

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

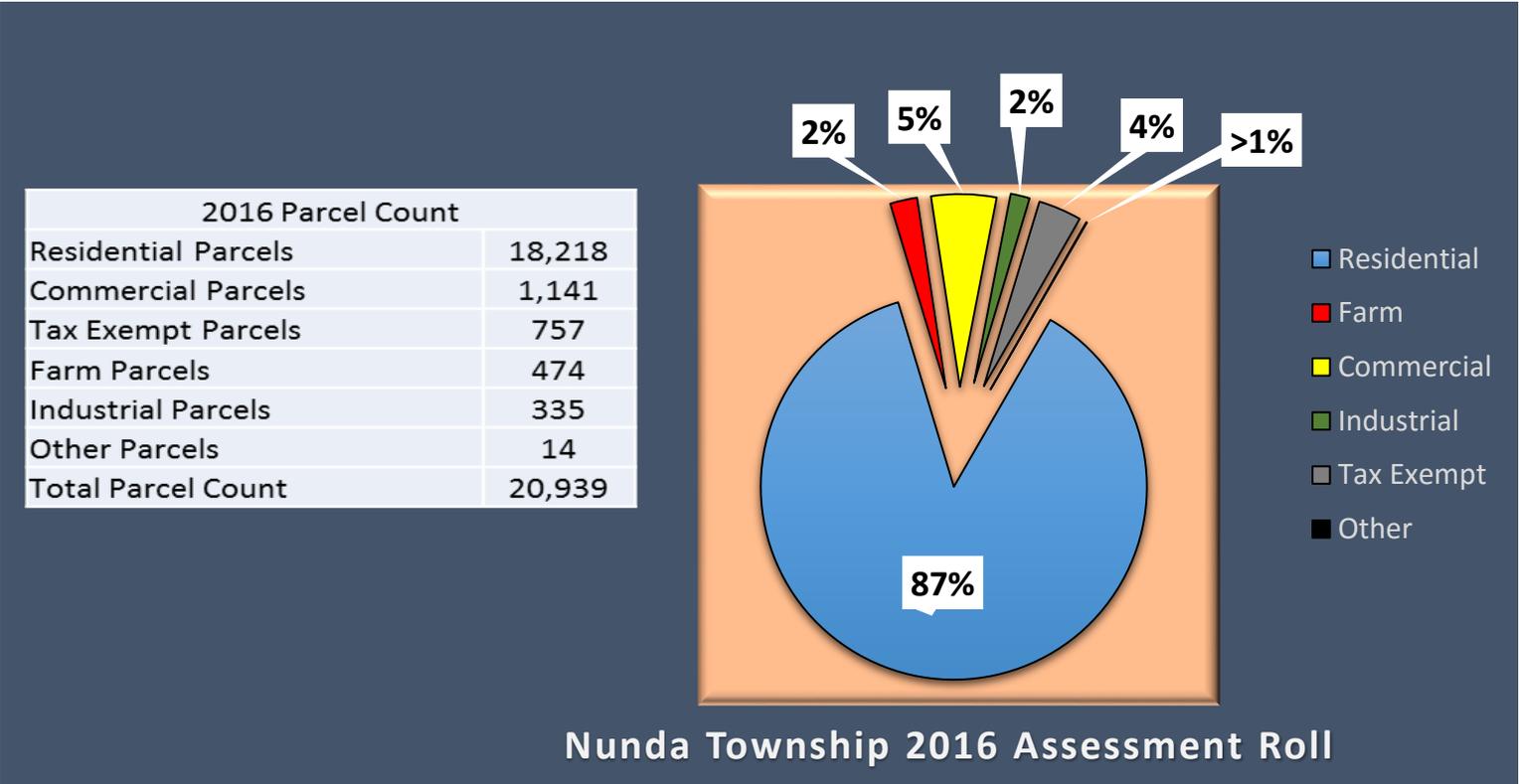
August 11th 2016

Meeting Time

7:00 P.M.

Location

Nunda Township Town Hall



Prepared By

Mark S. Dzemske

Nunda Township Assessor

C.I.A.O. -M

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

NUNDA TOWNSHIP ASSESSOR

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CRYSTAL LAKE, IL 60012

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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 July saw the final editing of the 2016 assessment roll between the McHenry County Supervisor of Assessment and your Nunda Township Assessor's Office. Assessment notices were mailed by the Supervisor of Assessments Office on July 29th 2016 and the official appeal period for the 2016 assessments has been set, it will run from August 1st thru August 31st 2016.

When the final editing was completed on July 25th 2016 your Nunda Township Assessor's office, immediately posted all current assessments on our web page and began conducting informal reviews of assessments in our office. This informal appeal period will continue thru the month of August, in addition we will continue reviewing each appeal that is filed on in a formal appeal until all appeals for the 2016 assessment year have been processed.

In addition we have set extended office hours. I would like to thank Angela Koscavage the Nunda Township Town Clerk for her help in getting a notice to the Northwest Herald which announced the extended hours which will run thru the month of August, the hours will be Monday and Friday 7:00 – 3:30, Tuesday, Wednesday, Thursday 7:00 – 6:00. These extended hours are available to the property owners in Nunda Township with no additional increase in payroll, thanks to the flexibility of your assessment team.

Although early on in the 2016 assessment review process an overwhelming topic for the property owners has continued to center around the heavy burden real estate taxes have put on the property owners. The office staff, as well as myself have spent a great deal of time and resources with the on-going effort helping the taxpayers understand the assessment process and the taxation process. Taxpayers overall are beginning to understand the need to become involved as well as informed in the taxation process while continuing to monitor their property assessment as well as market activity in their neighborhoods. The assessor's web page continues to serve as a great resource for taxpayers to gather and analyze information, I continue to be impressed by the data collected by taxpayers and how it has resulted in very complete information being presented for review.

In conclusion I must mention how impressed I continue to be by the assessment team. We have instituted some new quality controls in the office for the purpose of evaluating the quality of service being provided to the taxpayers. Team members have received positive formal reviews for the service provided to the taxpayers as well as informal reviews such as face to face, over the phone, or in an e-mail for the quality and level of service they have provided.

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

NORTHWEST HERALD

Nunda Township extends office hours to handle property assessment appeals

Published: Saturday, July 30, 2016 12:13 a.m. CDT

[CRYSTAL LAKE](#) – The Nunda Township Assessor’s Office will be open for extended hours in August during the 30-day period when property owners can appeal their property assessments, Nunda Township Clerk Angela P. Koscavage said.

Beginning Aug. 1, office hours will be from 7 a.m. to 3:30 p.m. Monday and Friday; and from 7 a.m. to 6 p.m. Tuesday, Wednesday and Thursday.

Nunda Township received 583 appeals in 2015, which was a general assessment year for townships outside of Cook County. This year is a non-general assessment year, meaning fewer parcels were reviewed, Nunda Township Assessor Mark Dzemske said.

“Although fewer parcels were reviewed, I would anticipate a similar number of appeals,” Dzemske said. “All across McHenry, Lake, Kane counties, most townships will be experiencing positive equalization factors. This is due to the three-year average level of assessments starting to fall below the state required 33.33 percent assessment level.

“Due to the improving real estate market, many sales prices are now starting to outpace the current assessments.”

Nunda Township has a current three-year assessment level of 31.27 percent. To adjust to the 33.33 percent level, a 1.0659 equalization factor will be applied to properties, Dzemske said.

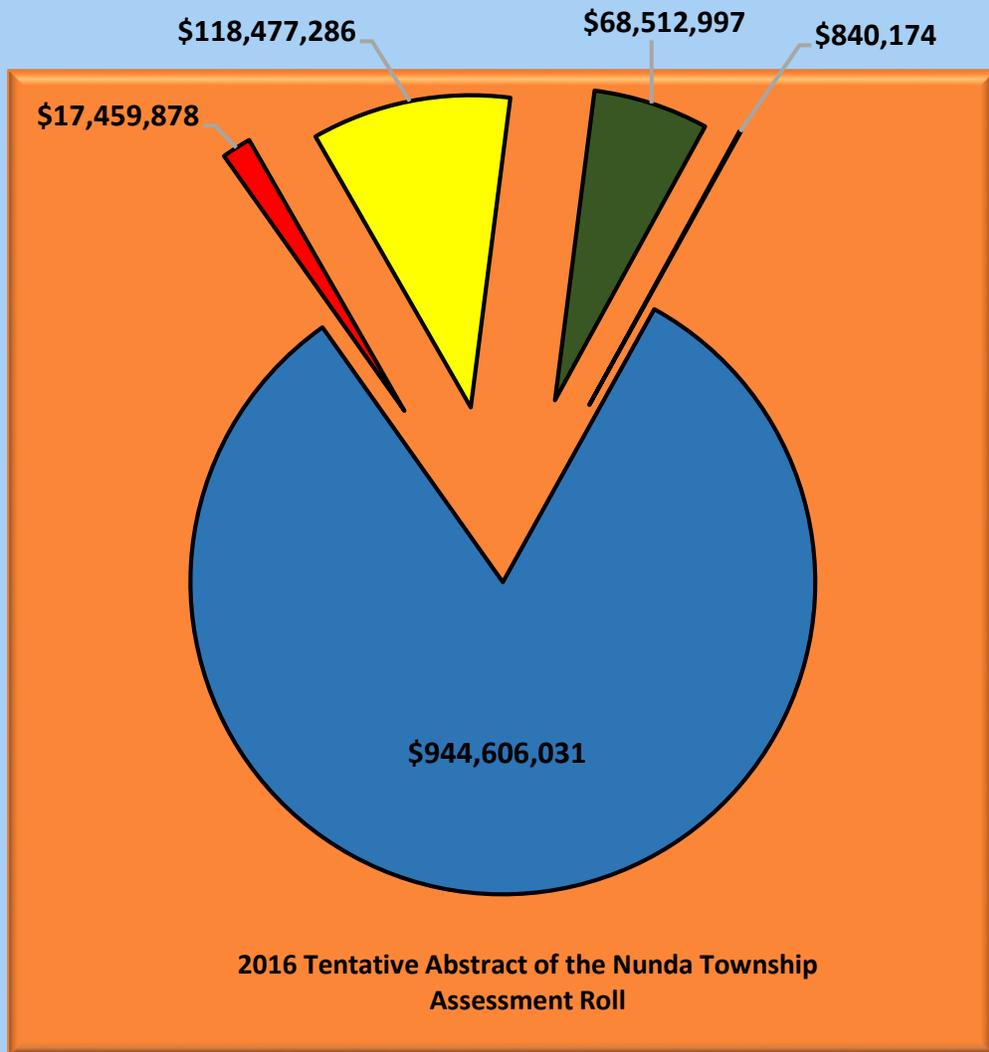
“Many people will assume this will result in an increase in their tax bill,” he said.

“Since the majority of all assessments in Nunda Township will receive this equalization factor, each property owner’s share of the tax burden in Nunda Township should remain relatively the same for next year’s property tax bill.”

Beginning Sept. 1, hours will return to 7 a.m. to 3:30 p.m. Monday through Friday.

The office is at 3510 Bay Road, Crystal Lake.

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- Residential
- Farm
- Commercial
- Industrial
- Other

Property Type	Assessed Value	New Construction
Residential	\$944,606,031	\$3,296,317
Farm	\$17,459,878	\$240,765
Commercial	\$118,477,286	\$254,989
Industrial	\$68,512,997	\$637,631
Other	\$840,174	\$0
Totals	\$1,146,562,442	\$4,429,702

2016 Nunda Township Status Report

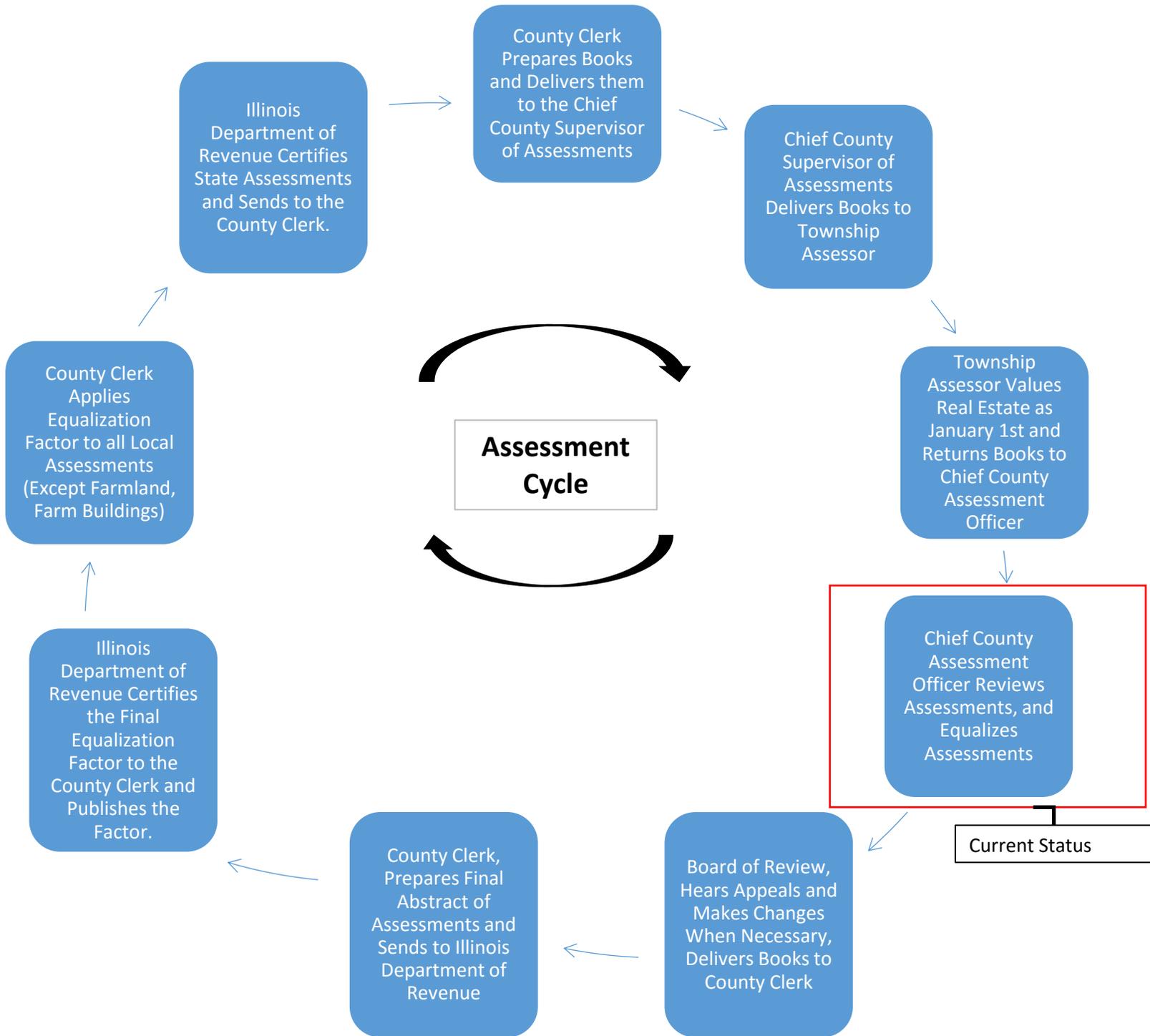
TOWNSHIP		ASSESSOR BOOKS						Published Northwest Herald	
#	NAME	CERTIFIED TO ASSESSOR	TARGET RETURN	CERTIFIED TO S/A	PRJCTD FACTR	FACTOR APPLIED	Notices Mailed	Changes Published	Final Filing Deadline
Beginning 2016 Parcel Count									
14 15	NUNDA 20942	3/17/2016	6/13/2016	07/01/2016	1.0659	1.0659	07/29/2016	08/01/2016	08/31/2016
Last Update:		08/07/2016							

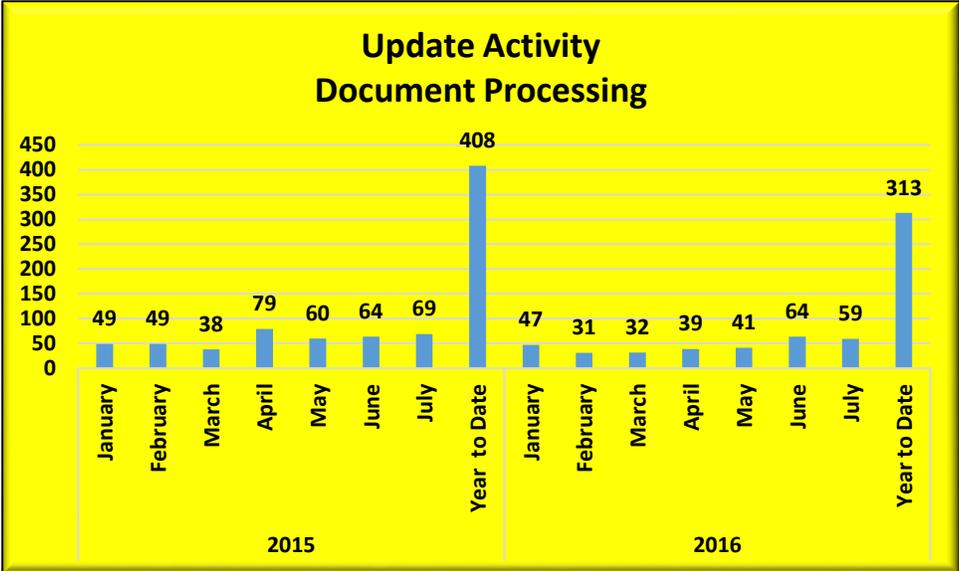
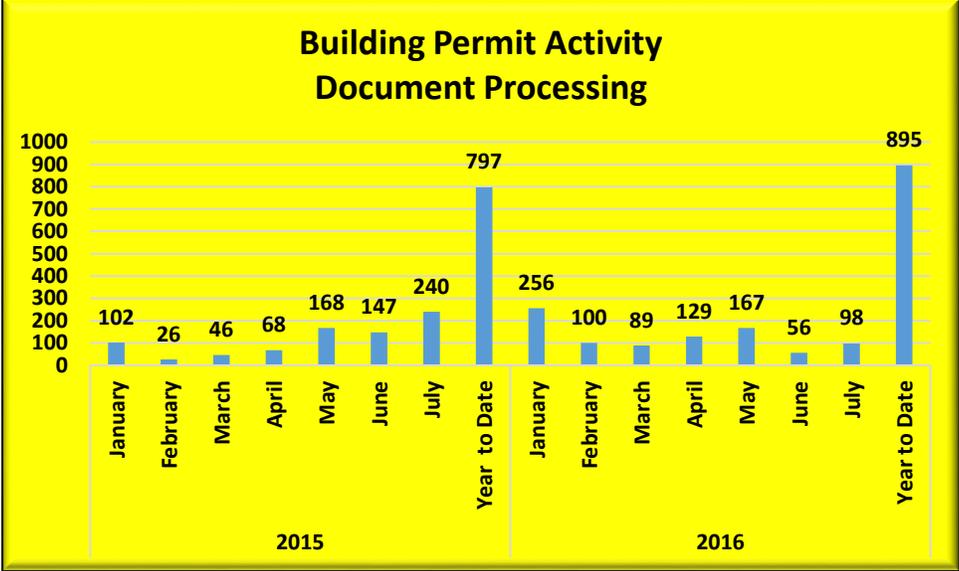
The above table shows the current status of the Nunda Township 2016 assessment roll. The assessment roll was certified to the McHenry County Supervisor of Assessments on 07/01/2016. Final editing was completed by the Supervisor of Assessments and the Nunda Township Assessor's Office and the assessment notices were mailed on July 29, 2016. The assessment roll for 2016 was published on August 1, 2016.

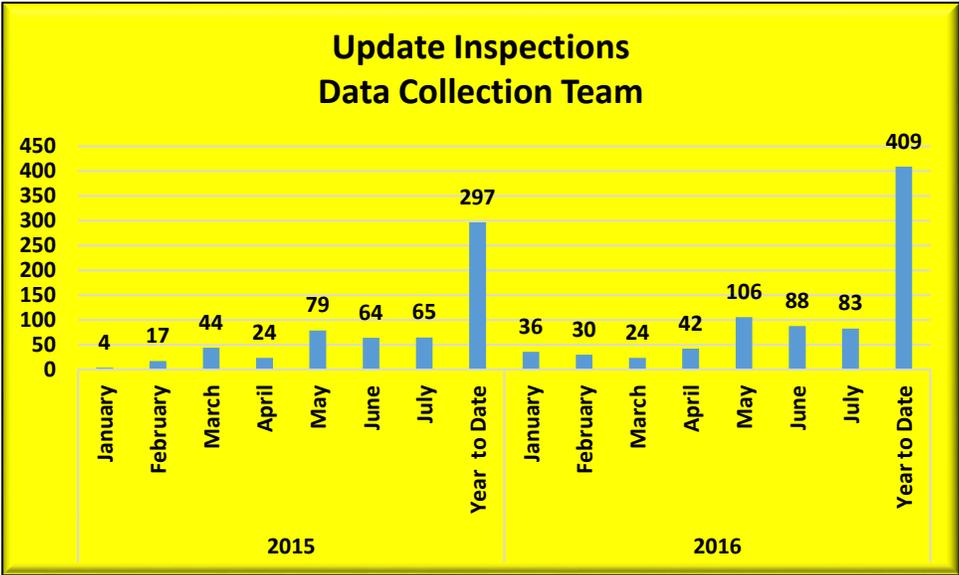
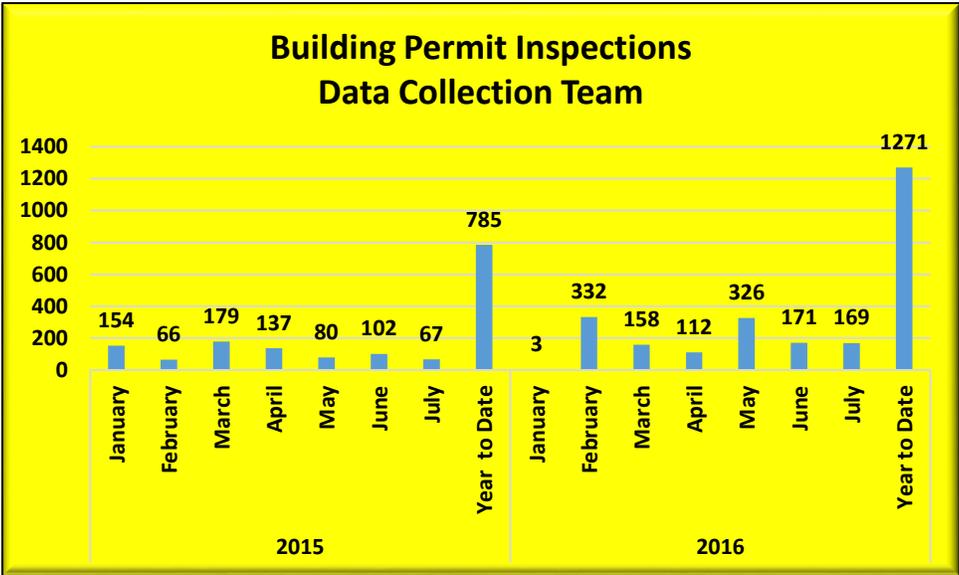
The informal appeal process began on July 25, 2016 and will continue thru the month of August. The formal appeal process began on August 1, 2016 and will run thru the month of August.

Taxpayers that have a concern with their 2016 assessment can take advantage of the informal period if they wish simply by contacting our office with any information they wish to have us review concerning their property assessment.

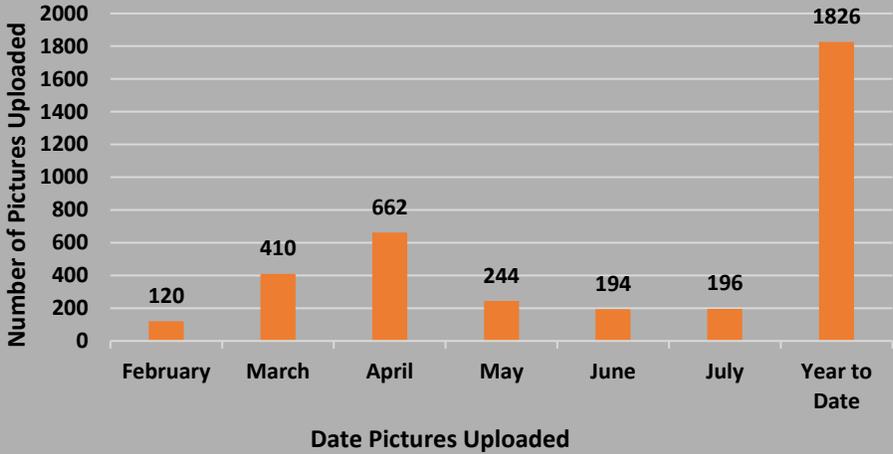
In addition any taxpayer who chooses to file a formal appeal with the McHenry County Board of Review will also receive the same consideration by our office that we give to informal appeals, as your Nunda Township Assessment Team reviews each and every appeal that is filed.







Website Photo Update Activity



URLs

1 Statistics for 01/Jul/2016 - 10/Aug/2016, 41 days

URL	▼ Page views	0 - 100 %	Visitors
1 /docs/2015ResidentialSales20160714.pdf	11,660	10.5 %	36
2 /docs/2016ResidentialSales20160714.pdf	7,733	7.0 %	77
3 /Assessor/LoadParcelsByAddress	7,267	6.6 %	469
5 /Assessor/Pins	3,922	3.5 %	571
6 /assessor/PinSearch	3,613	3.3 %	842
7 /assessor/AddressSearch	3,019	2.7 %	790
8 /Assessor/Addresses	2,817	2.5 %	655
9 /assessor/propertysearch	2,766	2.5 %	844

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The above listed snapshot on monitored website activity from the date range listed above, is an attempt to show the traffic on our web page, and the different pages that are being utilized.

As I mentioned last month since this is a resource where we continue to spend valuable taxpayer dollars, we are continuing to upgrade this resource and monitor it to see to what degree it is being utilized and attempt to identify the quantifiable benefits.

Final Comments

The first week of publication has been busy as we have anticipated. During the week of August 1st thru August 5th we have tracked the following activity;

We have handled 187 phone inquiries and 72 in office lobby inquiries. These inquiries to date have resulted in approximately 40 informal reviews by assessment team members.

The property owners have been very appreciative of the extended office hours, and the benefits of these extended hours should be realized thru the appeal period.

Once again I cannot say enough about your assessment team, I often observe team members helping each other in many ways, I also notice team members working closely together and sharing thoughts and solutions with each other for various matters thru out the day.

We are currently reviewing some internal processes in our data collection division in hopes that we may be able to increase efficiency, and eliminate some un-necessary expense, this is an on-going process and we should have some final conclusions to report in the near future.

As always the continued support by the Town Board is very much appreciated, and helps to make the operation of the assessment office run smoothly.

If anyone has any questions or concerns, or would like additional information covered thru this process I am always available to listen to any comments or suggestions.