

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

August 13, 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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August 7, 2020

Leda Drain
Joni Smith
Justin Franzke
Rob Parrish
Tim Parrish
Karen Tynis

Re: Assessment Office July Monthly Activity Report

The 137 sales that have been keyed for the month of July is well above the median of 92 keyed sales based on the four previous years being reported month / month, (see following page). The keyed sales activity year to date reveal a 49% increase above the median level of the 4 previous years being reported.

July residential improved property shows an average sale price of \$272,628 township wide for 2020, this reflects an increase of 20% above the value from July 2019 which was \$227,387. The year to date comparison of the average sales price from 2019 (\$237,385) to 2020 (\$255,465) indicates a 7.62% increase.

Keyed office generated updates for July 2020 are below the four previous years being reported based on month to month comparison. The 234 keyed updates year to date are below the median level of the previous reported years (304 Updates)

169 building permits have been keyed for the month of July, this number is reflective of 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 below the median level (941 keyed permits) of the previous reported years, during the same point in time.

Residential new construction continues to remain active with 134 open building permits.

Data collection in July continued to center around the completion of occupied new construction properties, as well as visits to homes that remain under construction. The township website has been updated with 343 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 / July					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	257	88	152	119	149
Number of Sales	95	83	136	89	137
YTD Parcels Transferred	744	593	703	569	657
YTD Number of Sales	508	517	588	462	594

Office Support Staff Activity				
Updates Office Generated				
July				
2016	2017	2018	2019	2020
53	53	67	40	23
Updates Office Generated YTD				
303	314	305	263	234

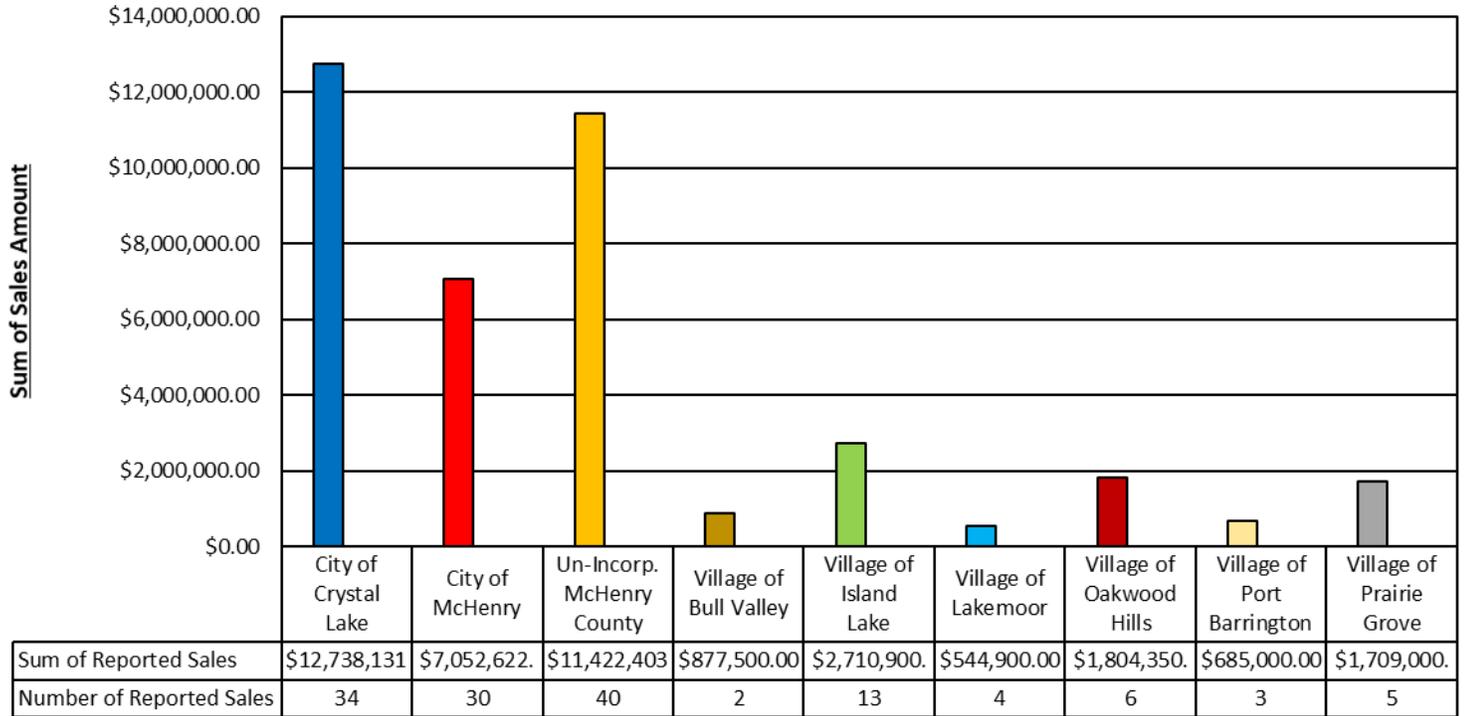
Office Support Activity				
Building Permits Keyed				
July				
2016	2017	2018	2019	2020
98	198	142	319	169
Building Permits Keyed YTD				
893	993	628	989	872

Data Collection Activity / July 2020	
Building Permit Activity	241
Update Activity	25
July Website Media Uploaded	343

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.

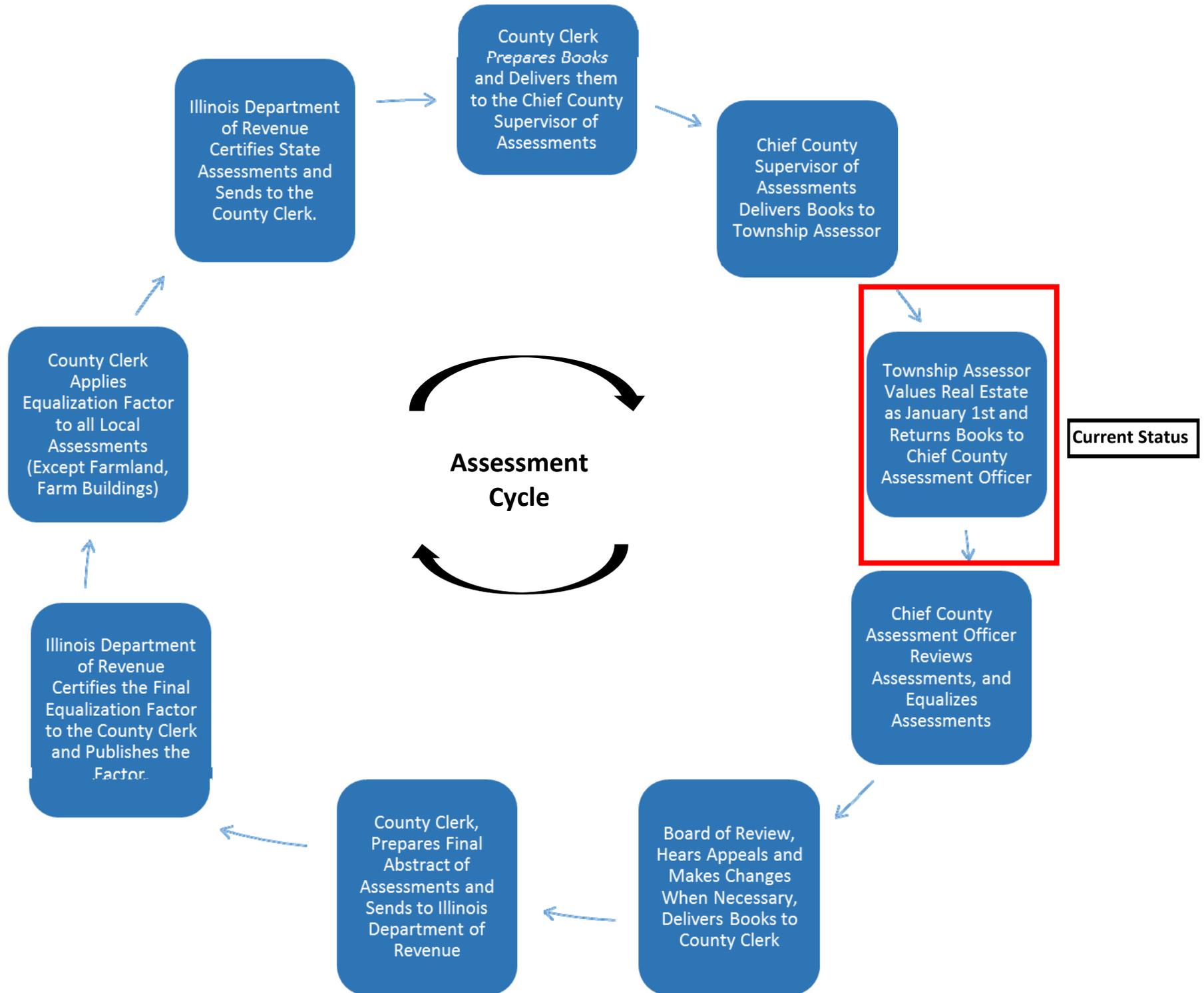
Summary of July Keyed Sales Activity



137 Sales \$39,544,806 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	50	24	75
City of McHenry	2	0	48	0	50
Un-Incorporated McHenry County	0	0	6	0	6
Village of Bull Valley	0	0	0	0	0
Village of Island Lake	0	0	1	0	1
Village of Oakwood Hills	0	0	1	0	1
Village of Prairie Grove	0	0	1	0	1
Grand Total	3	0	107	24	134



Meet your Assessment Team

Assessor

Mark is your Nunda Township Assessor. Mark was elected your Nunda Township Assessor effective January 1st, 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.