

Your Township

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

June 9th 2016

Meeting Time

7:00 P.M.

Location

Nunda Township Town Hall

PREPARED BY

Mark S. Dzemske

Nunda Township Assessor

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Be a Part

Mark S. Dzemske C.I.A.O. – M

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Member International Association of Assessing Officers



Attention Nunda Township Taxpayers

On February 11, 2016, the current Nunda Township Assessor Dennis Jagla, announced his decision to retire before the Nunda Township Town Board, with his last day being May 31, 2016.

On March 10, 2016, the Nunda Township Town Board moved to accept his resignation and began the search for his replacement to serve the remainder of his term which runs thru December 31, 2017.

On April 12, 2016, the Nunda Township Town Board conducted the interview process to select a replacement from interested candidates. I am very excited to let you know that after going thru the interview process, the Nunda Township Town Board has unanimously selected me to serve the remaining term as your Nunda Township Assessor.

I would like to take this opportunity to give you some information on my background, and once again thank the Nunda Township Town Board for the opportunity I have been given.

I have been employed by the Nunda Township Assessor's office since 1987 and served under three different Assessors. During my time with the Assessor's office, I have gone thru extensive education and training and I am very proud to continue to offer the benefit of this to the Taxpayer's of Nunda Township. I currently hold the professional designation of a Certified Illinois Assessing Officer Master from the Illinois Property Assessment Institute. In addition, I am proud to be a 25 year member of the International Association of Assessing Officers as well as a current candidate for the Certified Assessment Evaluator designation.

After 29 years in the assessment office, I have decided to take on the large and challenging position as your appointed Assessor because I believe I have much to offer you and I can truly make a difference. I have met or spoken with many taxpayers of Nunda Township over the past years, and many of you know or will come to know, that I believe in helping people understand the Assessment and Taxation process.

I am a person who believes in providing the taxpayers the very best service at the lowest possible cost. After all in these current economic times, we have all had to make financial sacrifices in our own personal lives, and although I believe Township Government has always offered taxpayers the best service for the dollar, I do believe there is always room for improvement.

In conclusion, I look forward to meeting or speaking with anyone that is interested. In addition, as always I encourage you to attend a monthly Township meeting and to become involved and informed.

Sincerely,

Mark S. Dzemske

Nunda Township Assessor
C.I.A.O. - M

Transition

Thanks to former Assessor Dennis Jagla, the transition for myself as well as the rest of the office has gone smoothly.

Loss of Institutional Knowledge

Due to the retirement of Dennis Jagla, Judy Clouse and Victor Pearson there is a loss of 40+ years of combined experience.

Moving Forward

Due to a well-seasoned staff the office is moving forward and will continue to provide the type of service the taxpayer's of Nunda Township deserve and have come to expect.

Real Estate Tax Bills

The 2015 tax bills have been mailed and should have been received by taxpayer's, if you have not received your tax bill they may be printed from the McHenry County Treasurer's Office, you can reach the treasurer's office by following a link from our website www.nundatownship.com and going to the assessor's page then go to on-line property search, enter your parcel number or address and click the link to view tax information.

Tax Bills are payable in two installments the first installment is due June 13, 2016 and the second installment is due September 13, 2016.

Taxpayers Reaction

We have been very busy answering questions and directing taxpayers regarding tax bill questions. As you can imagine many taxpayer's remain frustrated by the amount of Real Estate Taxes being collected, although taxing authorities' for the most part have maintained flat levies there are some which have not. In addition, over the past several years the declining assessment base has resulted in tax rates that have never been experienced by the taxpayers of McHenry County.

Taxpayers Options

Verify property assessment information, easily done by checking your property record at www.nundatownship.com and visiting the assessor's division.

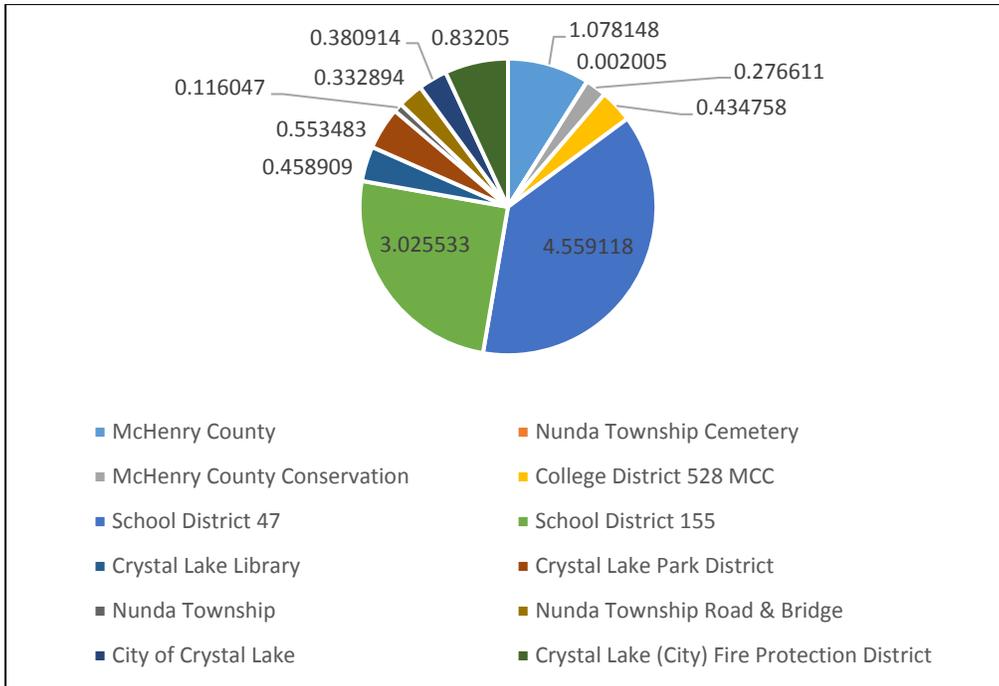
Become involved, review your tax bill to be sure you are receiving all exemptions you are entitled, review the taxing bodies on your tax bill that you are supporting and attend monthly meetings, let taxing authorities know your position on current budgets, and at the proper time, their proposed levies.

Remember

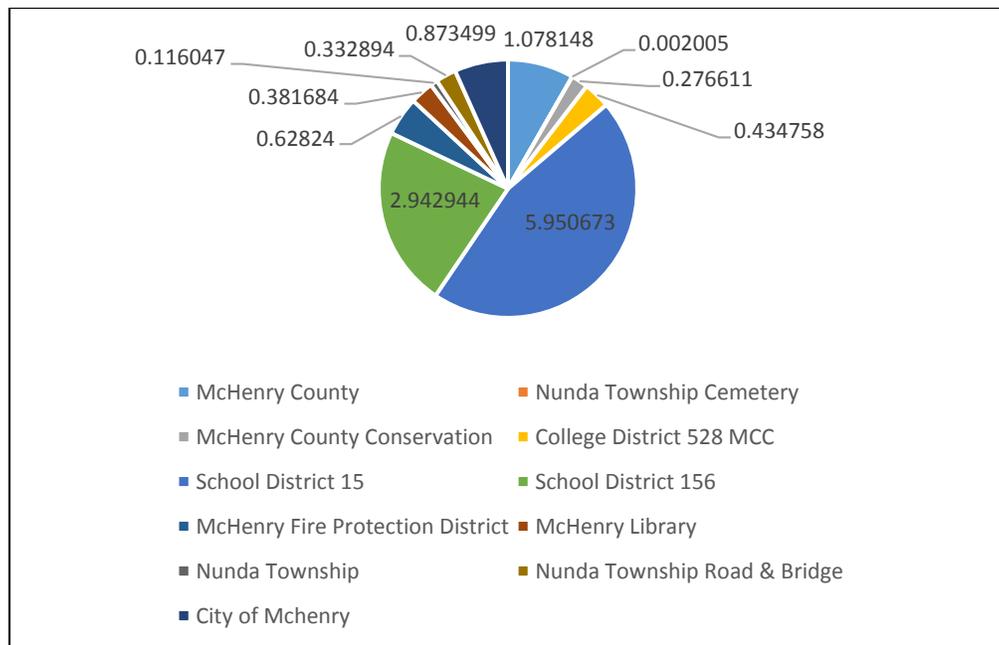
Action

Changes

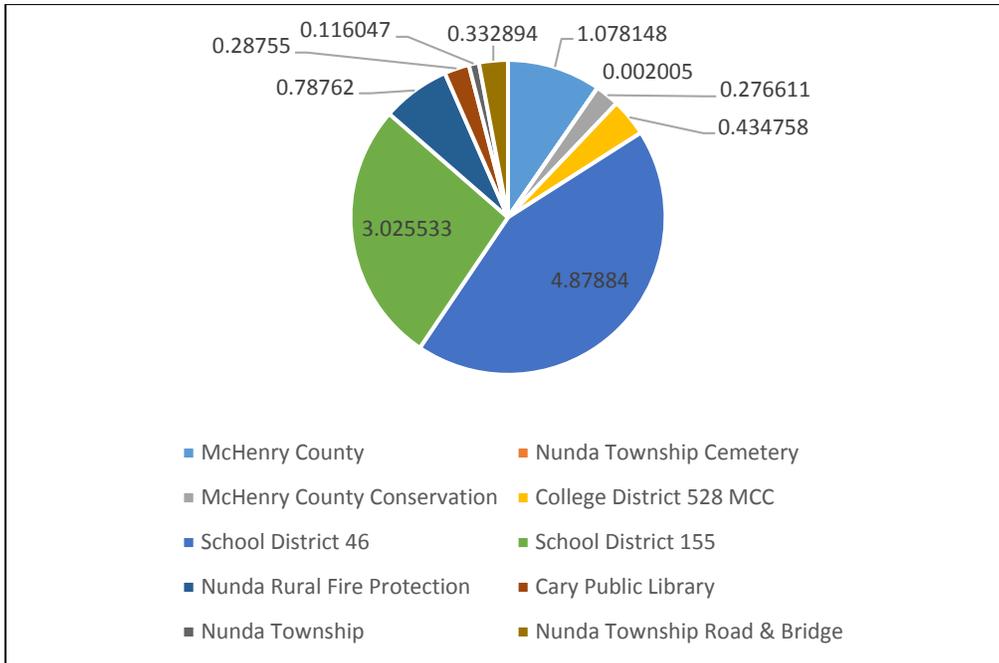
Things



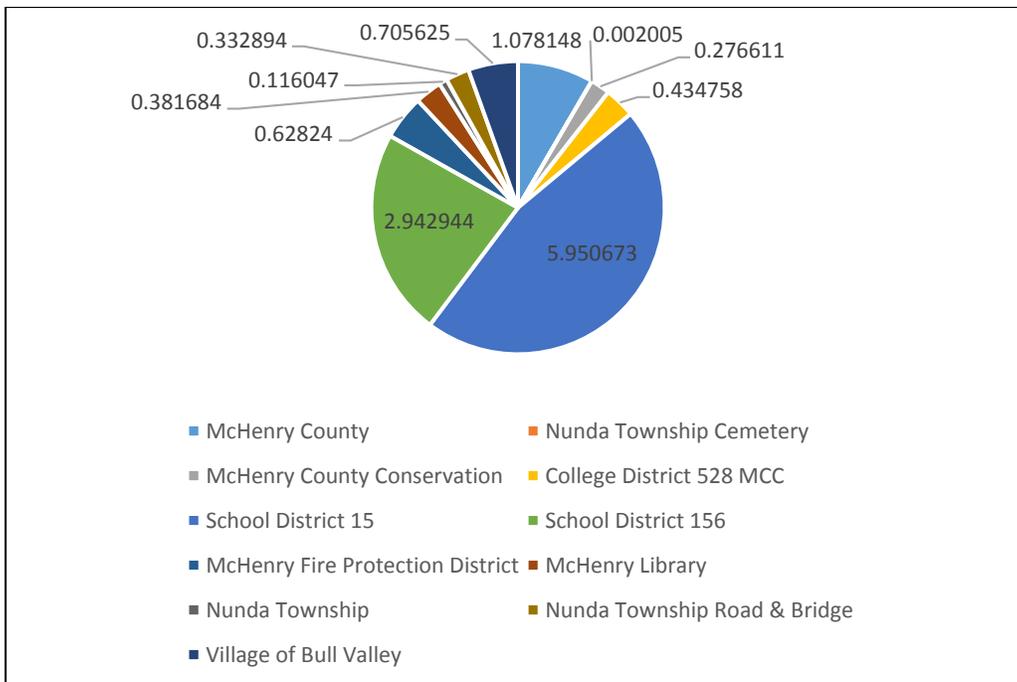
Sample City of Crystal Lake Distribution of 2015 Tax Bill (Tax Rate \$12.05047)



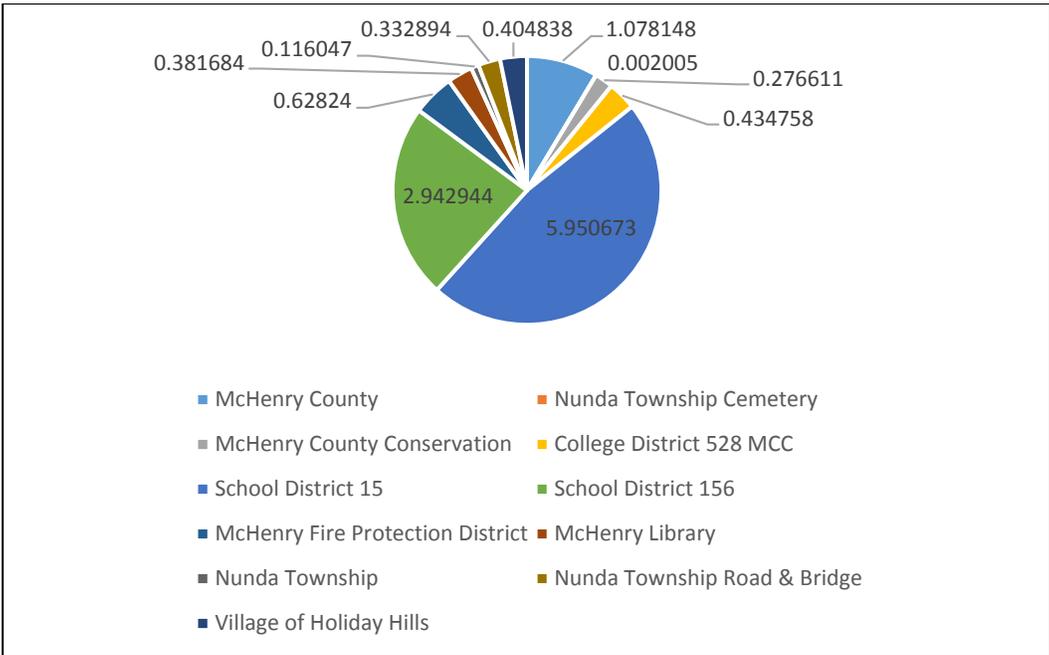
Sample City of McHenry Distribution of 2015 Tax Bill (Tax Rate \$13.0175)



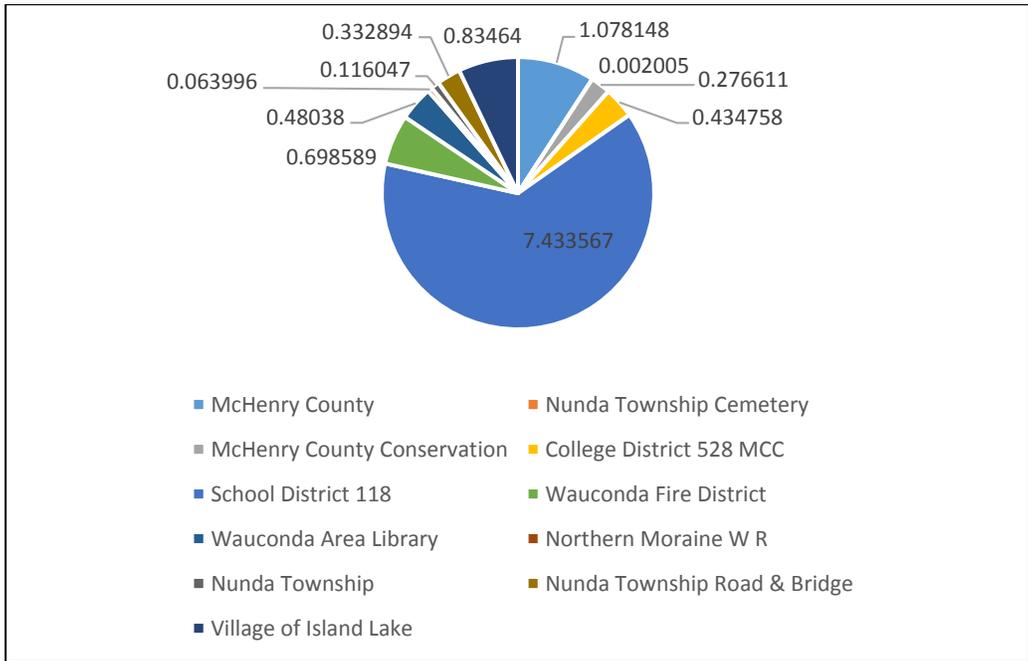
Sample Un-Incorporated Distribution of 2015 Tax Bill (Tax Rate \$11.22001)



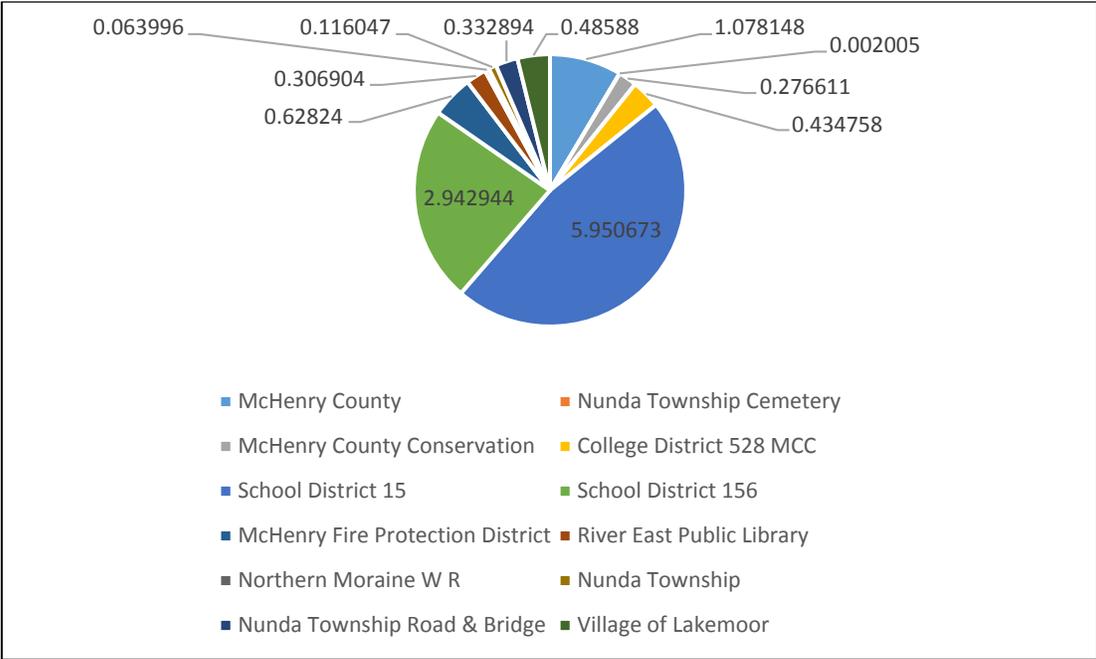
Sample Village of Bull Valley Distribution of 2015 Tax Bill (Tax Rate \$12.84963)



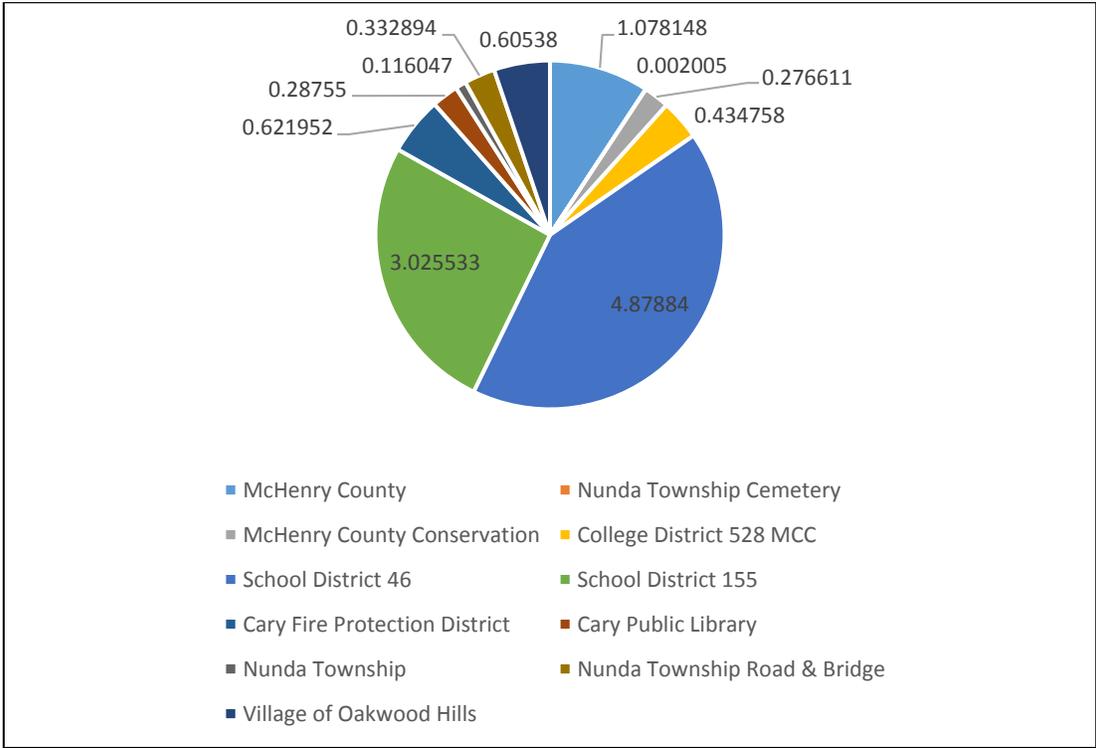
Sample Village of Holiday Hills Distribution of 2015 Tax Bill (Tax Rate \$12.54884)



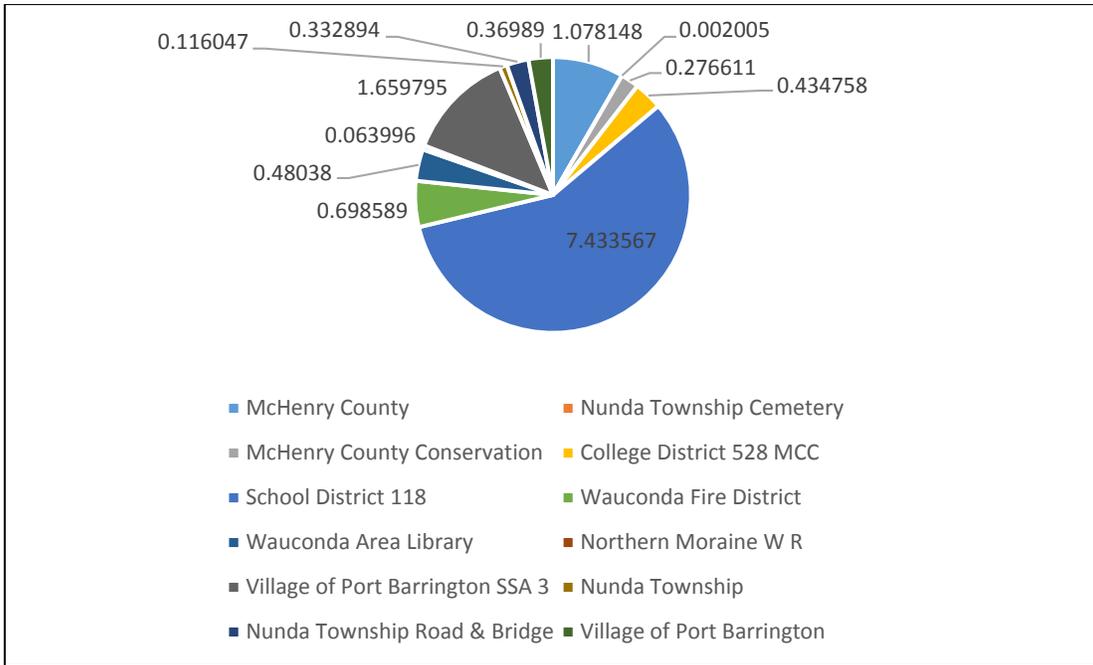
Sample Village of Island Lake Distribution of 2015 Tax Bill (Tax Rate \$11.75164)



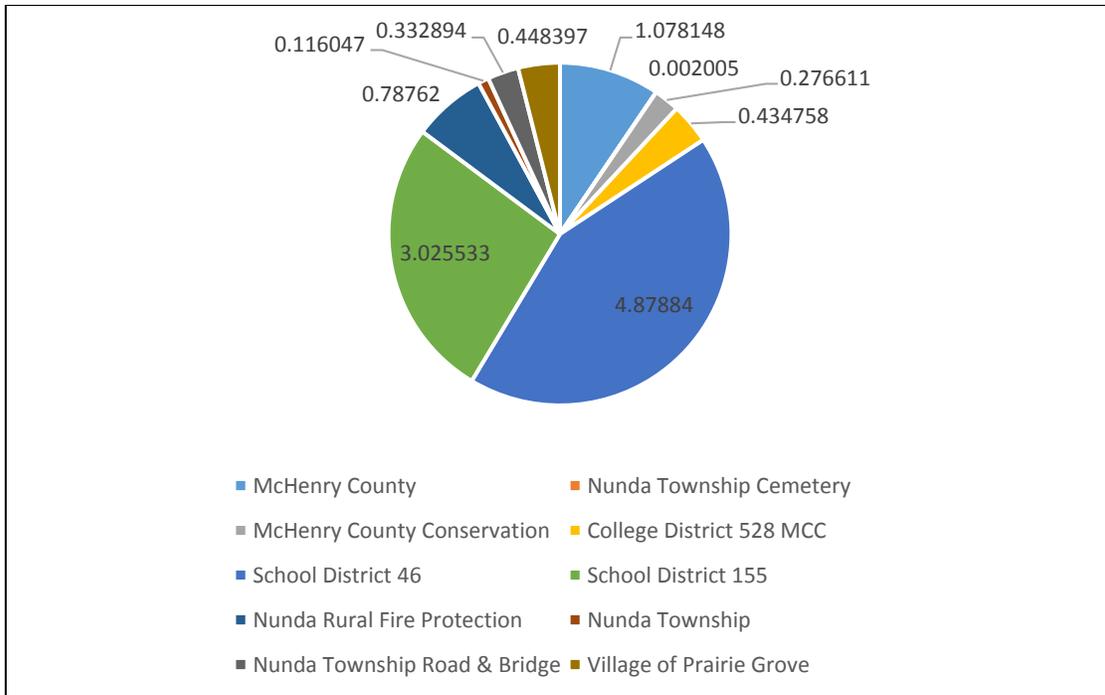
Sample Village of Lakemoor Distribution of 2015 Tax Bill (Tax Rate \$12.6191)



Sample Village of Oakwood Hills Distribution of 2015 Tax Bill (Tax Rate \$11.65972)



Sample Village of Port Barrington Distribution of 2015 Tax Bill (Tax Rate \$12.94668)



Sample Village of Prairie Grove Distribution of 2015 Tax Bill (Tax Rate \$11.38085)

Please remember the purpose of your assessment is for the apportioning of the tax burden, the State legislature has determined that in Illinois the assessment system is to be based on a fractional assessment, that is to say your individual assessment should reflect no greater than 33 1/3 % of market value. Market Value as defined by Illinois Department of Revenue is “ The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Assessors perform a distribution function rather than a taxing function. If taxing authorities do not levy, then there is no tax to distribute.

We Understand

Your Nunda Township Assessor’s office understands Real Estate Taxes are complex, confusing and frustrating, it is our responsibility to help you understand the system. All of us want a high quality of life in our community that is strong and stable, we don’t mind paying our fair share of Real Estate Taxes to support the services that will enhance and protect our homes, children and ways of life. Please remember 100% of the tax dollars collected thru the property tax system stays in our local communities and pays for these services.

Your Nunda Township Assessors Office

Nunda Township assesses property within our 48 square mile boundaries. We are responsible for assessing and maintaining records for 20,492 records, these records represent 13.81 % of McHenry County’s Total Equalized Assessed Value and 14.05% of McHenry County’s Total parcel count.

The assessment roll make-up is as follows;

82.22% Residential

10.26% Commercial

5.94% Industrial

1.51% Farm

.07% Miscellaneous

This task is currently being completed by 5 full time team members and myself.

2016 Assessment Year

2016 is a non-general assessment year, which means minimal changes to the assessment roll, assessment changes for the most part will consist of changes for demolition, fire, new construction, parcel mapping changes, exemption changes, etc.

2016 Assessment Status

2016 Nunda Township Status Report

TOWNSHIP		ASSESSOR BOOKS				
#	NAME	CERTIFIED TO ASSESSOR	TARGET RETURN	CERTIFIED TO S/A	PRJCTD FACTR	FACTOR APPLIED
Beginning 2016 Parcel Count						
14 15	NUNDA 20942	3/17/2016	6/13/2016		1.0659	
Last Update:		5/31/2016				

The above chart shows the 2016 assessment roll was certified to our office on 03/17/2016 by the McHenry County Supervisor of Assessments, with an anticipated return of June 13, 2016.

The short turnaround is something we are striving to hit, this will help to bring the assessment cycle back on track, which should have many benefits all around, as a note the 2015 assessment roll was certified to the county on October 13, 2015.

In addition, listed above is the 2016 projected Equalization Factor which is 1.0659, this factor represents the fact that, in general, sale prices have begun to outpace the assessments on a 3 year average, the projected factor indicates a three year average level of assessment for our jurisdiction is running at 31.27% with a statutory level 33.33% required by the state of Illinois.

I do expect some resistance to the increase to the property assessment base, however thru the continued education of taxpayers as well as our on- going review of property assessments thru the informal appeal process we anticipate reducing the need for the formal appeal hearing process, it should go without saying everybody will be afforded due process.

Remember if the taxing authorities' levies remain constant an increase in assessed value will not result in an increase to your tax bill, as long as you have not made any changes to your property. In addition as the tax base continues to grow and levies remain flat, tax rates should decline.

Office Activity

Our office activity centers on many different processes, with the taxpayer being at the center of all.

Walk-In, Telephone, E-Mail contact with taxpayers.

Processing of Sale Activity, Building Permits.

On Site inspections of township properties, purpose of updating records, following up on building permits.

Assessments of properties due to changes, such as new construction, alterations, demolition.

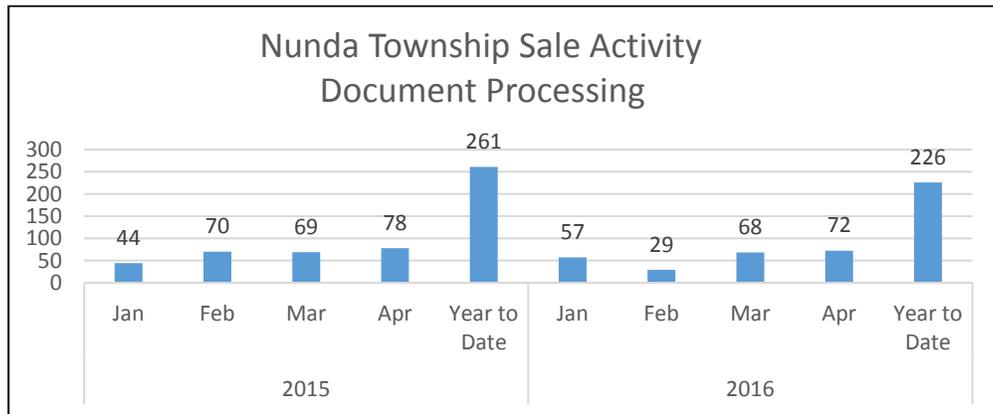
Processing of Exemptions

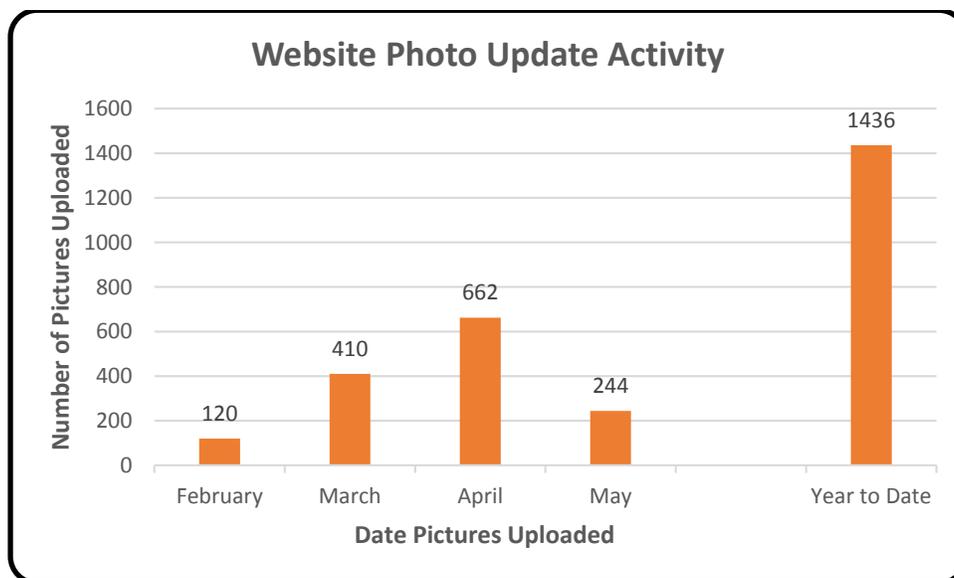
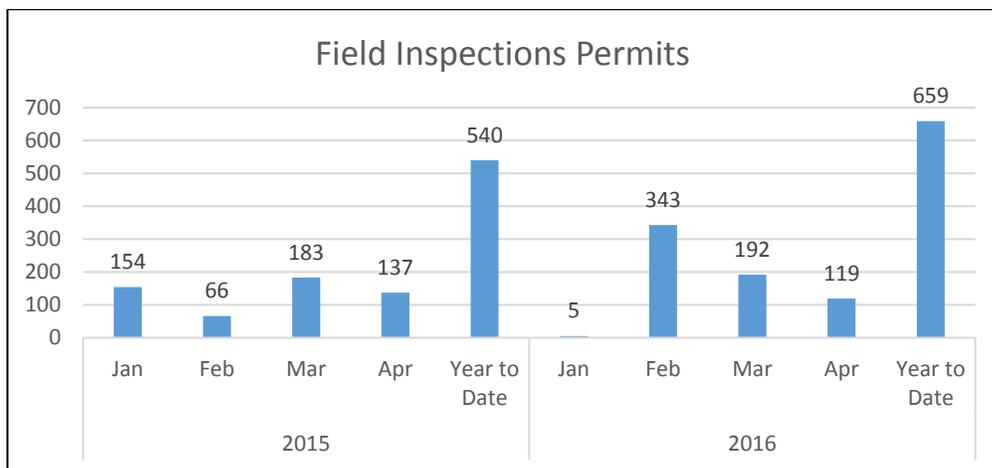
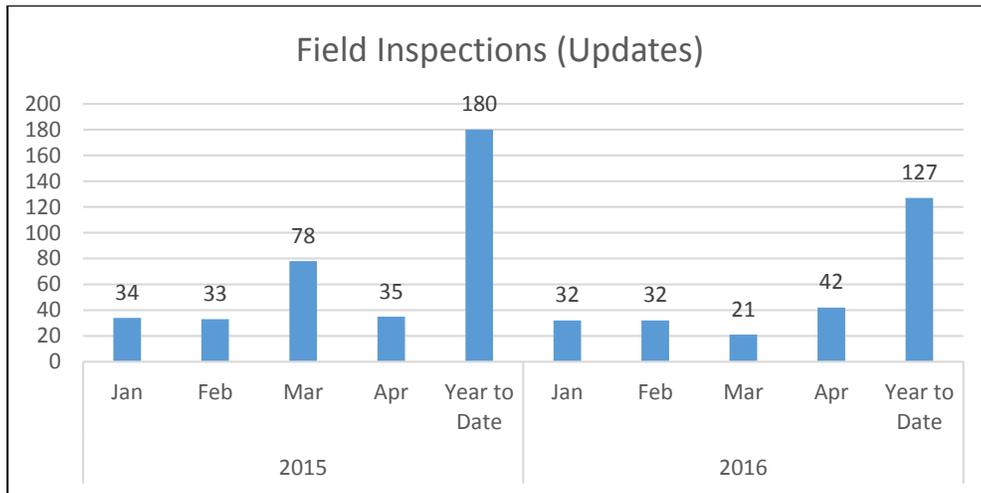
Continued updating of CAMA System, Web Site.

Collection, verification and processing of data is crucial to any Mass Appraisal Operation this is an on-going process and for the most part will not end.

Team Members continuing education.

Informal appeals with taxpayers, formal appeals with McHenry County Board of Review & Illinois Property Tax Appeal Board.





Notes

Please note the on-going road construction along Virginia Street (Route 14) and 176 Crystal Lake, as well as Route 31 and Bull Valley Road McHenry, many of the businesses along these areas are located in the township, and could use your continued support during this process. (Note due to the construction and re-configuration of Route 31 in McHenry, the 1st National Bank Branch will be closing effective July 30, 2016.

The City of McHenry Recreation Center has opened located at 3636 Municipal Drive McHenry 815-363-2160 very nice facility, Facility is 18,000 square feet with approximately 4,500 square foot fitness center, additional class exercise rooms, as well as community rooms for rent. This facility is available to non-residents of the city of McHenry, however a non-resident fee for registration is required.

Fabrik Molded Plastics has acquired the building at 1515 Miller Parkway as of December 2015, this property will be subject to the Tax Abatement approved by the town board at the August 13, 2015 meeting, ordinance 08-13-15-01

Final Word

I would like to conclude this report by saying, it my goal to keep the town board and taxpayers informed on the actions of your Nunda Township Assessor's office, however, it is not possible to document all the actions or events that make up a day in the assessment office.

If anybody has any suggestions on additional or other information you would like to see as part of this report please feel free to share and we will do our best to incorporate.

Please note many actions are calendar specific and will be part of future monthly reports.

A copy of this report is available by visiting www.nundatownship.com and going to the Assessor's Division and clicking on the Assessor's Monthly Meeting Report

Sincerely,

Mark S. Dzemske

Mark S. Dzemske C.I.A.O. –M

Nunda Township Assessor