

## 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 14 2016

### 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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Lee Jennings  
Angela Koscavage  
Bill Boltz  
Ed Dvorak  
Karen Tynis  
Mike Shorten

Re: Assessor's Office June Monthly Activity Report

The month of June was again quite busy in the assessment office. Our tentative date to return the assessment roll to the McHenry County Supervisor of Assessments was June 13 2016, I am very excited to let you know we have certified the Nunda Township assessment roll as of July 1<sup>st</sup>, 2016. I am very proud of our assessment team for all their hard work and for the strong effort in getting this accomplished. This is our first step in helping to get the assessment cycle back on track and we have received very positive feedback from the McHenry County Supervisor of Assessments office for this timely return. This will help benefit the entire Tax Cycle and have an immediate benefit to all taxpayers.

I anticipate the publication of 2016 Assessment Roll the third week of July 2016. We will be offering extended office hours in the assessment office, as well as 30 days of informal reviews of assessments by team members. We will certainly try to meet with and process as many reviews as possible in the office, in addition, any appeal that is filed for a formal hearing or non-hearing will also be reviewed by team members, and in many cases these can be resolved without the need for a hearing or non-hearing.

As I reported last month with our tentative Equalization Factor of 1.0659, I anticipate some resistance to the increase in the 2016 Equalized Assessed Value. It is worth noting, all across McHenry, Lake, and Kane County we are seeing significant increases in Equalization factors. Again, this is due to declining assessed values over the last three years and increases in sale prices and again our need for the assessments to reflect a Statutory Level of 33.33% of its Fair Cash Value.

During the month of June, as well as the certification of the 2016 Assessment Roll, we have been very busy with our weekly processing of Building Permits, Real Estate Transfer Declarations, Mapping Changes, Field Inspections, Taxpayer and Real Estate Professionals inquiries, as well as our always on-going maintaining and improvement of our CAMA System. (Computer Assisted Mass Appraisal)

During the past month we have also completed an update on our server operating system. The cost for this upgrade was \$750.00 and has solved our previously reported backup issue. I chose to take the route of the upgrade as the server hardware, although getting older, it is still very stable and has plenty of storage capacity. Overall this course of action has saved the taxpayers a significant amount of money over the cost of replacing the server.

In conclusion, I would like to thank the Town Board for their support of the Assessment office. I am very pleased with the path we are on, and very much look forward to some additional exciting changes in the office. If there are any questions or concerns, I am always available to discuss any matters.

Sincerely,

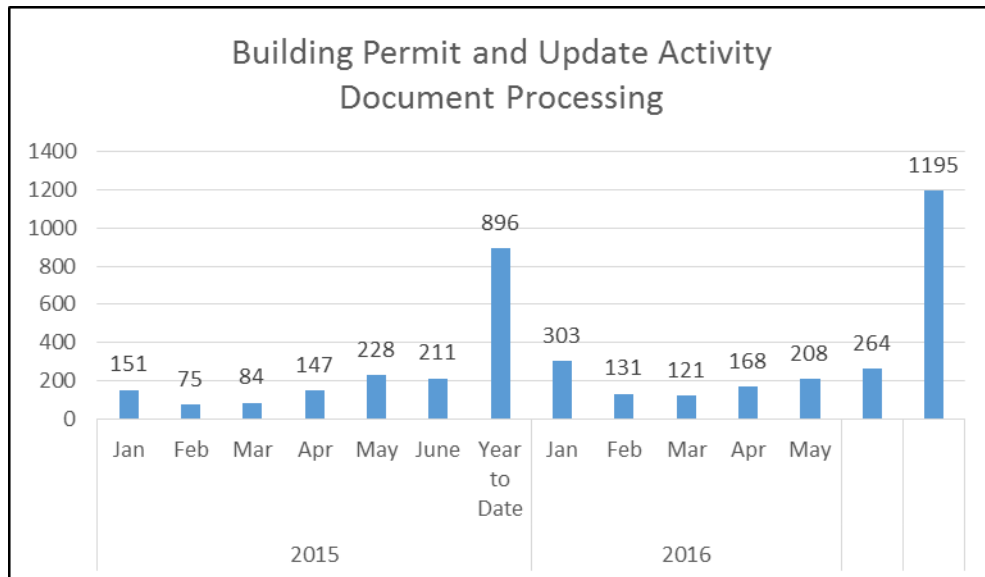
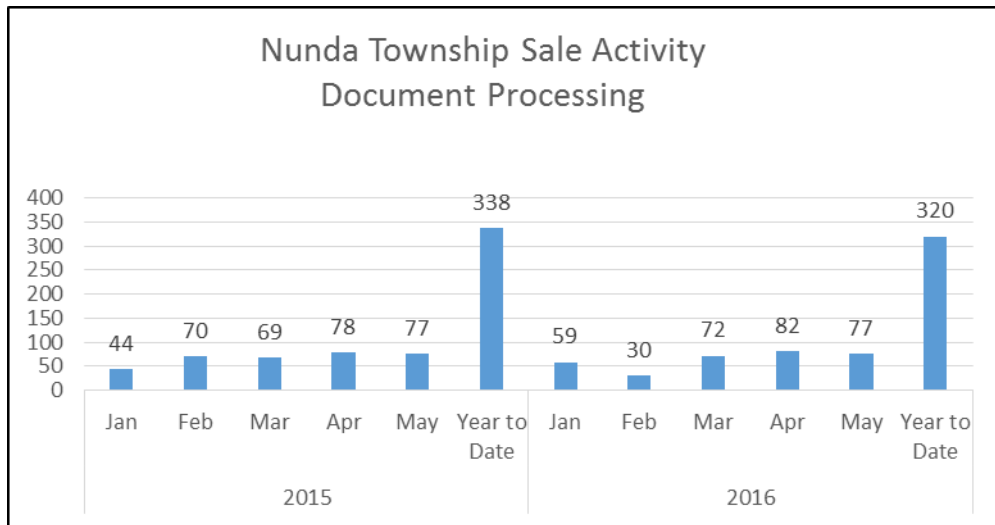
*Mark S. Dzemske*  
Nunda Township Assessor  
C.I.A.O. -M

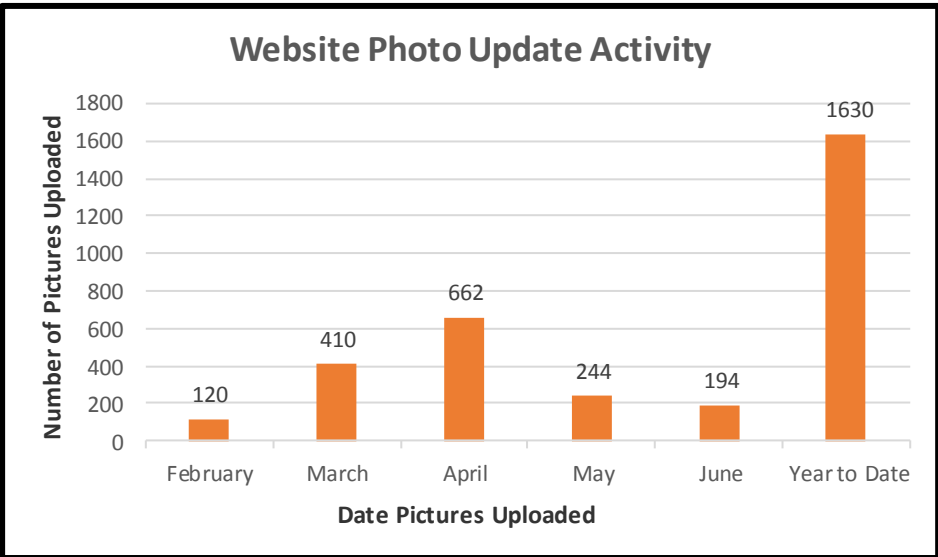
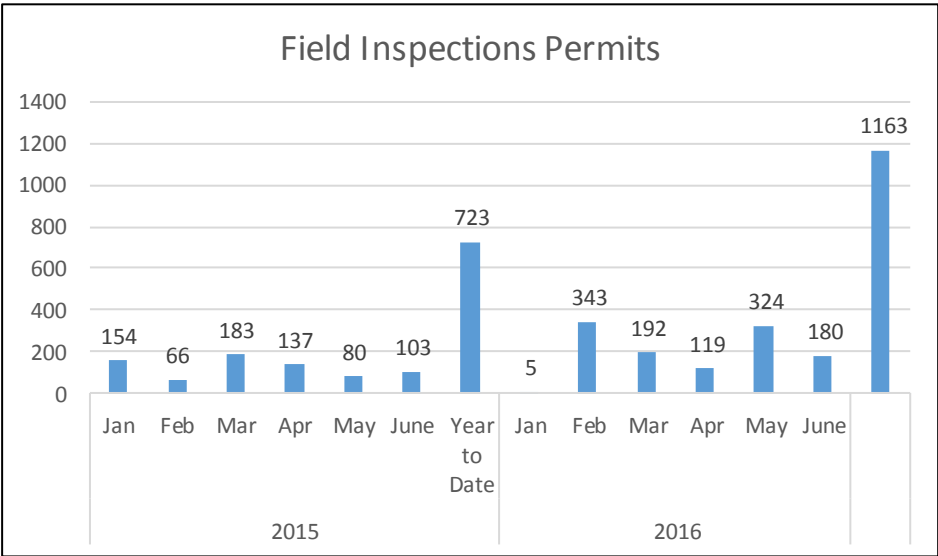
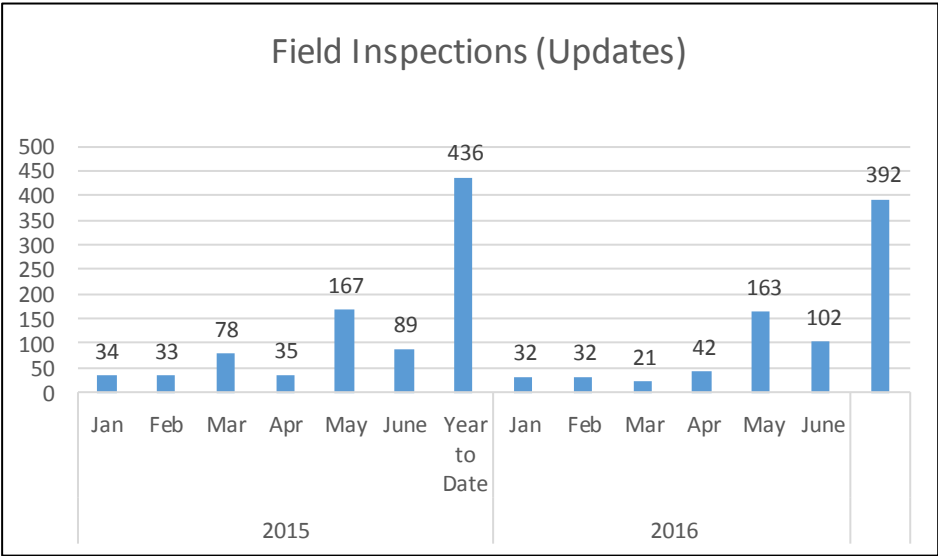
## Office Activity

The month of June has been very busy in the office due to taxpayers receiving their 2015 tax bills. We have spent a significant amount of time answering questions and resolving issues. In addition, as previously mentioned a very strong push was put in by the team to complete the 2016 assessment roll.

Along with the above listed activity there are of course the day to day activities that need to be completed.

The following charts are meant to give a broad overview of the additional daily activities. In addition, although not a charted activity, the constant maintaining and improvement of our Computer Assisted Mass Appraisal Program (CAMA) takes additional time. There is on-going analysis of Real Estate Market activity that is gathered, reviewed and verified and used for the purposes of modeling our CAMA system against the local Real Estate Market.





## 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	07/01/2016	1.0659	
Last Update:		07/01/2016				

The above table shows the 2016 assessment roll was certified to the McHenry County Supervisor of Assessments on 07/01/2016. As mentioned in last months report, 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.

Please see the following page for a review of the Property Assessment Administration Cycle. Please note it is not possible to include all duties and responsibilities for each participant in the cycle. The chart is only meant to serve as a broad overview of the cycle. Based on the following Property Assessment Administration Cycle you are able to identify where we are in the current cycle.



## Spotlight on Nunda Township Assessors Web Page

A significant amount of users continue to use data and information found on our web-site. A variety of assistance to taxpayers, appraisers, attorneys, realtors, title companies, as well as other governmental agencies and other professionals is provided daily. Providing easy access to our records and information is crucial to a positive experience while visiting our web page, The taxpayers have made it possible for us to have a good web page and we continue to strive to make it a great web page with features that help everyone find the information they are looking for, it reduces the need for team members to work to gather information either over the phone or in the lobby. For the public that does not have access to the internet, or requires information not found on our web page, we are only too happy to provide telephone, fax, or in office service.( We are always proud to show the public local government hard at work.)

Users of our web page are able to access information pertaining to property assessment, property record card information, monthly meeting reports, as well as the ability to search for sales activity. In addition there are links to tax bill information, geographic information system (GIS), and additional links for additional services. Our web page is evolving and in the near future it will feature access to an annual and year to date summary of improved residential sales reports.

Listed below is a snapshot of some of the activity we are able to track on our web page, we do hope to provide some better insight and additional logging activity in the up-coming months. As you can imagine there are certain times of the year that there would be significant spikes in activity.

