

**Certified Values for Assessment Year 2021 (\$ 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>* 2021 Certified Value</b>
82	\$437.51	\$315.09	\$122.43	\$2,616.01	\$872.00	\$199.29
83	\$441.63	\$316.61	\$125.02	\$2,671.31	\$890.44	\$200.90
84	\$445.74	\$318.13	\$127.61	\$2,726.62	\$908.87	\$202.51
85	\$449.85	\$319.66	\$130.19	\$2,781.93	\$927.31	\$204.18
86	\$453.96	\$321.18	\$132.78	\$2,837.23	\$945.74	\$205.86
87	\$458.08	\$322.70	\$135.37	\$2,892.54	\$964.18	\$207.47
88	\$462.12	\$324.23	\$137.96	\$2,947.85	\$982.62	\$208.97
89	\$466.30	\$325.75	\$140.55	\$3,003.15	\$1,001.05	\$215.17
90	\$470.41	\$327.28	\$143.14	\$3,058.46	\$1,019.49	\$221.57
91	\$474.52	\$328.80	\$145.72	\$3,113.76	\$1,037.92	\$227.98
92	\$478.64	\$330.32	\$148.31	\$3,169.07	\$1,056.36	\$234.38
93	\$482.75	\$331.85	\$150.90	\$3,224.38	\$1,074.79	\$240.78
94	\$486.86	\$333.37	\$153.49	\$3,279.68	\$1,093.23	\$247.19
95	\$490.07	\$334.89	\$156.08	\$3,334.99	\$1,111.66	\$253.59
96	\$495.08	\$336.42	\$158.67	\$3,390.30	\$1,130.10	\$260.00
97	\$499.20	\$337.94	\$161.25	\$3,445.60	\$1,148.53	\$266.40
98	\$503.31	\$339.47	\$163.84	\$3,500.91	\$1,166.97	\$272.79
99	\$507.42	\$340.99	\$166.43	\$3,556.22	\$1,185.41	\$279.90
100	\$511.53	\$342.51	\$169.02	\$3,611.52	\$1,203.84	\$289.58
101	\$515.64	\$344.04	\$171.61	\$3,666.83	\$1,222.28	\$299.82
102	\$519.76	\$345.56	\$174.20	\$3,722.14	\$1,240.71	\$310.34
103	\$523.87	\$347.08	\$176.78	\$3,777.44	\$1,259.15	\$320.98
104	\$527.98	\$348.61	\$179.37	\$3,832.75	\$1,277.58	\$330.70
105	\$532.09	\$350.13	\$181.96	\$3,888.06	\$1,296.02	\$338.97
106	\$536.21	\$351.66	\$184.55	\$3,943.36	\$1,314.45	\$347.37
107	\$540.32	\$353.18	\$187.14	\$3,998.67	\$1,332.89	\$355.68
108	\$544.43	\$354.70	\$189.73	\$4,053.98	\$1,351.33	\$363.17
109	\$548.54	\$356.23	\$192.31	\$4,109.28	\$1,369.76	\$370.53
110	\$552.65	\$357.75	\$194.90	\$4,164.59	\$1,388.20	\$377.96
111	\$556.77	\$359.27	\$197.49	\$4,219.89	\$1,406.63	\$387.35
112	\$560.88	\$360.80	\$200.08	\$4,275.20	\$1,425.07	\$397.83
113	\$564.99	\$362.32	\$202.67	\$4,330.51	\$1,443.50	\$408.49
114	\$569.10	\$363.85	\$205.26	\$4,385.81	\$1,461.94	\$419.34
115	\$573.21	\$365.37	\$207.84	\$4,441.12	\$1,480.37	\$430.34
116	\$577.33	\$366.89	\$210.43	\$4,496.43	\$1,498.81	\$441.56
117	\$581.44	\$368.42	\$213.02	\$4,551.73	\$1,517.24	\$452.93
118	\$585.55	\$369.94	\$215.61	\$4,607.04	\$1,535.68	\$464.44
119	\$589.66	\$371.47	\$218.20	\$4,662.35	\$1,554.12	\$476.16
120	\$593.78	\$372.99	\$220.79	\$4,717.65	\$1,572.55	\$494.28
121	\$597.89	\$374.51	\$223.37	\$4,772.96	\$1,590.99	\$541.03
122	\$602.00	\$376.04	\$225.96	\$4,828.27	\$1,609.42	\$585.30
123	\$606.11	\$377.56	\$228.55	\$4,883.57	\$1,627.86	\$600.48
124	\$610.22	\$379.08	\$231.14	\$4,938.88	\$1,646.29	\$622.32
125	\$614.34	\$380.61	\$233.73	\$4,994.19	\$1,664.73	\$669.71
126	\$618.45	\$382.13	\$236.32	\$5,049.49	\$1,683.16	\$718.43
127	\$622.56	\$383.66	\$238.90	\$5,104.80	\$1,701.60	\$768.46
128	\$626.67	\$385.18	\$241.49	\$5,160.10	\$1,720.03	\$789.53
129	\$630.78	\$386.70	\$244.08	\$5,215.41	\$1,738.47	\$809.64
130	\$634.90	\$388.23	\$246.67	\$5,270.72	\$1,756.91	\$829.97

**The 5-year capitalization rate is 4.68 percent.**

10% Increase of 2020 certified value at PI 111 is \$35.21

\* 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.