



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 2024 example

Lowest certified PI is 82; 2024 certified value for a PI of 82 is \$327.50.

Example cropland PI is 79.

Step 1

EAV for PI of 87	\$335.68
EAV for PI of 82	<u>- 327.50</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	\$ 327.50
Result from Step 4	<u>- 4.92</u>
EAV for PI of 79	\$ 322.58

Step 6 Greater of a or b below

a Result from Step 5	\$ 322.58
b 1/3 of \$327.50	\$ 109.16
(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$322.58