

“NOTICE TO TAXPAYERS”
REAL ESTATE ASSESSMENT CHANGES FOR 2023
EFFINGHAM COUNTY
DOUGLAS TOWNSHIP

| | |
|---|-------------------------|
| Valuation Date (35 ILCS 200/9-95): | January 1, 2023 |
| Required Level of Assessment (35 ILCS 200/9-145): | 33.33% |
| Valuation Based on Sales from (35 ILCS 200/1-155): | 2020, 2021, 2022 |
| Median Level of Stated Townships: | 30.61% |

Publication is hereby made for equalized assessed valuations for real property in this County in accordance with 35 ILCS 200/12-10. As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

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|--------------------------------------|---------------|
| Residential | 1.0900 |
| Commercial | 1.0900 |
| Industrial | 1.0177 |
| Other Land and Improvements | 1.0900 |
| Farm Home Sites and Dwellings | 1.0900 |
| Farm Improvements | 1.0000 |

Pursuant to 35 ILCS 200/10-115, the Farm Land assessments for the 2023 assessment year will increase by 10% of the preceding year’s median cropped soil productivity index as certified by the Illinois Department of Revenue with data provided by the Farmland Assessment Technical Advisory Board resulting in a \$42.61 per acre increase for each soil productivity index.

All equalized assessed valuations are subject to further equalization and revision by the Effingham County Board of Review as well as the equalization by the Illinois Department of Revenue.

Property in the County, other than farmland and oil, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by the following procedure: Divide your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If said value is greater than the estimate fair cash value of your property, you may be over assessed. If said value is less than the fair cash value of your property, you may be under assessed. You may appeal your assessment to the Board of Review.

Taxpayers who consider their property incorrectly assessed may apply to the **Effingham County Board of Review within 30 days from the date of this publication to file a complaint**, in accordance with Section 16 of the Property Tax Code (35ILCS 200/16-55). You may call at 217-342-6711 or in person at Effingham County Building, 101 N Fourth St, Suite 400, Effingham, IL 62401.

An assessment notice is not a tax bill. The assessment allocates the property tax burden based on the value of your real property and the aggregate value of all property in the tax district. In general, higher valued properties pay more taxes than lower valued properties.

Your Property Tax Bill is calculated as follows:

Final Equalized Assessment–Exemptions = Taxable Assessment;
Taxable Assessment X Current Tax Rate = Total Tax Bill

Your property may be eligible for Homestead Exemptions as provided in Section 15-165 through Section 15-175 and Section 15-180, which can reduce your primary residence property’s taxable assessment.

Visit our website at www.effinghamcountyil.gov
Office Hours Monday thru Friday 8:00am to 4:00pm

Effingham County Supervisor of Assessments
101 N Fourth St, Suite 400
Effingham, IL 62401
217-342-6711

Pamela Braun, Supervisor of Assessments

A complete list of assessments for this County for the current assessment year, except for those assessments that were changed solely by equalization as noted above, is as follows with Parcel Number, Owners Name and Assessment:

DOUGLAS

| | | |
|---------------|----------------------------|-----------|
| 03-11-004-030 | Jansen, Dean M & Miranda | 80,450 |
| 03-11-005-025 | Rincker, Will F & Kathryn | 166,490 |
| 03-11-006-023 | Heuerman, Mark F & Megan | 91,430 |
| 03-11-007-035 | Habbe 2 LLC | 13,680 |
| 03-11-007-036 | Habbe 2 LLC | 5,140 |
| 03-11-007-037 | JCCI Properties | 6,010 |
| 03-11-008-019 | Byers, Larry & Mary Lynn | 99,710 |
| 03-11-008-050 | Habe 2 LLC | 520 |
| 03-11-008-051 | Vogel, Jason & Claire | 680 |
| 03-11-008-052 | Dirks, Brent P & Brook E | 1,310 |
| 03-11-009-070 | CSJJJ, LLC | 560,920 |
| 03-11-016-057 | QuikTrip Corp | 137,740 |
| 03-11-016-153 | East Evergreen Development | 3,340 |
| 03-11-016-162 | K & K Investment Co | 4,700 |
| 03-11-016-173 | Rosemary L & Frederick J N | 150,880 |
| 03-11-016-175 | Bishop, Jane M & Timothy | 480 |
| 03-11-017-061 | 1100 W Evergreen, LLC | 98,090 |
| 03-11-018-004 | KC Investment Properties C | 159,920 |
| 03-11-018-030 | Diepholz Family LLC Series | 1,233,520 |
| 03-11-018-047 | KC Investement Properties | 26,880 |
| 03-11-018-146 | Washington Savings Bank Tr | 544,160 |
| 03-11-018-178 | FF Building LLC | 544,470 |
| 03-11-018-181 | Emmerich Holdings, LLC | 496,290 |
| 03-11-018-193 | DJK Enterprises, LLC | 570,930 |
| 03-11-018-194 | Effingham Convention Cente | 900 |
| 03-11-018-197 | Wortman Development LLC | 512,900 |
| 03-11-018-199 | KC Investment Properties C | 3,630 |
| 03-11-018-202 | The Kabbes Development Gro | 50 |
| 03-11-018-203 | The Kabbes Development Gro | 50 |
| 03-11-018-204 | The Kabbes Development Gro | 50 |
| 03-11-018-205 | The Kabbes Development Gro | 50 |
| 03-11-018-206 | The Kabbes Development Gro | 50 |
| 03-11-018-207 | The Kabbes Development Gro | 50 |
| 03-11-018-208 | The Kabbes Development Gro | 50 |
| 03-11-018-209 | The Kabbes Development Gro | 50 |
| 03-11-018-210 | The Kabbes Development Gro | 50 |
| 03-11-018-211 | The Kabbes Development Gro | 50 |
| 03-11-018-212 | The Kabbes Development Gro | 50 |
| 03-11-018-213 | The Kabbes Development Gro | 50 |
| 03-11-018-214 | The Kabbes Development Gro | 50 |
| 03-11-018-215 | The Kabbes Development Gro | 50 |
| 03-11-020-006 | Ritz Property, LLC | 71,210 |
| 03-11-020-100 | BT Hospitality, LLC | 421,390 |
| 03-11-020-142 | Sarah Bush Lincoln Health | 5,265,040 |
| 03-11-021-014 | Agnes M Reiss Trust & Leo | 7,670 |
| 03-11-021-027 | Toops, Phillip E & Rita M | 88,310 |
| 03-11-021-039 | Schmidt, Kelly L & Schmi | 123,330 |
| 03-11-021-041 | Mayhaus, Jared | 65,640 |
| 03-11-029-015 | Bailey Family Enterprises | 245,150 |
| 03-11-029-033 | Equity Trust Company Custo | 5,220 |
| 03-11-029-061 | Effingham Railroad Company | 19,580 |
| 03-11-029-062 | Wave Development, LLC | 545,790 |
| 03-11-029-066 | HG Development LLC | 506,500 |
| 03-11-029-077 | Faith, Grace & Joy, LLC | 360,280 |
| 03-11-030-102 | Effingham Asphalt Co | 272,810 |
| 03-11-031-039 | Beck's Superior Hybrids In | 9,490 |
| 03-11-032-029 | Fritz Krampe Enterprises L | 18,650 |
| 03-11-032-034 | Fritz Krampe Enterprises L | 18,580 |
| 03-11-032-048 | Brandt, Diane L & Brandt, | 379,030 |
| 03-11-032-061 | Brandt Investments, LLC-Ba | 156,510 |
| 03-11-032-106 | DHL Properties LLC | 63,580 |
| 03-11-032-111 | Brian F Wick Trust & Mary | 294,100 |
| 03-11-162-001 | Behl, Mary A | 104,360 |
| 03-11-162-022 | Wortman, Teresa A & Rober | 77,300 |
| 03-11-162-088 | Martin, Ashley R & Derek | 115,000 |
| 03-11-172-046 | Lange, Marlene M | 71,820 |
| 03-11-172-069 | Durbin, Troy E & Kathey A | 83,490 |
| 03-11-173-031 | French, Sean M & Lane, K | 69,290 |
| 03-11-173-082 | Miller, Stefen P & Taylor | 73,960 |
| 03-11-173-083 | Boyer, Christopher L & Ki | 55,920 |
| 03-11-173-084 | Patel, Samir V & Patel, H | 75,570 |
| 03-11-173-085 | Wiercioch, Karen K | 55,090 |
| 03-11-173-089 | Luong, Hao Boi & Tran, M | 54,800 |
| 03-11-173-098 | Golden Fields Development | 310,420 |
| 03-11-174-021 | Roepke, James A & Julia A | 119,050 |
| 03-11-181-004 | Dennis & Rosalie Tucker Tr | 12,960 |
| 03-11-203-005 | Brown, Brenda A | 132,420 |
| 03-11-203-020 | Daume, Michael C & Ciara | 169,690 |
| 03-11-203-028 | Mette, Michelle M | 119,600 |
| 03-11-281-035 | Brown, Kathleen M | 16,670 |
| 03-11-301-028 | Moreton, Timothy & Jessi | 84,120 |
| 03-11-322-078 | Farrar, Matthew R & Megan | 70,170 |
| 03-11-325-025 | Koester, Dan J | 45,110 |
| 03-11-325-048 | McDevitt, Michael E & San | 40,780 |
| 03-11-327-012 | Sengewald, Terry M & Regi | 72,850 |
| 03-11-327-023 | Hampton, John R & Linda L | 72,900 |
| 03-11-333-046 | Kistler, Andrew D & Chery | 72,630 |
| 03-11-333-076 | Hooper, William & Patric | 76,750 |
| 03-11-333-082 | Fritts, Jason | 85,950 |
| 03-11-333-101 | Imagine It Investments, LL | 6,100 |

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| 03-11-333-102 | Imagine It Investments, LL | 6,100 |
| 03-11-333-103 | Imagine It Investments, LL | 6,100 |
| 03-11-334-041 | Baucum, Scott M & Traci J | 60,390 |
| 03-11-334-042 | The Totty Family Revocable | 60,260 |
| 03-11-334-043 | Sebree, Linda A | 56,250 |
| 03-11-334-044 | Imagine It Investments, LL | 56,080 |
| 03-16-001-002 | Riley, Rodney E & Karis J | 83,290 |
| 03-16-001-029 | Hiatt, Pamale E & Stephen | 51,500 |
| 03-16-006-017 | Hiatt, Kevin M & Christin | 65,230 |
| 03-16-006-040 | Plummer, Robert J & Debor | 74,950 |
| 03-16-006-101 | Banning, Mary C | 60,610 |
| 03-16-006-132 | Field, Justin & Nicole | 72,880 |
| 03-16-007-013 | Westendorf, Dale | 31,860 |
| 03-16-007-026 | BHR Investments LLC | 9,270 |
| 03-16-007-032 | Effingham Veterinary Clini | 472,590 |
| 03-16-007-034 | Platinum Groundz I LLC | 153,610 |
| 03-16-010-035 | D & A Property Development | 20,490 |
| 03-16-011-010 | David T & Jamie L Schuette | 47,190 |
| 03-16-011-011 | Guy, Amy M | 67,600 |
| 03-16-011-081 | Johnson, Larry E & Patric | 51,190 |
| 03-16-011-089 | El Shaddai Homes | 7,340 |
| 03-16-011-091 | Green Meadows LLC | 135,720 |
| 03-16-013-044 | Schuette, Brian R & Kenda | 42,650 |
| 03-16-013-046 | Michael D & Carol M Zumbah | 46,640 |
| 03-16-014-063 | Moeller, Scott W & Lizabe | 84,730 |
| 03-16-015-005 | Ballard, Samantha E & Dav | 38,250 |
| 03-16-015-016 | Walters-Chester, Jarrad B | 53,560 |
| 03-16-015-031 | Douthit, Joshua P | 81,920 |
| 03-16-016-031 | Nguyen, Chau Qui | 59,750 |
| 03-16-016-053 | Ziegler, Shirley A | 49,410 |
| 03-16-016-077 | Arney, Mary E & Scherer, | 62,990 |
| 03-16-016-105 | 2WW LLC | 135,020 |
| 03-16-016-114 | J3S-1 Property, LLC | 199,960 |
| 03-16-017-056 | Storm, Victoria A | 12,820 |
| 03-16-018-061 | Loy Holdings, LLC | 40,550 |
| 03-16-018-076 | JJ Global Investments LLC | 50,720 |
| 03-16-021-014 | HCS Hospitality Inc | 812,490 |
| 03-16-022-079 | Scholl, Gary E | 20,850 |
| 03-16-022-081 | Angel, Agustin | 23,510 |
| 03-16-022-091 | Yarbo Properties LLC | 162,090 |
| 03-16-023-010 | Wendt, Natalie & Wendt, | 25,000 |
| 03-16-023-105 | Infinity Grounds, LLC | 19,540 |
| 03-16-023-136 | Probst, Gerald J Jr | 215,910 |
| 03-16-024-032 | Crossroads Bank Trust B 3 | 185,450 |
| 03-16-024-069 | Sperry, Robert W | 137,090 |
| 03-16-024-113 | 5150 Ventures LLC | 81,530 |
| 03-16-025-037 | First Sections Investments | 35,550 |
| 03-16-025-060 | Schackmann, Adam & Kerri | 48,680 |
| 03-16-026-011 | BHR Investments LLC | 11,190 |
| 03-16-026-073 | BHR Investments LLC | 253,460 |
| 03-16-027-037 | Kay L Koerner Declaration | 289,620 |
| 03-16-028-022 | Workman, Jenna K & Delacr | 51,000 |
| 03-16-029-001 | Schackmann, Mark A | 45,280 |
| 03-16-029-041 | BinkyCo Management, Inc | 109,870 |
| 03-16-029-044 | Wortman, John | 110,020 |
| 03-16-029-046 | MBR Jacksonville/Effingham | 561,910 |
| 03-16-029-049 | ICLland Holdings LLC | 162,490 |
| 03-16-030-001 | MDS MD Properties, LLC | 157,640 |
| 03-16-030-069 | Niebrugge A-1 Furniture, I | 86,610 |
| 03-16-030-080 | Davoli, Christina M | 32,620 |
| 03-16-031-051 | Lustig, Gregory R & Lori | 58,980 |
| 03-16-033-001 | Schackmann, Mark A | 16,370 |
| 03-16-033-013 | Worman Investments, LLC-Fa | 13,630 |
| 03-16-033-028 | Piggy Bank Investment Prop | 14,530 |
| 03-16-033-087 | Pro-Lube of Effingham, Inc | 43,930 |
| 03-16-033-088 | DHL Properties LLC | 21,030 |
| 03-16-033-089 | O'Reilly Auto Parts | 192,370 |
| 03-16-034-005 | BCW Holdings, LLC | 151,560 |
| 03-16-034-011 | 601 W Fayette, LLC | 10,020 |
| 03-16-034-013 | Wallace, Carolyn & Elvan | 7,670 |
| 03-16-034-014 | Speer Holdings, LLC | 7,670 |
| 03-16-034-015 | Speer Holdings, LLC | 9,310 |
| 03-16-034-084 | Gonzalez, Reynoldo S & Ve | 7,660 |
| 03-16-034-092 | Family Video Movie Club In | 201,780 |
| 03-16-035-081 | Royal Boxcar LLC | 114,960 |
| 03-16-036-033 | Divurse Properties LLC | 3,290 |
| 03-16-038-037 | Mary Ellen Niemerg Revocab | 3,240 |
| 03-16-038-038 | Mary Ellen Niemerg Revocab | 3,240 |
| 03-16-038-039 | Mary Ellen Niemerg Revocab | 3,240 |
| 03-16-038-040 | Mary Ellen Niemerg Revocab | 3,240 |
| 03-16-039-005 | Piggy Bank Investment Prop | 16,680 |
| 03-16-039-054 | BHR Investments LLC | 4,740 |
| 03-16-039-055 | BHR Investments LLC | 5,170 |
| 03-16-039-063 | Warner, Janet K | 39,930 |
| 03-16-040-023 | Katt, David A Jr & Trisha | 5,920 |
| 03-16-040-024 | Katt, David A Jr & Trisha | 24,930 |
| 03-16-040-025 | Nathan, Taylor K | 20,260 |
| 03-16-040-036 | K & A Land Development LLC | 26,520 |
| 03-16-040-037 | Ameren | 32,590 |
| 03-16-040-040 | Fritz Krampe Enterprises, | 94,200 |
| 03-16-041-051 | RACK Properties, LLC | 20,210 |

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| 03-16-042-036 | Cole, Amber L & Brody E | 5,590 |
| 03-16-043-041 | Winterrowd, Gerald A & Ma | 13,670 |
| 03-16-043-043 | McDonnell, Eugene P | 8,280 |
| 03-16-043-044 | Winterrowd, Gerald A & Ma | 8,280 |
| 03-16-043-045 | Winterrowd, Gerald A & Ma | 17,560 |
| 03-16-044-027 | Verhoeven, Larissa | 52,890 |
| 03-16-046-057 | East Cross Enterprises LLC | 204,920 |
| 03-16-048-071 | FHCRE, LLC | 204,110 |
| 03-16-049-055 | Piggy Bank Investment Prop | 23,610 |
| 03-16-050-022 | Buening, Lawrence | 8,000 |
| 03-16-052-008 | Cameron, Gary G Sr | 43,420 |
| 03-16-052-033 | Loew, Cecilia M & Althof | 97,940 |
| 03-16-052-062 | Christianson, Kevin D & M | 36,500 |
| 03-16-054-002 | Utz, Anna M | 48,550 |
| 03-16-054-006 | Oliver, Mark C & Susan L | 57,360 |
| 03-16-054-043 | Douglas C & Gail Althoff J | 48,260 |
| 03-16-055-075 | Lucky Dog Holdings LLC | 10,420 |
| 03-16-055-090 | Siebert, Alvin W | 11,280 |
| 03-16-055-108 | Lucky Dog Holdings LLC | 117,330 |
| 03-16-056-008 | McWhorter, Jacob R & Bann | 39,880 |
| 03-16-056-010 | Mascher, Jeannie S & John | 32,000 |
| 03-16-056-123 | Arellano, Adan | 26,040 |
| 03-16-057-007 | Pagel, Megan M | 28,630 |
| 03-16-057-028 | Fancher, Daniel L | 61,900 |
| 03-16-060-010 | Kohli, Naeem M & Mahmood, | 15,220 |
| 03-16-063-009 | Jansen, Ryan A & Maggie E | 83,890 |
| 03-16-063-037 | Lauritzen, Jeffrey R & La | 108,330 |
| 03-16-110-006 | Grunloh, Patrick C | 60,330 |
| 03-16-120-040 | Varady, Michael J Jr & Rob | 54,380 |
| 03-16-130-009 | Adams, Andrew & Serena | 65,430 |
| 03-16-161-011 | Snyder, Alisha D | 67,800 |
| 03-27-019-043 | Beasley, Eloise E | 20,520 |
| 03-27-019-044 | Township of Douglas | 10 |
| 03-27-020-041 | Ruholl, Jeff & Maria | 5,570 |
| 03-27-021-032 | Steffen, Ben J & Jane M | 83,750 |
| 03-27-021-033 | Steffen, Ben J & Jane M | 1,290 |
| 03-27-022-045 | Greuel, Christopher & As | 93,610 |
| 03-27-022-046 | Greuel, Dale L & Michele | 1,050 |
| 03-27-023-028 | Fuesting, Charles | 5,050 |
| 03-27-023-045 | Probst, Jeremy | 110,110 |
| 03-27-025-005 | Koester, Connie S & Melvi | 20,790 |
| 03-27-026-001 | Wente, Arthur P | 60,230 |
| 03-27-026-052 | Murray, Debbie F & Brando | 72,200 |
| 03-27-027-016 | Zerrusen, John & Barba | 55,640 |
| 03-27-027-064 | Flynn, Douglas J & Betsy | 45,320 |
| 03-27-027-066 | Dreas, Christopher & Lor | 26,290 |
| 03-27-027-067 | Hoene, Blake | 890 |
| 03-27-028-036 | Richard C Rhodes Trust & | 106,540 |
| 03-27-028-080 | Doedtman, Jodi M & Hank J | 10,430 |
| 03-27-028-086 | Lawson, Tanner C & Jennif | 6,690 |
| 03-27-030-009 | Eggers, Lindsay | 35,780 |
| 03-27-032-036 | Schlink, Jodi A & Timothy | 105,850 |
| 03-27-032-056 | Jansen, Larry D & Candy M | 10,240 |
| 03-27-032-057 | Jansen, Collin E | 5,250 |
| 03-27-033-083 | Jansen, Erin R & Gregory | 100,470 |
| 03-27-033-088 | Lawson, Tanner C & Jennif | 870 |
| 03-27-034-095 | Wendt, Jarod B & Sarah L | 166,190 |
| 03-27-034-101 | Buening Land, LLC | 258,650 |
| 03-27-035-041 | Wente, Brock | 11,910 |
| 03-27-035-045 | Hartman, Chad D & Kristen | 19,300 |
| 03-27-035-046 | Wendt, Jarod B & Sarah L | 9,600 |
| 03-27-036-032 | Lustig, Nicholas A | 65,590 |
| 03-72-100-000 | Pawnee Oil Corporation | 35,300 |
| 03-72-100-310 | McDermott, Rosalie | 3,940 |
| 03-72-100-320 | Lang, Stewart | 7,880 |
| 03-72-100-333 | Steffen, Shane A | 8,320 |
| 03-72-100-336 | Bierman, Bill J & Tracy L | 8,320 |
| 03-72-100-342 | SI Resources, LLC | 710 |
| 03-72-100-347 | Sabre Investments, LLC | 710 |
| 03-72-100-351 | Dan Borah Trust | 940 |
| 03-72-100-353 | Bell, Joel T | 710 |
| 03-72-100-354 | Wilson, Brent | 240 |
| 03-72-100-355 | Wilson, Brooks | 240 |
| 03-72-100-356 | Wilson, Scott E | 240 |
| 03-72-100-360 | Louise W Borah Estate | 940 |
| 03-72-100-370 | Siemer Land Trust #739 | 1,170 |
| 03-72-100-371 | Siemer, Michael | 70 |
| 03-72-100-372 | Golden Valley Investments | 290 |
| 03-72-100-373 | Croft, Gwenn M | 70 |
| 03-72-100-374 | Siemer, Joseph | 70 |
| 03-72-100-375 | Siemer, Robert | 70 |
| 03-72-100-380 | Wyckoff Syndicate Trust B | 11,300 |
| 03-72-100-393 | Steffen, Shane A | 1,430 |
| 03-72-100-396 | Bierman, Bill J & Tracy L | 4,220 |
| 03-72-100-410 | Hawkins, Margaret G | 470 |
| 03-72-100-420 | Loyd, Carol Ann | 470 |
| 03-72-200-505 | Lang, Stewart | 70 |
| 03-72-200-515 | McDermott, Rosalie | 0 |
| 03-72-200-520 | Steffen, Ben J & Jane M | 100 |
| 03-72-200-530 | Agpalsa, Joseph J & Agpla | 0 |
| 03-72-200-540 | Siemer Land Trust #739 | 100 |

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| 03-72-300-000 | Pawnee Oil Corporation | 670 |
| 03-72-300-100 | Siemer Land Trust #739 | 510 |
| 03-72-300-102 | Golden Valley Investments | 130 |
| 03-72-300-110 | C Michael Hewing Rev Trust | 190 |
| 03-72-300-120 | Runde, John H | 190 |
| 03-72-300-200 | Lang, Stewart | 260 |
| 03-72-300-400 | McDermott, Rosalie | 130 |
| 03-72-400-000 | Pawnee Oil Corporation | 26,520 |
| 03-72-400-100 | Siemer Land Trust #739 | 9,250 |
| 03-72-400-101 | Croft, Gwenn M | 580 |
| 03-72-400-102 | Golden Valley Investments | 2,320 |
| 03-72-400-103 | Siemer, Joseph | 580 |
| 03-72-400-104 | Siemer, Michael | 580 |
| 03-72-400-105 | Siemer, Robert | 580 |
| 03-72-400-110 | C Michael Hewing Rev Trust | 3,470 |
| 03-72-400-120 | Runde, John H | 3,470 |
| 03-72-400-200 | Niemerg, Michael W & Koes | 730 |
| 03-72-400-300 | Lang, Stewart | 4,970 |
| 03-72-400-500 | McDermott, Rosalie | 2,480 |