

Certified Values for Assessment Year 2025 (\$ per acre)

Average Management PI	Gross Income	Non-Land Production Costs	4		Agricultural Economic Value	Equalized Assessed Value	* 2025 Certified Value
			Net Land Return				
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.