

## Nunda Township Assessor's Monthly Meeting Report

### Mission Statement

The Nunda Township Assessor's office mission is to administer the township assessment program in a manner that will result in public confidence, we will be diligent in our responsibilities, we will strive to deliver the highest degree of accuracy, productivity as well as fairness, all while continuing to be good financial stewards with the resources the taxpayers have entrusted us with, and always remembering it is the taxpayers we are here to serve.

### Meeting Date

May 14, 2020

### Meeting Time

7:00 P.M.

### Location

Nunda Township Town Hall

### Prepared By

Mark S. Dzemske

Nunda Township Assessor

# Mark S. Dzemske C.I.A.O. - M

NUNDA TOWNSHIP ASSESSOR

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May 11, 2020

Lee Jennings  
Joni Smith  
Justin Franzke  
Rob Parrish  
Tim Parrish  
Karen Tynis

Re: Assessment Office April Monthly Activity Report

2019 Tax Bills will be mailed on Friday May 15, 2020, the first installment is due Monday June 15, 2020 and the second installment is due Tuesday September 15, 2020. Please visit our website for a brief report on the Nunda Township Taxing Authorities.

Keyed Sales activity for the month of April show a robust increase of 63% above the median level of the four previous years being reported month / month, see table on following page. In addition, keyed sales activity year to date is running approximately 37% above the median level of the 4 previous years being reported.

Keyed April residential improved property show an average sale price of \$261,616 township wide for 2020, this is approximately 10.53% above the value from April 2019 which was \$236,702. The year to date comparison from 2019 to 2020 indicates a 4.60% increase from \$234,306 to \$245,078, respectively.

The office generated updates for April 2020 are running above the four previous years being reported based on month to month comparison. The 173 keyed updates year to date reflect an increase of 14.57% above the median level of the previous reported years (151 Updates)

The 52 keyed April building permits are below the four previous years reported during the same point in time. Year to date, the level of keyed permits for 2020 continue to trend above the median level (503 keyed permits) of the previous reported years, during the same point in time.

Residential new construction remains active with 204 open building permits. Many of the open new construction permits will be completed in the short future, once our final visits are completed at some point in June (Dependent on the current pandemic situation)

The data collection has been altered due to the current pandemic situation, however during the month of April 154 properties that had open building (mostly new construction or vacant properties) were visited and properties with office generated updates have been placed on hold until June.. The township website has been updated with 83 new photos.

Please remember I am available for any questions or concerns.

Respectively submitted,  
*Mark S. Dzemske*  
Nunda Township Assessor  
CIAO –M

Office Support Staff Activity					
Nunda Township Sales Keyed / April					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	76	67	98	123	123
Number of Sales	66	62	64	92	106
YTD Parcels Transferred	289	289	326	307	367
YTD Number of Sales	232	240	256	240	329

Office Support Staff Activity				
Updates Office Generated April				
2016	2017	2018	2019	2020
38	40	34	46	55
Updates Office Generated YTD				
148	153	156	142	173

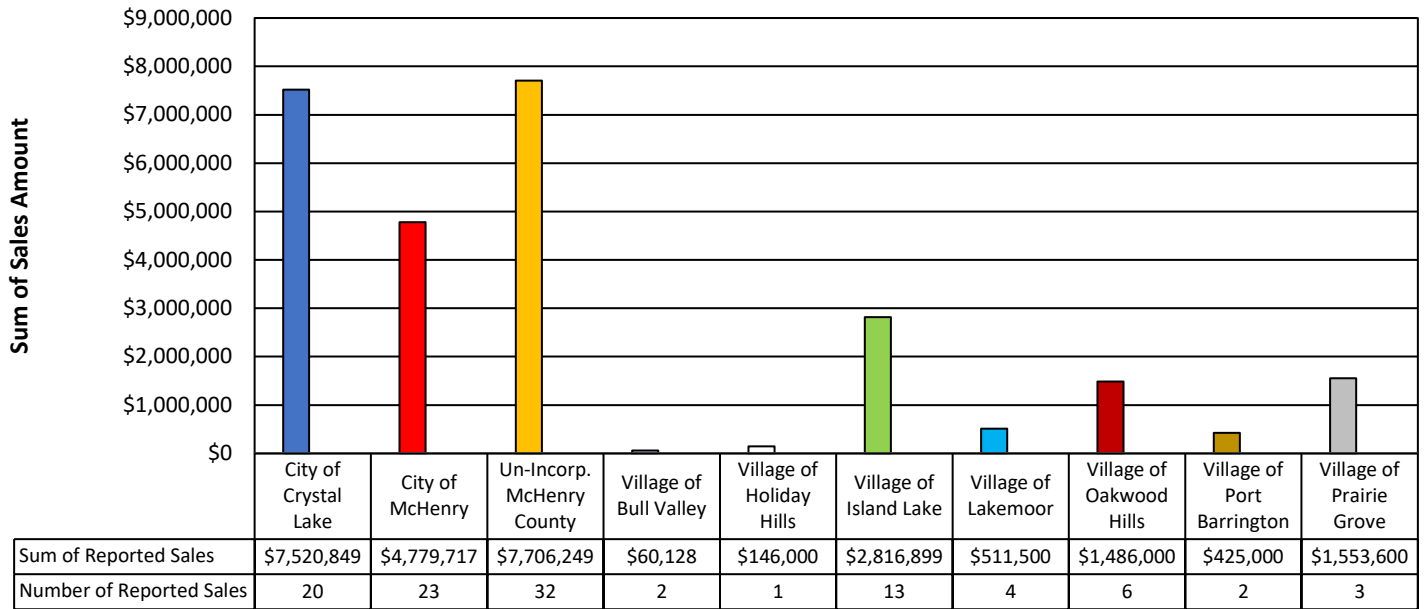
Office Support Activity				
Building Permits Keyed April				
2016	2017	2018	2019	2020
129	116	96	107	52
Building Permits Keyed YTD				
574	484	301	522	530

Data Collection Activity / April 2020	
Building Permit Activity	154
Update Activity	0
April Website Photos Uploaded	83

The above listed activities are samples of the measurable activity that is on-going within the assessment office.

These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

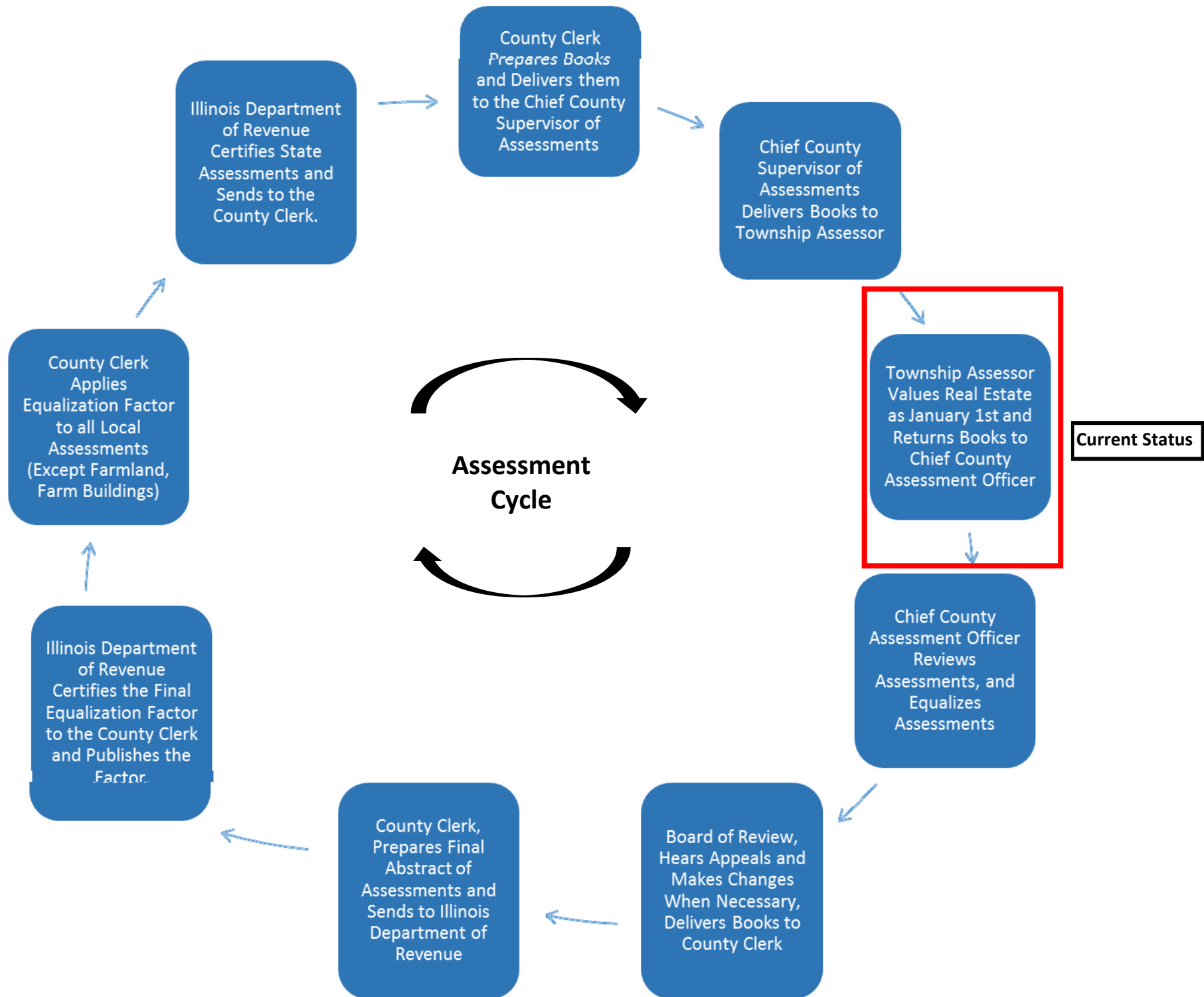
### Summary of April Keyed Sales Activity



**106 Sales \$27,005,942 Total Recorded Sale Prices**

### Current Snapshot of Residential New Construction (Currently underway or building permits have been issued, status less than 100%)

Active Residential New Construction (Permit Issued, Less than 100%)					
Municipality / Village	Duplex	Multi-Family	Single Family Home	Townhome	Grand Total
City of Crystal Lake	1	0	79	35	115
City of McHenry	3	9	63	0	75
Un-Incorporated McHenry County	0	0	7	0	7
Village of Bull Valley	0	0	2	0	2
Village of Island Lake	0	0	2	0	2
Village of Oakwood Hills	0	0	1	0	1
Village of Prairie Grove	0	0	2	0	2
<b>Grand Total</b>	<b>4</b>	<b>9</b>	<b>156</b>	<b>35</b>	<b>204</b>



## Meet your Assessment Team

### **Assessor**

Mark is your Nunda Township Assessor. Mark was elected your Nunda Township Assessor effective January 1<sup>st</sup>, 2018 and has been employed by the Nunda Township Assessor's office since 1988. He carries an advanced designation with the Illinois Property Assessment Institute and is a member of the International Association of Assessing Officers

### **Chief Deputy Assessor**

Kristin oversees and directs much of the daily activity of the deputy assessors, she has an extensive background in Mass Appraisal and is experienced in the assessment of all types of properties. Kristin is a member of the International Association of Assessing Officers and was awarded her Certified Illinois Assessing Officer designation from the Illinois Property Assessment Institute.

### **Deputy Assessors**

Heidi, Karen, and Michael Ann are all very experienced in Real Property Assessment and have extensive backgrounds in the Real Estate Market and Mass Appraisal Valuation. All three deputies carry the designation of Certified Illinois Assessing Officers, which were obtained thru the Illinois Property Assessment Institute.

### **Data Collection**

Mary coordinates our residential data collection. Mary has been with the Nunda Township Assessors office since 2002 and is very familiar with the many neighborhoods in the township. Mary spends most of her time in the field following up on building permits, measuring and listing property characteristics, speaking with property owners and updating property record cards etc.

### **Office Support Staff**

Lisa completes your Nunda Township Assessment Team. Much of Lisa's time is spent processing Real Estate Transfer Declarations, Building Permits, and generating reports for use by team members. In addition, Lisa is typically your first contact when either phoning or visiting the office. The support staff is a key source in the verification of details in the transfers of properties that occur in the township as well as helping residents when applying for exemptions.

### **Summary**

The Nunda Township taxpayers should be very confident in the assessment team that has been assembled to serve their needs. I believe it is one of the BEST in the county and we will strive to continue to improve and provide the taxpayers with the best possible service. Each of these positions are vital components that help to achieve the timely completion of the annual assessment cycle.