

EFFINGHAM COUNTY SUPERVISOR OF ASSESSMENTS

WHAT IS TOWNSHIP EQUALIZATION

The Supervisor of Assessments is required by law to equalize all townships to 33.33% of Market Value. The County Assessor calculates the township medians using an adjusted 3 year median level of assessments. The ratios are calculated by dividing the sales price of property by the assessed value of the preceding year. An equalization factor is determined for each township. The Factors are published in a Legal Notice each year with the Change Notice Publications. The factor is also noted on the "Notice of Change" mailed when a said change is made. Township Equalization is an Intra County method used to adjust locations by sales before the IDOR Sate Inter County method is applied.

TOWNSHIP	MEDIAN	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
		Non-Farm											
BANNER	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.010
BISHOP	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.010
DOUGLAS	30.30	1.100	1.090	1.010	1.029	1.010	1.040	1.020	1.030	1.030	1.030	1.020	1.015
JACKSON	30.60	1.090	1.110	1.000	1.006	1.040	1.040	1.035	1.020	1.060	1.020	1.000	1.000
LIBERTY	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.010
LUCAS	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.010
MASON	30.60	1.090	1.110	1.000	1.006	1.040	1.040	1.035	1.020	1.060	1.020	1.000	1.000
MOCCASIN	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.010
MOUND	30.60	1.090	1.110	1.000	1.006	1.040	1.040	1.035	1.020	1.060	1.020	1.000	1.000
ST FRANCIS	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.020
SUMMIT	30.16	1.105	1.080	1.050	1.040	1.030	1.050	1.020	1.045	1.010	1.010	1.000	1.000
TEUTOPOLIS	30.15	1.105	1.100	1.035	1.034	1.030	1.040	1.030	1.040	1.040	1.030	1.020	1.020
UNION	30.15	1.105	1.100	0.990	1.034	1.030	1.040	1.030	1.040	1.020	1.030	1.000	1.010
WATSON	30.15	1.105	1.100	0.990	1.034	1.030	1.040	1.030	1.040	1.020	1.030	1.000	1.010
WEST	30.60	1.090	1.110	1.000	1.006	1.040	1.040	1.035	1.020	1.060	1.020	1.000	1.000
Indust 0080		1.000	1.0177	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Farmland		1.10M	1.10M	1.10M	1.10M	1.10M	1.10M	1.10M	1.10M	1.10M	1.10M	1.100	1.100
PI 111 10% Increase		\$46.87	\$42.61	\$38.73	\$35.21	\$32.01	\$29.10	\$26.46	\$24.05	\$21.86	\$15.33		
State Multiplier			1.000	1.0177	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000

Dates to Remember

Wooded Transition	10/1/2007			Bulletin 810	2006		
Mobile Home (RE)	1/1/2011			Farm PI 111 10% Change	2015 (2015 less \$5)		08/05/2024 pb