



# 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 2012 example

Lowest certified PI is 82; 2012 certified value for a PI of 82 is \$12.61.

Example cropland PI is 79.

<b>Step 1</b>	EAV for PI of 87	\$19.37
	EAV for PI of 82	<u>- 12.61</u>
		\$ 6.76

<b>Step 4</b>	Result from Step 2	\$ 1.35
	Result from Step 3	<u>x 3</u>
		\$ 4.05

**Step 2** \$6.76 divided by 5 = \$1.35 average per PI point.

<b>Step 5</b>	Lowest certified PI EAV	\$ 12.61
	Result from Step 4	<u>- 4.05</u>
	EAV for PI of 79	\$ 8.56

<b>Step 3</b>	Lowest PI certified	82
	Cropland PI	<u>- 79</u>
	Number of points	3

<b>Step 6</b>	Greater of a or b below	
	<b>a</b> Result from Step 5	\$ 8.56
	<b>b</b> 1/3 of \$12.61	\$ 4.20
	(lowest EAV certified)	

The EAV for a cropland soil with a PI of 79 is \$8.56.