

Final Equalization Factor



Date: 20-Jun-2025

Letter ID: L1474989992

MEMORANDUM

To: Effingham County Clerk
Effingham Chief County Assessment Officer
Effingham County

From: David Harris, Director of Revenue

Subject: 2024 Final Equalization Factor

The final equalization factor enclosed has been computed in accordance with the Property Tax Code. This factor must be applied to all locally assessed non-farm real estate including the farm dwelling and homesite and excluding property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200).

The final factor differs from the tentative factor only if the Board of Review has made significant changes in assessments or if new facts have been ascertained since the tentative factor was calculated.

Should you have any questions, please call the Sales Ratio and Equalization Section at 217 785-6619.

Illinois Department of Revenue
Property Tax Division
101 W. Jefferson St., MC 3-450
PO Box 19033
Springfield, IL 62794-9033

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION

CERTIFICATION OF THE FINAL EQUALIZATION FACTOR TO THE COUNTY CLERK OF EFFINGHAM COUNTY:

In accordance with Section 17-30 of the Property Tax Code (35 ILCS 200/17-30), the percent to be applied to the assessed valuation of locally assessed property other than property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200) as finalized by the Board of Review for the assessment year 2024 is 0.00% by the application of an equalization factor of 1.0000.

Application of this factor will provide the equalized assessed value of all locally assessed property other than property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200) to be used for all purposes prescribed by the Constitution and Statutes of the State of Illinois.



David Harris
Director of Revenue

DATED: 20-Jun-2025

Final PTAX-210

Effingham County 2024



Date: 20-Jun-2025

Letter ID: L1206554536

1. a. Urban weighted three year average adjusted for assessment changes:	33.14%
b. 2024 B/R Adjustment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
2. Equalization factor needed to reach 33.33%: <u>1.0057</u> 1.0000 (within 1%)	
3. 2024 county total assessed value less Farm B and Coal assessments:	\$1,247,777,910
4. Aggregate assessment for Farm B:	\$97,569,340
5. Aggregate assessment for Coal:	\$0
6. Aggregate assessment for non-farm (Line 2 x Line 3):	\$1,247,777,910
7. Total county equalized assessed value (Lines 4 + 5 + 6):	\$1,345,347,250
8. Percent Change 2023 - 2024 (Line 7 / 2023 Total Equalized Assessed Value):	10.32%
9. Non-Farm less Farm A change: 2023 - 2024:	10.00%

(Use values displayed when applicable.)

Final PTAX-236

Effingham County 2024



Date: 20-Jun-2025

Letter ID: L2078969768

Changes made to 2021

Factors Applied ☐

Township	Assessed Value	% Adjustment	Adjusted AV	Est. Full Value	Adjusted Ratio
Douglas	\$411,756,582	0.00%	\$411,756,582	\$1,052,899,000	39.11%
Summit	\$188,260,521	0.00%	\$188,260,521	\$515,215,000	36.54%
Jackson MT	\$117,126,293	0.00%	\$117,126,293	\$301,697,000	38.82%
Union MT	\$76,176,840	0.00%	\$76,176,840	\$184,826,000	41.22%
All Others	\$197,980,822	0.00%	\$197,980,822	\$612,678,000	32.31%
Non-Farm Weighted	\$991,301,058	0.00%	\$991,301,058	\$2,667,315,000	37.16%

Report Group	Included Townships
Banner MT	Banner, Liberty, Moccasin
Bishop MT	Bishop, Lucas
Jackson MT	Jackson, Mason, Mound, West
St Francis MT	St Francis, Teutopolis
Union MT	Union, Watson
All Others	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis

Final PTAX-236

Effingham County 2024



Date: 20-Jun-2025

Letter ID: L2078969768

Changes made to 2022

Factors Applied ☐

Township	Assessed Value	% Adjustment	Adjusted AV	Est. Full Value	Adjusted Ratio
Douglas	\$414,816,028	0.00%	\$414,816,028	\$1,326,154,000	31.28%
Summit	\$191,128,529	0.00%	\$191,128,529	\$573,623,000	33.32%
Jackson MT	\$119,051,098	0.00%	\$119,051,098	\$408,165,000	29.17%
All Others	\$293,096,599	0.00%	\$293,096,599	\$891,112,000	32.89%
Non-Farm Weighted	\$1,018,092,254	0.00%	\$1,018,092,254	\$3,199,054,000	31.82%

Report Group	Included Townships
Banner MT	Banner, Liberty, Moccasin
Bishop MT	Bishop, Lucas
Jackson MT	Jackson, Mason, Mound, West
St Francis MT	St Francis, Teutopolis
Union MT	Union, Watson
All Others	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis, Union, Watson

Final PTAX-236

Effingham County 2024



Date: 20-Jun-2025

Letter ID: L2078969768

Changes made to 2023

Factors Applied ☐

Township	Assessed Value	% Adjustment	Adjusted AV	Est. Full Value	Adjusted Ratio
Douglas	\$417,498,761	0.00%	\$417,498,761	\$1,422,383,639	29.35%
Summit	\$194,355,627	0.00%	\$194,355,627	\$645,461,861	30.11%
Jackson MT	\$120,620,195	0.00%	\$120,620,195	\$379,658,080	31.77%
Union MT	\$78,213,735	0.00%	\$78,213,735	\$259,055,743	30.19%
All Others	\$208,121,328	0.00%	\$208,121,328	\$641,790,831	32.43%
Non-Farm Weighted	\$1,018,809,646	0.00%	\$1,018,809,646	\$3,348,350,154	30.43%

Report Group	Included Townships
Banner MT	Banner, Liberty, Moccasin
Bishop MT	Bishop, Lucas
Jackson MT	Jackson, Mason, Mound, West
St Francis MT	St Francis, Teutopolis
Union MT	Union, Watson
All Others	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis

County's Adjusted Level of Assessments - Final



Date: 20-Jun-2025

Letter ID: L0401248168

From: Illinois Department of Revenue
Property Tax Division

Subject: Effingham County's Adjusted Level of Assessments

Enclosed are the Department's forms PTAX-215 and PTAX-236 showing the level of assessments on which your County's 2024 final equalization factor was based.

Also enclosed is the form PTAX-210 used by the Department to calculate your county's 2024 final equalization factor.

Should you have any questions, please call the Sales Ratio and Equalization Section at 217 785-6619.

Illinois Department of Revenue
Property Tax Division
101 W. Jefferson St., MC 3-450
PO Box 19033
Springfield, IL 62794-9033

Final PTAX-215

Effingham County 2024



Date: 20-Jun-2025

Letter ID: L0132812712

Non-Farm by Township	2021	2022	2023	3-year Average
Douglas	39.11%	31.28%	29.35%	33.25%
Summit	36.54%	33.32%	30.11%	33.32%
Jackson MT	38.82%	29.17%	31.77%	33.25%
Union MT	41.22%	---	30.19%	---
All Others	32.31%	32.89%	32.43%	---
Non-Farm Weighted	37.16%	31.82%	30.43%	33.14%

Report Group	Included Townships
Banner MT	Banner, Liberty, Moccasin
Bishop MT	Bishop, Lucas
Jackson MT	Jackson, Mason, Mound, West
St Francis MT	St Francis, Teutopolis
Union MT	Union, Watson
All Others 2021	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis
All Others 2022	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis, Union, Watson
All Others 2023	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis