07
115	\$571.30	\$365.35	\$205.95	\$4,344.98	\$1,448.33	\$469.07
116	\$575.36	\$366.78	\$208.58	\$4,400.46	\$1,466.82	\$480.29
117	\$579.42	\$368.20	\$211.21	\$4,455.93	\$1,485.31	\$491.66
118	\$583.48	\$369.63	\$213.84	\$4,511.41	\$1,503.80	\$503.17
119	\$587.54	\$371.06	\$216.47	\$4,566.88	\$1,522.29	\$514.89
120	\$591.59	\$372.49	\$219.10	\$4,622.36	\$1,540.79	\$533.01
121	\$595.65	\$373.92	\$221.73	\$4,677.83	\$1,559.28	\$579.76
122	\$599.71	\$375.35	\$224.36	\$4,733.31	\$1,577.77	\$624.04
123	\$603.77	\$376.78	\$226.99	\$4,788.79	\$1,596.26	\$639.21
124	\$607.83	\$378.21	\$229.62	\$4,844.26	\$1,614.75	\$661.05
125	\$611.89	\$379.64	\$232.25	\$4,899.74	\$1,633.25	\$708.45
126	\$615.95	\$381.07	\$234.88	\$4,955.21	\$1,651.74	\$757.16
127	\$620.01	\$382.50	\$237.51	\$5,010.69	\$1,670.23	\$807.19
128	\$624.07	\$383.93	\$240.14	\$5,066.16	\$1,688.72	\$828.26
129	\$628.13	\$385.36	\$242.77	\$5,121.64	\$1,707.21	\$848.37
130	\$632.19	\$386.79	\$245.40	\$5,177.11	\$1,725.70	\$868.70

The 5-year capitalization rate is 4.74 percent.

10% Increase of 2021 certified value at PI 111 is \$38.73

* 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 2022
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	418	305	Lee	525	466
Alexander	336	105	Livingston	438	293
Bond	298	224	Logan	641	473
Boone	493	425	McDonough	610	476
Brown	383	228	McHenry	442	342
Bureau	542	455	McLean	600	495
Calhoun	352	156	Macon	676	622
Carroll	473	361	Macoupin	447	327
Cass	485	265	Madison	363	288
Champaign	673	339	Marion	268	193
Christian	550	505	Marshall	596	490
Clark	327	238	Mason	391	239
Clay	272	204	Massac	315	195
Clinton	309	261	Menard	589	476
Coles	579	370	Mercer	480	370
* Cook	322	322	Monroe	299	208
Crawford	308	234	Montgomery	404	287
Cumberland	298	220	Morgan	592	476
DeKalb	640	610	Moultrie	624	565
DeWitt	634	566	Ogle	520	430
Douglas	617	351	Peoria	509	367
* DuPage	490	490	Perry	268	181
Edgar	626	532	Piatt	731	457
Edwards	309	244	Pike	378	191
Effingham	291	222	Pope	265	145
Fayette	284	211	Pulaski	299	191
Ford	465	430	Putnam	600	440
Franklin	278	194	Randolph	302	201
Fulton	438	288	Richland	275	227
Gallatin	359	286	Rock Island	526	447
Greene	499	348	St. Clair	338	279
Grundy	495	440	Saline	288	225
Hamilton	273	208	Sangamon	628	545
Hancock	507	346	Schuyler	434	246
Hardin	271	109	Scott	463	339
Henderson	524	364	Shelby	451	365
Henry	501	436	Stark	578	508
Iroquois	406	228	Stephenson	447	377
Jackson	288	197	Tazewell	557	462
Jasper	295	228	Union	301	113
Jefferson	254	192	Vermilion	556	363
Jersey	419	264	Wabash	352	284
JoDaviess	344	217	Warren	634	536
Johnson	244	132	Washington	288	235
Kane	560	484	Wayne	275	209
Kankakee	395	311	White	315	252
Kendall	567	503	Whiteside	410	346
Knox	556	420	Will	406	354
Lake	356	253	Williamson	261	170
LaSalle	619	548	Winnebago	417	332
Lawrence	294	243	Woodford	614	521

*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 2022 example

Lowest certified PI is 82; 2022 certified value for a PI of 82 is \$238.02.

Example cropland PI is 79.

Step 1

EAV for PI of 87	\$246.20
EAV for PI of 82	<u>- 238.02</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	\$ 238.02
Result from Step 4	<u>- 4.92</u>
EAV for PI of 79	\$ 233.10

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	\$ 233.10
b 1/3 of \$238.02	\$ 79.33
(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$233.10.