



FARMLAND ASSESSMENT

as it stands today, assigns value to farmland based on its ability to produce an income.

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FAQ FARMLAND ASSESSMENTS

1. WHY ARE WE CONTINUING TO SEE INCREASES IN FARMLAND ASSESSMENTS?

Landowners are seeing steady increases in farmland assessments because, over time, values have lagged behind their true income earning potential. As a result of this discrepancy, a legislative amendment was put in place. This amendment is now driving the values higher in an attempt to make them more reflective of the true income earning potential.

2. HOW LONG ARE LANDOWNERS GOING TO CONTINUE TO SEE INCREASES IN FARMLAND ASSESSMENTS?

We can expect increases to continue over the next several years. We're unable to narrow down a specific timeline because the answer is dependent on the future of farm economy. The process put in place to correct farmland values is designed to make slow increases over a number of years, rather than a rapid increase in a shorter timeframe. It is fair to say that we expect to see steady increases each year for the next several years.

3. WHO CONTROLS THE ASSESSED VALUES APPLIED TO MY SOILS?

Soil assessments are both state collected and state calculated values. The formula for determining an acre of farmland's income earning potential is done at the state level. Values are not decided at the local level. The Illinois Department of Revenue certifies the values with assistance from the University of Illinois and the state's Farmland Assessment Technical Advisory Board (FATAB). The information used at the state level is actual farm data pulled, largely, from the FBFM database.

4. WHERE CAN I GET A COPY OF HOW MY FARMLAND IS CLASSIFIED FOR ASSESSMENT PURPOSES?

Contact your local county assessment office to get a copy of your land use classifications. Many counties also have the option to search property information on their website. You can use the Property Index Number for each parcel to search for property classifications and other assessment and tax information.

5. CAN I APPEAL THE VALUES APPLIED TO MY SOILS?

Every landowner has the right to appeal property assessments. However, the assessed values tied to soils are determined by a statutory process. There is little authority to change soil values through a local or state level appeal. Farmers have more opportunity to appeal how their farmland is classified.

FAQ – PROPERTY TAXES

It's reported that farmers in other states often pay less property taxes on farmland, why are Illinois property taxes often higher, especially on the better-quality soils?

Many states use different combinations of revenue sources to fund their local units of government. In Illinois, our local units of government rely very heavily on property taxes from real property. Many of our neighboring states also have a personal property tax in addition to a real property tax. Real property taxes are applied to land and permanent improvements to the land, like buildings. Personal property tax is applied to movable or tangible items of value owned by a person like farm machinery, electronics, grain, etc. Other states collect a local income tax to help fund local government. The combination of these other revenue sources helps off-set property taxes paid on farmland.