

# 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

<https://Assessments.KaneCountyIL.gov>

## Agenda for Annual Meeting of the Farmland Assessment Review Committee

Kane County Government Center  
Board of Review Hearing Room A/B  
719 Batavia Avenue, Building C  
Geneva, Illinois 60134  
May 20, 2024 at 8:30 a.m.

1. Call to order
2. Approval of minutes of the meeting of May 15, 2023.
3. Review of the 2025 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 2025 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 2025 certified values of farmland and procedure proposed by the Department of Revenue
6. Additional Business
7. Additional Public Comment
8. Meeting Announcements
  - a. Meeting of the Farmland Assessment Review Committee, Monday, May 19, 2025
  - b. Meeting of the Farmland Assessment Review Committee, Monday, May 18, 2026
9. Adjournment

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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 15, 2023 at 8:30 a.m.

### 1. Call to order

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

- a. Members physically present: Armstrong, Biddle, Gehrke, Gould, Sullivan.
- b. Others physically present: None
- c. Members absent: None

### 2. Minutes of the meeting of May 16, 2022

MOTION: APPROVE THE MINUTES OF THE MAY 16, 2022 MEETING AS PRESENTED (Gehrke/Biddle); passed unanimously.

### 3. Review of the 2024 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 2024 CERTIFIED VALUES OF FARMLAND PROPOSED BY THE DEPARTMENT OF REVENUE AND THE IMPLEMENTATION OF THE PROCEDURES PROPOSED (Biddle/Gehrke); passed unanimously.

**\*\*\*PUBLIC HEARING\*\*\***

### 4. Receipt of public comment on the 2024 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.

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

**5. Instruct Supervisor of Assessments to implement the 2024 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 2024 CERTIFIED VALUES OF FARMLAND AND PROCEDURE PROPOSED BY THE DEPARTMENT OF REVENUE (Gould/Sullivan); passed unanimously.

**6. Additional Business**

No additional business was brought before the Committee.

**7. Additional Public Comment**

No public comment was brought before the Committee.

**8. Meeting Announcements:**

- a. Meeting of the Farmland Assessment Review Committee, Monday May 20, 2024
- b. Meeting of the Farmland Assessment Review Committee, Monday May 19, 2025

**9. Adjournment**

MOTION: ADJOURN THE FARMLAND ASSESSMENT REVIEW COMMITTEE MEETING (Biddle/Gould); passed unanimously.

The meeting adjourned at 8:38 a.m.



## Illinois Department of Revenue

April 29, 2024

### Certification of Assessment Year 2025 Farmland Values

The assessment year 2025 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 2025, \$126.34/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 2025, \$126.34/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 2025, \$63.19/acre).<sup>2</sup>

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](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 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](mailto:Rev.PropertyTax@illinois.gov).

A handwritten signature in black ink, appearing to read "David Harris", with a horizontal line underneath.

David Harris  
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 2025 (\$ per acre)**

4						
<b>Average Management PI</b>	<b>Gross Income</b>	<b>Non-Land Production Costs</b>	<b>Net Land Return</b>	<b>Agricultural Economic Value</b>	<b>Equalized Assessed Value</b>	<b>* 2025 Certified Value</b>
82	\$602.12	\$480.13	\$122.00	\$2,525.82	\$841.94	\$379.06
83	\$607.56	\$482.34	\$125.22	\$2,592.59	\$864.20	\$380.67
84	\$612.99	\$484.54	\$128.45	\$2,659.37	\$886.46	\$382.28
85	\$618.42	\$486.75	\$131.67	\$2,726.14	\$908.71	\$383.95
86	\$623.86	\$488.96	\$134.90	\$2,792.91	\$930.97	\$385.63
87	\$629.29	\$491.17	\$138.12	\$2,859.68	\$953.23	\$387.24
88	\$634.72	\$493.38	\$141.35	\$2,926.45	\$975.48	\$388.74
89	\$640.16	\$495.59	\$144.57	\$2,993.23	\$997.74	\$394.94
90	\$645.59	\$497.79	\$147.80	\$3,060.00	\$1,020.00	\$401.34
91	\$651.02	\$500.00	\$151.02	\$3,126.77	\$1,042.26	\$407.75
92	\$656.46	\$502.21	\$154.25	\$3,193.54	\$1,064.51	\$414.15
93	\$661.89	\$504.42	\$157.47	\$3,260.31	\$1,086.77	\$420.55
94	\$667.32	\$506.63	\$160.70	\$3,327.09	\$1,109.03	\$426.97
95	\$672.76	\$508.84	\$163.92	\$3,393.86	\$1,131.29	\$433.37
96	\$678.19	\$511.04	\$167.15	\$3,460.63	\$1,153.54	\$439.77
97	\$683.63	\$513.25	\$170.37	\$3,527.40	\$1,175.80	\$446.17
98	\$689.06	\$515.46	\$173.60	\$3,594.17	\$1,198.06	\$452.56
99	\$694.49	\$517.67	\$176.82	\$3,660.95	\$1,220.32	\$459.67
100	\$699.93	\$519.88	\$180.05	\$3,727.72	\$1,242.57	\$469.35
101	\$705.36	\$522.09	\$183.27	\$3,794.49	\$1,264.83	\$479.59
102	\$710.79	\$524.29	\$186.50	\$3,861.26	\$1,287.09	\$490.12
103	\$716.23	\$526.50	\$189.72	\$3,928.03	\$1,309.34	\$500.75
104	\$721.66	\$528.71	\$192.95	\$3,994.81	\$1,331.60	\$510.47
105	\$727.09	\$530.92	\$196.17	\$4,061.58	\$1,353.86	\$518.75
106	\$732.53	\$533.13	\$199.40	\$4,128.35	\$1,376.12	\$527.14
107	\$737.96	\$535.34	\$202.62	\$4,195.12	\$1,398.37	\$535.46
108	\$743.39	\$537.54	\$205.85	\$4,261.89	\$1,420.63	\$542.95
109	\$748.83	\$539.75	\$209.07	\$4,328.67	\$1,442.89	\$550.30
110	\$754.26	\$541.96	\$212.30	\$4,395.44	\$1,465.15	\$557.73
111	\$759.69	\$544.17	\$215.52	\$4,462.21	\$1,487.40	\$567.12
112	\$765.13	\$546.38	\$218.75	\$4,528.98	\$1,509.66	\$577.60
113	\$770.56	\$548.59	\$221.97	\$4,595.75	\$1,531.92	\$588.26
114	\$775.99	\$550.79	\$225.20	\$4,662.53	\$1,554.18	\$599.11
115	\$781.43	\$553.00	\$228.43	\$4,729.30	\$1,576.43	\$610.11
116	\$786.86	\$555.21	\$231.65	\$4,796.07	\$1,598.69	\$621.33
117	\$792.29	\$557.42	\$234.88	\$4,862.84	\$1,620.95	\$632.70
118	\$797.73	\$559.63	\$238.10	\$4,929.62	\$1,643.20	\$644.21
119	\$803.16	\$561.84	\$241.33	\$4,996.39	\$1,665.46	\$655.94
120	\$808.59	\$564.04	\$244.55	\$5,063.16	\$1,687.72	\$674.05
121	\$814.03	\$566.25	\$247.78	\$5,129.93	\$1,709.98	\$720.80
122	\$819.46	\$568.46	\$251.00	\$5,196.70	\$1,732.23	\$765.08
123	\$824.89	\$570.67	\$254.23	\$5,263.47	\$1,754.49	\$780.25
124	\$830.33	\$572.88	\$257.45	\$5,330.25	\$1,776.75	\$802.09
125	\$835.76	\$575.09	\$260.68	\$5,397.02	\$1,799.01	\$849.49
126	\$841.19	\$577.29	\$263.90	\$5,463.79	\$1,821.26	\$898.20
127	\$846.63	\$579.50	\$267.13	\$5,530.56	\$1,843.52	\$948.23
128	\$852.06	\$581.71	\$270.35	\$5,597.33	\$1,865.78	\$969.30
129	\$857.49	\$583.92	\$273.58	\$5,664.11	\$1,888.04	\$989.41
130	\$862.93	\$586.13	\$276.80	\$5,730.88	\$1,910.29	\$1,009.74

***The 5-year capitalization rate is 4.83 percent.***

10% Increase of 2024 certified value at PI 111 is \$51.56

\* 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 2025  
COUNTY PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF CROPLAND  
PROJECTED AVERAGE EQUALIZED ASSESSED VALUE PER ACRE OF ALL FARMLAND

County	(6)	(7)	County	(6)	(7)
	Avg. EAV Cropland	Avg. EAV All Farmland		Avg. EAV Cropland	Avg. EAV All Farmland
Adams	559	411	Lee	666	587
Alexander	480	212	Livingston	579	390
Bond	439	329	Logan	783	580
Boone	634	547	McDonough	750	590
Brown	525	311	McHenry	583	451
Bureau	673	568	McLean	742	617
Calhoun	493	222	Macon	817	753
Carroll	614	464	Macoupin	589	433
Cass	624	354	Madison	491	396
Champaign	814	411	Marion	409	294
Christian	691	619	Marshall	708	583
Clark	468	342	Mason	523	335
Clay	413	310	Massac	442	273
Clinton	450	377	Menard	730	594
Coles	720	465	Mercer	634	491
* Cook	315	-	Monroe	441	310
Crawford	449	341	Montgomery	524	373
Cumberland	441	332	Morgan	712	573
DeKalb	781	730	Moultrie	766	692
DeWitt	775	693	Ogle	654	546
Douglas	758	429	Peoria	650	471
* DuPage	631	-	Perry	409	276
Edgar	716	609	Piatt	866	461
Edwards	437	358	Pike	520	268
Effingham	432	317	Pope	402	216
Fayette	420	313	Pulaski	440	281
Ford	605	561	Putnam	761	542
Franklin	418	292	Randolph	443	295
Fulton	578	383	Richland	416	344
Gallatin	501	393	Rock Island	610	421
Greene	640	449	St. Clair	478	394
Grundy	637	537	Saline	424	332
Hamilton	414	317	Sangamon	769	669
Hancock	648	447	Schuyler	575	330
Hardin	412	166	Scott	567	416
Henderson	664	474	Shelby	592	480
Henry	641	559	Stark	720	697
Iroquois	547	309	Stephenson	589	498
Jackson	428	292	Tazewell	699	580
Jasper	437	341	Union	441	171
Jefferson	412	317	Vermilion	697	459
Jersey	666	492	Wabash	493	398
JoDaviess	476	302	Warren	734	623
Johnson	383	205	Washington	430	349
Kane	702	608	Wayne	416	316
Kankakee	536	423	White	413	331
Kendall	708	630	Whiteside	568	468
Knox	697	529	Will	546	472
Lake	496	353	Williamson	402	262
LaSalle	760	675	Winnebago	558	443
Lawrence	430	351	Woodford	756	630

\*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 2025 example

Lowest certified PI is 82; 2025 certified value for a PI of 82 is \$379.06.

Example cropland PI is 79.

**Step 1**

EAV for PI of 87	\$387.24
EAV for PI of 82	<u>- 379.06</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	\$ 379.06
Result from Step 4	<u>- 4.92</u>
EAV for PI of 79	\$ 374.14

**Step 6** Greater of a or b below

<b>a</b> Result from Step 5	\$ 374.14
<b>b</b> 1/3 of \$379.06 (lowest EAV certified)	\$ 126.34

The EAV for a cropland soil with a PI of 79 is \$374.14