

## 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

July 9, 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

3510 BAY ROAD

CRYSTAL LAKE, IL 60012

[www.nundatownship.com](http://www.nundatownship.com)

Phone 815-459-6140

Fax 815-459-5399

June 29, 2020

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

Re: Assessment Office June Monthly Activity Report

The 83 keyed sales for the month of June is just below the median level of 84 keyed sales based on the four previous years being reported month / month, see table on following page. The keyed sales activity year to date reveal an 8% increase above the median level of the 4 previous years being reported.

June residential improved property shows an average sale price of \$259,300 township wide for 2020, this reflects an increase of 1.85% above the value from June 2019 which was \$254,600. The year to date comparison of the average sales price from 2019 (\$239,581) to 2020 (\$249,764) indicates a 4.25% increase.

Keyed office generated updates for June 2020 are below the four previous years being reported based on month to month comparison. The 212 keyed updates year to date are below the median level of the previous reported years (244 Updates)

The 122 keyed building permits for June are running at the median level of the four previous years reported during the same point in time. Year to date, the level of keyed permits for 2020 is just below the median level (733 keyed permits) of the previous reported years, during the same point in time.

Residential new construction remains active with 164 open building permits, many of the previous reported open new construction permits were completed in June, as we have now been able to visit many of the homes that have now been occupied.

Data collection in June has centered around the completion of occupied new construction properties as well as visits to homes that remain under construction. 192 properties that had open building permits (primarily new construction) have been visited. The township website has been updated with 286 new photos and drawings.

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 / June					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	120	95	94	74	90
Number of Sales	111	88	80	67	83
YTD Parcels Transferred	488	505	551	450	509
YTD Number of Sales	413	434	452	373	458

Office Support Staff Activity				
Updates Office Generated				
June				
2016	2017	2018	2019	2020
62	64	33	42	17
Updates Office Generated YTD				
250	261	238	223	212

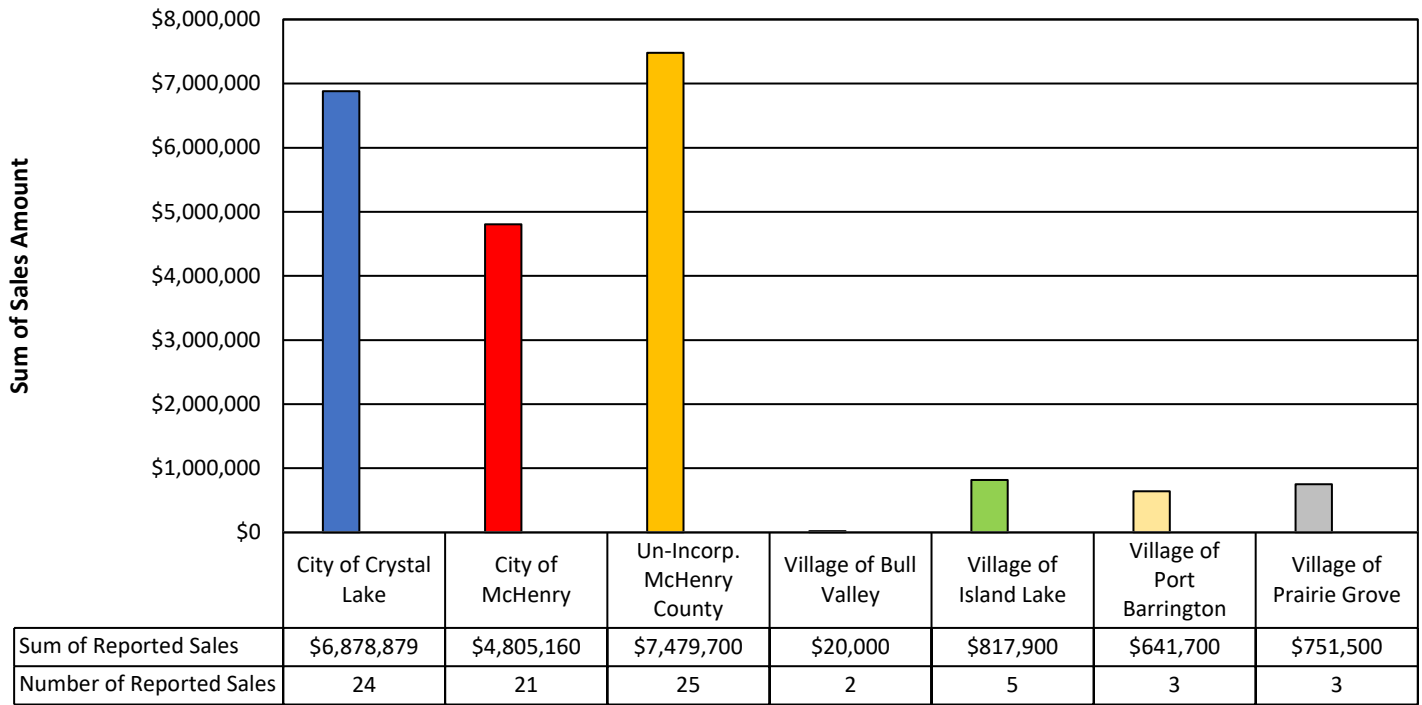
Office Support Activity				
Building Permits Keyed				
June				
2016	2017	2018	2019	2020
56	175	136	108	122
Building Permits Keyed YTD				
797	795	486	671	708

Data Collection Activity /	
June 2020	
Building Permit Activity	192
Update Activity	1
June Website Media Uploaded	286

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.

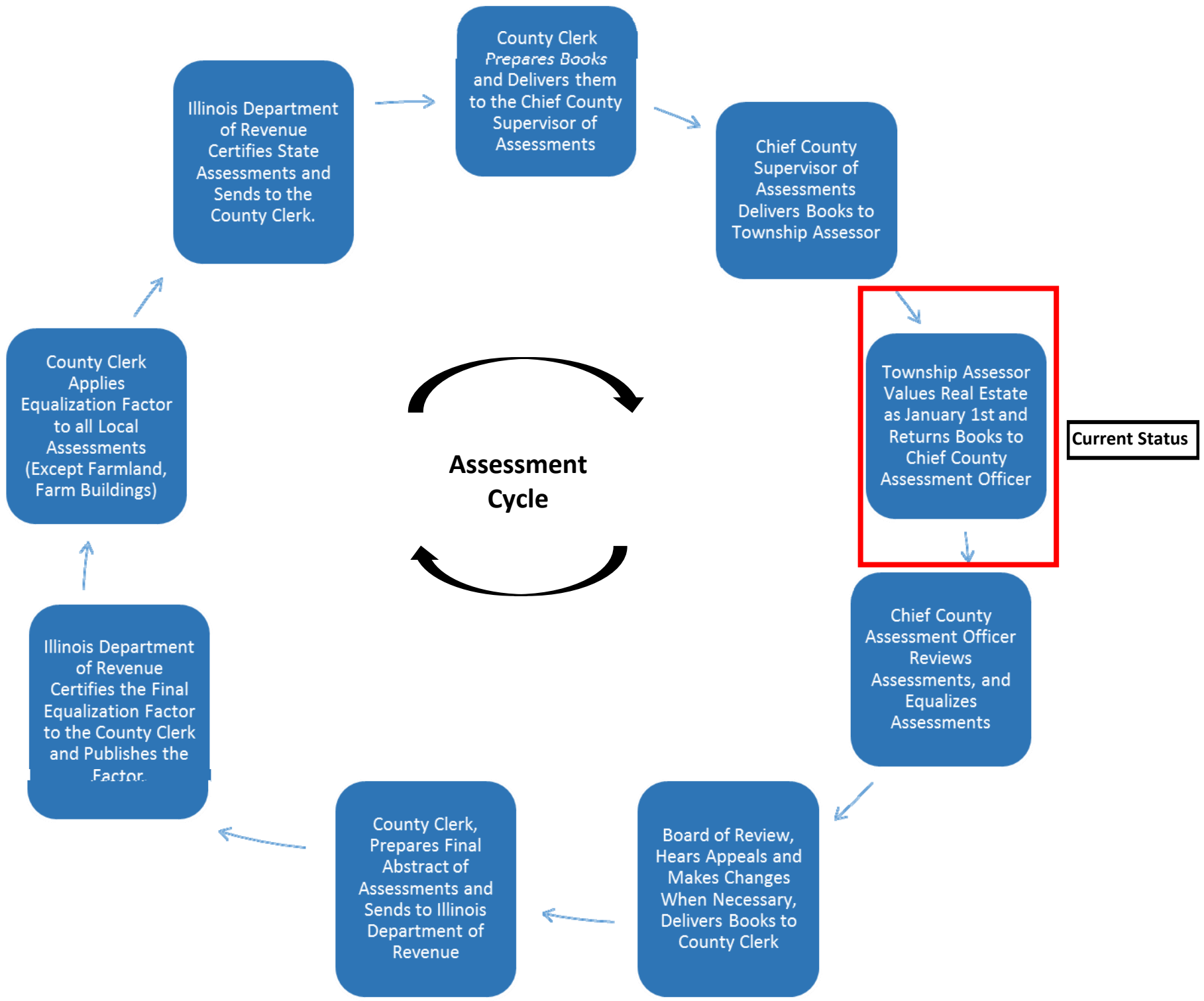
### Summary of June Keyed Sales Activity



**83 Sales \$21,394,839 Total Recorded Sales**

### 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	42	23	66
City of McHenry	6	9	69	0	84
Un-Incorporated McHenry County	0	0	8	0	8
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	1	0	1
<b>Grand Total</b>	<b>6</b>	<b>9</b>	<b>125</b>	<b>23</b>	<b>164</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.