

“NOTICE TO TAXPAYERS”
REAL ESTATE ASSESSMENT CHANGES FOR 2024
EFFINGHAM COUNTY
DOUGLAS TOWNSHIP

Valuation Date (35 ILCS 200/9-95): January 1, 2024
Required Level of Assessment (35 ILCS 200/9-145): 33.33%
Valuation Based on Sales from (35 ILCS 200/1-155): 2021, 2022, 2023
Median Level of Stated Townships: 30.30%

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%:

Residential	1.1000
Commercial	1.1000
Industrial	1.0000
Other Land and Improvements	1.1000
Farm Home Sites and Dwellings	1.1000
Farm Improvements	1.0000

Pursuant to 35 ILCS 200/10-115, the Farm Land assessments for the 2024 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 \$46.87 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 principal 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 TOWNSHIP

03-11-006-023	Heuerman, Mark F & Megan	140,450
03-11-007-002	Funneman, Oren & Emily	1,120
03-11-007-023	Habbe 2 LLC	74,350
03-11-008-019	Byers, Larry & Mary Lynn	111,000
03-11-008-051	Vogel, Jason & Claire	7,480
03-11-008-052	Dirks, Brent P & Brook E	1,920
03-11-016-057	QuikTrip Corp	715,880
03-11-016-062	Jane T Meyer Revocable Tru	239,000
03-11-016-111	Lindsay, Timothy & Debra	6,050
03-11-016-141	Interstateside Estate, LLC	189,530
03-11-016-142	Wallace, Elvan D & Caroly	190,630
03-11-016-159	Young, Rachel M	75,290
03-11-016-167	Slavens, Andrew C & Nicol	164,700
03-11-017-058	Worman Investments, LLC- E	113,960
03-11-018-040	Wendling, Norma M	57,600
03-11-018-145	Effingham Hospitality Part	1,759,430
03-11-018-181	Emmerich Holdings, LLC	574,180
03-11-018-193	DJK Enterprises, LLC	627,520
03-11-018-217	DJK Enterprises LLC	510
03-11-019-013	Hopkins Properties of Eff	1,322,400
03-11-019-027	EBS Development, LLC	352,800
03-11-019-106	HG Development, LLC	55,590
03-11-019-137	Outer Belt Investors, LLC	250
03-11-019-138	Outer Belt Investors, LLC	180
03-11-019-140	Outer Belt Investors, LLC	250
03-11-019-141	Outer Belt Investors, LLC	2,680
03-11-019-142	Outer Belt Investors, LLC	700
03-11-019-143	Outer Belt Investors, LLC	820
03-11-020-049	Schultz, James & Stephan	87,000
03-11-020-050	Flach, Karen V & Phillip	34,600
03-11-020-095	TC Web Partnership	303,110
03-11-020-115	Sarah Bush Lincoln Health	206,290
03-11-020-140	Bushue, Aleta R & Donald	106,570
03-11-020-141	Merchant Street, LLC	1,012,090
03-11-020-143	Sarah Bush Lincoln Health	43,340
03-11-028-031	Winterrowd, Gerald A & Ma	10,440
03-11-028-039	Robin Westendorf Living Tr	198,850
03-11-028-069	Herboth, Melinda L & Denn	78,440
03-11-028-076	Mitchell, Ryan J & Stepha	64,000
03-11-029-059	Mid Illinois Concrete Inc	309,320
03-11-030-109	Saia Motor Freight Line LL	3,260

03-11-030-110	American Way Enterprise Pa	70
03-11-031-031	Koerner Heritage, LLC	3,540
03-11-032-133	City of Effingham	5,050
03-11-032-159	Fritz Krampe Enterprises L	597,110
03-11-164-001	East Evergreen Development	250
03-11-164-002	East Evergreen Development	110
03-11-164-003	East Evergreen Development	160
03-11-164-004	Dust, Matthew E & Holly L	320
03-11-164-005	Koerner, Jordan & Kristi	400
03-11-164-006	Brumleve, Jonathan A & Br	670
03-11-164-007	East Evergreen Development	350
03-11-164-008	Benline, Jason & Morgan	360
03-11-164-009	East Evergreen Development	270
03-11-164-010	East Evergreen Development	80
03-11-164-011	East Evergreen Development	90
03-11-164-012	East Evergreen Development	200
03-11-164-013	K & K Investment Co	120
03-11-164-014	K & K Investment Co	100
03-11-164-015	K & K Investment Co	110
03-11-164-016	K & K Investment Co	110
03-11-164-017	Meinhart, Amy C & Brad F	120
03-11-164-018	Meinhart, Brad F & Amy C	120
03-11-164-019	Kabbes, Craig W & Therese	50
03-11-164-020	Kabbes, Craig W & Therese	50
03-11-164-021	K & K Investment Co	40
03-11-164-022	K & K Investment Co	40
03-11-164-023	K & K Investment Co	30
03-11-164-024	K & K Investment Co	30
03-11-164-025	K & K Investment Co	20
03-11-164-026	K & K Investment Co	80
03-11-164-027	K & K Investment Co	250
03-11-164-028	K & K Investment Co	350
03-11-164-029	K & K Investment Co	270
03-11-164-030	K & K Investment Co & Ea	260
03-11-164-031	K & K Investment Co	140
03-11-164-032	Niebrugge, Jacob & Krist	260
03-11-164-033	K & K Investment Co	40
03-11-164-034	K & K Investment Co	520
03-11-164-035	K & K Investment Co	1,590
03-11-171-022	McDowell, Brady D & Bushu	67,790
03-11-172-101	Ruholl, Rosemarie	85,660
03-11-173-091	Huisinga, Sandra	63,260
03-11-173-092	Damarin, Richard E & Carl	59,910
03-11-174-022	Henning, Brian N & Mandy	121,680
03-11-181-004	Dennis & Rosalie Tucker Tr	103,610
03-11-212-004	Loew, Cory S & Cecilia M	152,120
03-11-214-019	Lee, Frank SungJae & Sall	149,450
03-11-215-019	Mark A Steppe 2016 Declara	162,420
03-11-215-038	Dust, Jennifer H & Burtch	158,180
03-11-215-049	Bierman, Ross J & Ashley	157,980
03-11-281-006	Gebke, Mary J & Lawrence	10,400
03-11-281-009	Polanco, Oscar Ernesto Riv	33,700
03-11-301-003	Morell, Madonna L	104,430
03-11-322-009	Keith, Vicki L & James R	71,160
03-11-322-081	You & Me 2022, LLC	75,500
03-11-325-025	Koester, Dan J	50,610
03-11-332-112	Jayne L Lustig 2015 Declar	138,460
03-11-333-101	Feuerhelm, Lori A	75,000
03-11-334-043	Sebree, Linda A	80,140
03-11-334-044	Capes, Daniel D	79,890
03-16-001-007	Kelly, Christopher A & Hi	96,730
03-16-001-105	Hopkins, Harry E	93,210
03-16-004-002	FP7 Enterprises LLC	11,860

03-16-005-074	Rosen, Frederick K & Bonn	67,830
03-16-006-012	Lee, Denise A & Sean E	64,400
03-16-006-016	Walker, Daniel J & Megan	68,540
03-16-006-020	Koester, August G & Dunah	57,340
03-16-006-041	Philip A & Cathy M Zaccari	60,500
03-16-007-023	Wallace, Elvan D	119,220
03-16-007-056	BHR Investments LLC	6,450
03-16-010-048	Hardiek, Chelsey L	50,370
03-16-011-017	Ballinger, Keith	82,160
03-16-017-056	Storm, Victoria A	56,870
03-16-022-072	Blue Fish 44, LLC	60,110
03-16-023-032	Beals, Jordan S	32,960
03-16-026-011	BHR Investments LLC	13,160
03-16-026-053	Effingham Veterinary Clini	193,990
03-16-027-015	Naff, David A & Peggy J	92,820
03-16-027-033	Moore, D Ian & Aimee S	145,960
03-16-027-039	Weber, Brandon J & Alliso	176,210
03-16-029-046	MBR Jacksonville/Effingham	634,640
03-16-030-099	Berg, Larry D & Barbara	49,350
03-16-031-052	Steele, Edward R & Rachel	42,030
03-16-031-075	Goeckner Bros. Inc	599,600
03-16-033-006	Frichtl, Jason L	21,050
03-16-033-012	DHL Properties LLC	27,820
03-16-033-023	Andes Limited Partnership	28,310
03-16-033-025	Andes Limited Partnership	28,310
03-16-033-078	Onate, Daniel A	28,720
03-16-033-088	DHL Properties LLC	46,850
03-16-033-089	O'Reilly Auto Enterprises	373,840
03-16-033-091	Andes Limited Partnership	163,210
03-16-038-011	Tappendorf, Karine	31,300
03-16-039-034	Liborio, Nancy Martinez	30,600
03-16-039-076	BHR Investments LLC	14,180
03-16-040-036	K & A Land Development LLC	187,980
03-16-041-004	Shelton, Danny C & Barbar	32,380
03-16-041-083	Crain Family Trust	72,140
03-16-041-084	Maguire, John B	70,760
03-16-042-022	Trisect Rental Buildings	38,560
03-16-043-071	JM Tegeler Holdings, LLC	378,970
03-16-044-071	Meyer, David M & Teresa M	71,850
03-16-046-056	South Central FS Inc	599,890
03-16-046-057	East Cross Enterprises LLC	240,720
03-16-046-061	South Central FS Inc	61,850
03-16-048-026	Royal Boxcar LLC	35,680
03-16-050-020	FN Properties, LLC	8,060
03-16-050-027	Toney, Tiffany M	56,420
03-16-050-039	Nestler, Scott E	62,130
03-16-050-044	Johnson, Austin B & Maria	60,700
03-16-054-028	Seiler, Mary Janet Barnes	59,580
03-16-054-043	Douglas C & Gail Althoff J	54,240
03-16-055-116	Dust & Son, LP	183,530
03-16-056-020	Vahling Property Developme	30,330
03-16-056-063	Bridges, Ashtin	31,140
03-16-056-072	Buttersson, Daniel J & But	68,990
03-16-057-073	Newkirk, Betty Lou	14,770
03-16-057-087	Adkinson, Sadante	50,360
03-16-058-031	Calkins, Kevin F	57,640
03-16-058-061	Thoele, Donald J & Beverl	103,080
03-16-058-064	Wilson, Steven & Crystal	35,050
03-16-058-065	Thoele, Donald J & Beverl	10,370
03-16-059-057	Hester, Janice & Murrell	33,850
03-16-110-013	Armstrong, Abbey L & Ryan	56,510
03-27-020-008	Gazay, Martha	31,830
03-27-020-042	Jansen, Douglas R & Mindy	690

03-27-021-033	Steffen, Ben J & Jane M	65,380
03-27-022-047	Althoff, James R & Gerald	57,640
03-27-022-048	Althoff, Ross & Madison	440
03-27-023-045	Probst, Jeremy	121,710
03-27-023-046	Maria R Probst Revoc Trust	4,760
03-27-023-047	Probst, Adam C & Claire E	760
03-27-027-067	Hoene, Blake	2,820
03-27-028-036	Richard C Rhodes Trust &	145,350
03-27-028-086	Lawson, Tanner C & Jennif	94,220
03-27-029-032	Kinkelaar, Chad G & Kink	13,280
03-27-029-069	Kinkelaar, Chad G & Kink	810
03-27-029-071	Kinkelaar, Chad G	18,210
03-27-030-057	McMahan, Barbara & Scott	103,530
03-27-030-058	Hirt, Derek J	20
03-27-032-057	Jansen, Collin E	36,100
03-27-033-083	Jansen, Erin R & Gregory	153,100
03-27-033-089	Mader, Marie & Mader, Ma	28,560
03-27-033-090	Worman, Ryan & Jill	420
03-27-034-015	Herboth, Travis & Jamie	119,630
03-27-034-086	Smith, Brenda	110,450
03-27-035-045	Hartman, Chad D & Kristen	117,940
03-27-036-025	Heuerman, David B & Chery	131,810
03-27-036-032	Lustig, Nicholas A	83,030
03-72-000-600	Nuxoll, William R	670
03-72-100-000	Pawnee Oil Corporation	24,460
03-72-100-310	McDermott, Rosalie	2,730
03-72-100-320	Lang, Stewart	5,460
03-72-100-333	Steffen, Shane A	5,760
03-72-100-336	Bierman, Bill J & Tracy L	5,760
03-72-100-342	SI Resources, LLC	490
03-72-100-347	Sabre Investments, LLC	490
03-72-100-351	Dan Borah Trust	650
03-72-100-353	Bell, Joel T	490
03-72-100-354	Wilson, Brent	160
03-72-100-355	Wilson, Brooks	160
03-72-100-356	Wilson, Scott E	160
03-72-100-360	Louise W Borah Estate	650
03-72-100-370	Siemer Land Trust #739	810
03-72-100-371	Siemer, Michael	50
03-72-100-372	Golden Valley Investments	200
03-72-100-373	Croft, Gwenn M	50
03-72-100-374	Siemer, Joseph	50
03-72-100-375	Siemer, Robert	50
03-72-100-380	Wyckoff Syndicate Trust B	7,830
03-72-100-393	Steffen, Shane A	990
03-72-100-396	Bierman, Bill J & Tracy L	2,920
03-72-100-410	Hawkins, Margaret G	330
03-72-100-420	Loyd, Carol Ann	330
03-72-200-505	Lang, Stewart	90
03-72-200-515	McDermott, Rosalie	60
03-72-200-520	Steffen, Ben J & Jane M	150
03-72-200-530	Agpalsa, Joseph J & Agpla	60
03-72-200-540	Siemer Land Trust #739	140
03-72-300-100	Siemer Land Trust #739	740
03-72-300-102	Golden Valley Investments	190
03-72-300-110	Hewing, Beth Ann	280
03-72-300-120	Runde, John H	280
03-72-300-200	Lang, Stewart	380
03-72-300-400	McDermott, Rosalie	190
03-72-400-000	Pawnee Oil Corporation	34,160
03-72-400-100	Siemer Land Trust #739	11,910
03-72-400-101	Croft, Gwenn M	740
03-72-400-102	Golden Valley Investments	2,980

03-72-400-103	Siemer, Joseph	740
03-72-400-104	Siemer, Michael	740
03-72-400-105	Siemer, Robert	740
03-72-400-110	Hewing, Beth Ann	4,470
03-72-400-120	Runde, John H	4,470
03-72-400-200	Niemerg, Michael W & Koes	940
03-72-400-300	Lang, Stewart	6,400
03-72-400-500	McDermott, Rosalie	3,200