



## Farmland assessment increase

Randolph County farmland owners have recently received farmland assessment change notices. You find that your assessment values increased from previous year.

### Why did this happen?

The simple explanation is that Illinois farmland assessment law changed. The change was necessary to help insure that farmland would continue to be assessed based on its productivity rather than on the approach to value (going sale price).

In 1977, Illinois farmland assessment act was enacted to value farmland based on its ability to produce income rather than its market value. An assessed dollar value was assigned to each soil type based on its potential to produce a crop which is commonly known as "Productivity Index".

In 1986, the law was amended to limit increase in assessed value for each soil type not to exceed 10% per year. Taxing districts supported this change to help limit annual swings to their tax base. This 10% limit created values known as "Certified Value". The 10% increase per year is based on median soil type. Depending on soil type it can be going up more than 10% for poor soil type and the better soil type will be less than 10%.

Between 1986 and 2013, the 10% limit continually increased the gap between the highest and lowest producing soils. This gap grew to a 40:1 ratio over the years. That type of discrepancy in value was not reflective of yields between the highest and lowest soil types.

In 2013, IDOR introduced a bill that was passed in the General Assembly. This new legislative change eventually will restore the formula's equity ratio determined by the soil productivity.

Rather than an immediately adjust assessment to reflect the new formula this method will adjust the values of all soil types gradually over time. The less productive soil will see the greatest impact based on percentage.

2019 increase per acre: \$29.10  
2020 increase per acre: \$32.01  
2021 increase per acre: \$35.21

Belleville New Democrat has a good article that goes into more detail.

<https://www.bnd.com/news/local/article102249697.html>