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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 10, 2017

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 10, 2017

Lee Jennings
Joni Smith
Ed Dvorak
Robert Parish
Tim Parish
Karen Tynis

Re: Assessment Office August Monthly Activity Report

For the month of August the assessment team activity centered on the preparation for the publication of the 2017 Assessment Roll. The Publication will take place on August 16, 2017 with a final appeal filing deadline of September 15, 2017. The assessment noticed will be mailed by the McHenry County Supervisor of Assessments on August 14, 2017. This year the township assessment roll will be subject to an equalization factor of 1.0481. We will be working closely with taxpayers during this time frame conducting informal assessment reviews as well as preparing responses for property owners that opt to go thru the formal appeal process.

Sales activity continues to trend closely to the same level as we have seen over the previous two years. I would note that the number of short sales and foreclosures have fallen, and in addition sale prices have for the most part continued on an upward trend. We are still seeing very little activity in vacant land sales across the board, however I have noticed more inquiries in potential future purchases of land parcels.

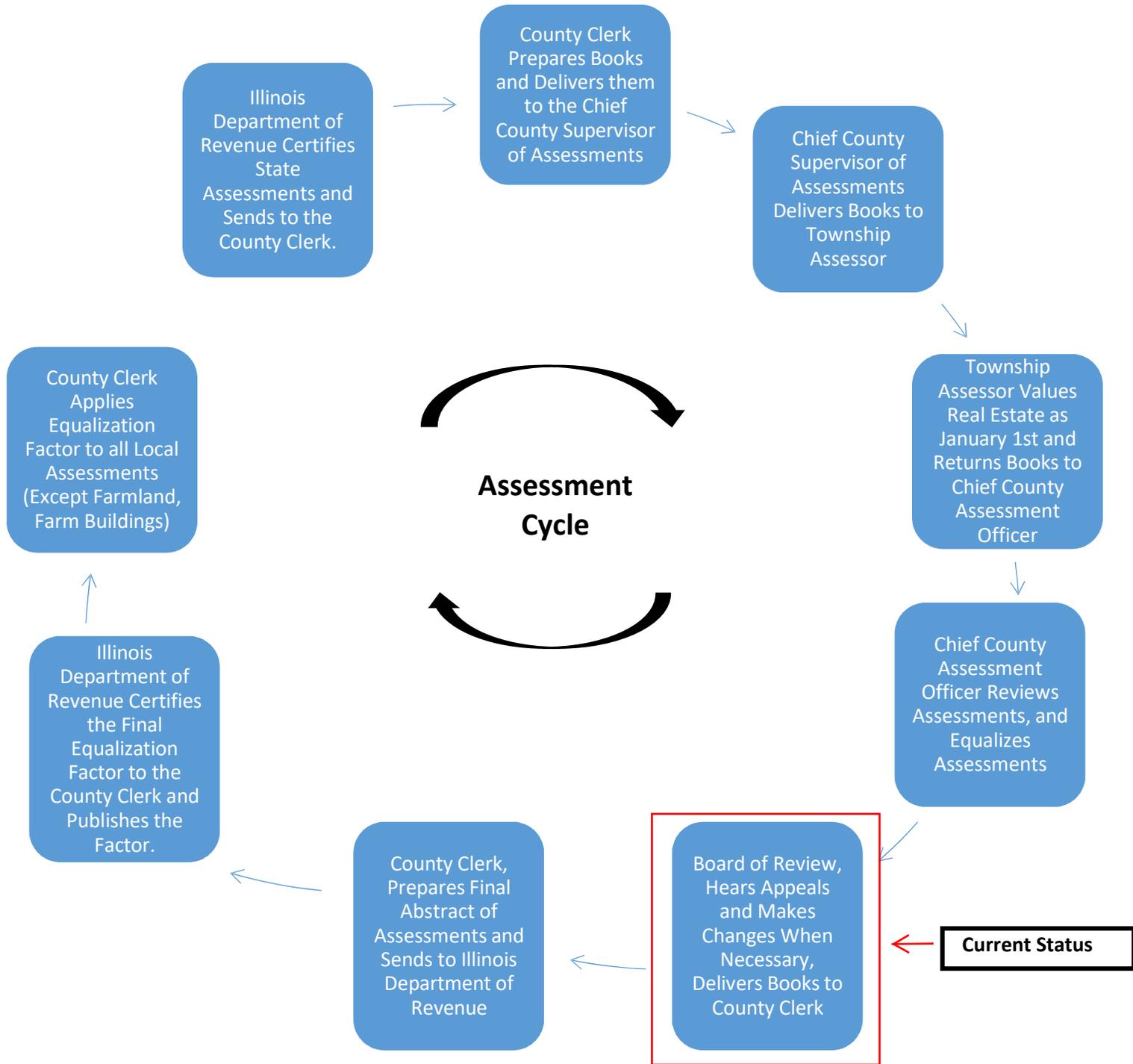
The updating of properties within the township is running ahead of last years' pace and basically at the same level as 2015, this is mainly due to the assessment cycle as well as the need to continually monitor the properties in the township for changes in characteristics and condition. These updates are generated at our level and our way of insuring the use of the best possible information in developing our assessments.

The building permits that are being issued continue to run ahead of the previous two years, and as a result our data collection team has been spending a great deal of time in the field visiting and speaking with property owners.

The assessment web pages continue to offer updated information for use by many different groups and individuals who enjoy the access to current, accurate and updated information. Our data collection team has added many updated photos, and the entire assessment team has spent a great deal of time updating characteristics etc. These are all available by visiting the assessment web pages at www.nundatownship.com and going to the assessment division.

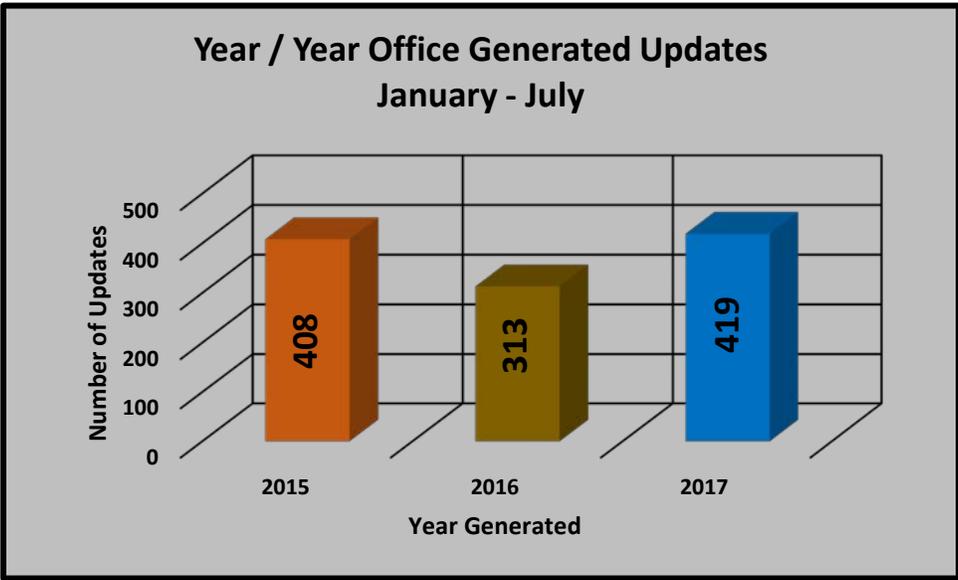
Respectively submitted,

Mark S. Dzemske
Nunda Township Assessor
CIAO -M

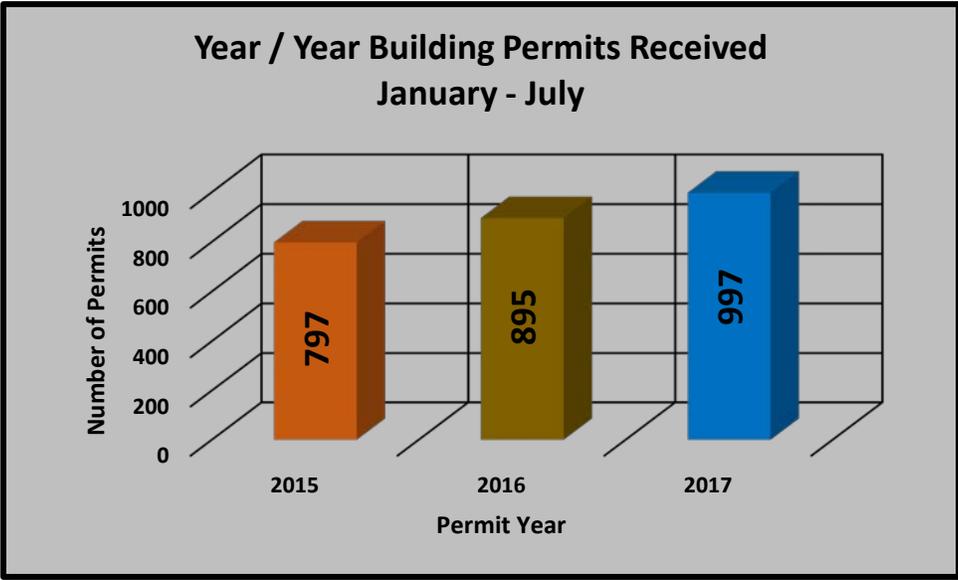




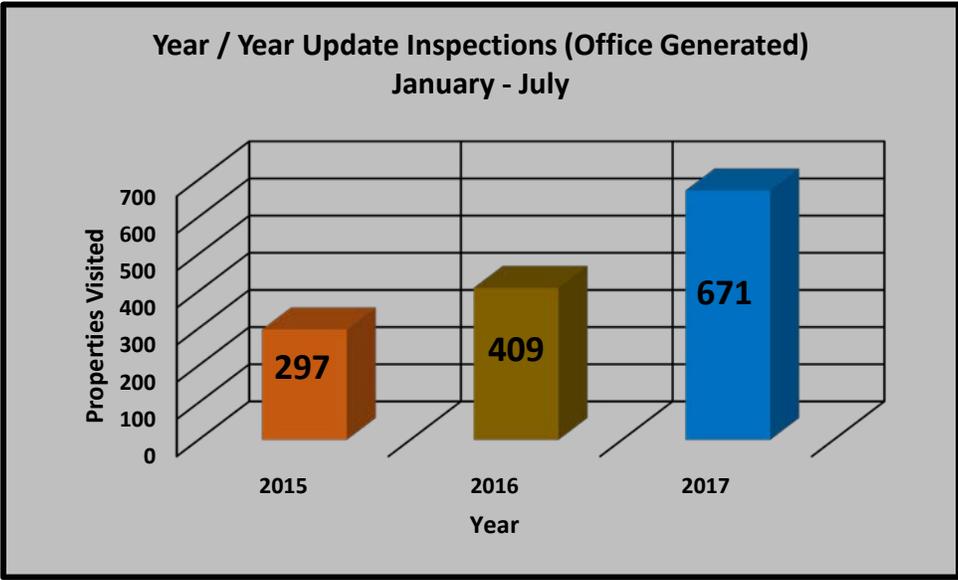
Support Staff Activity



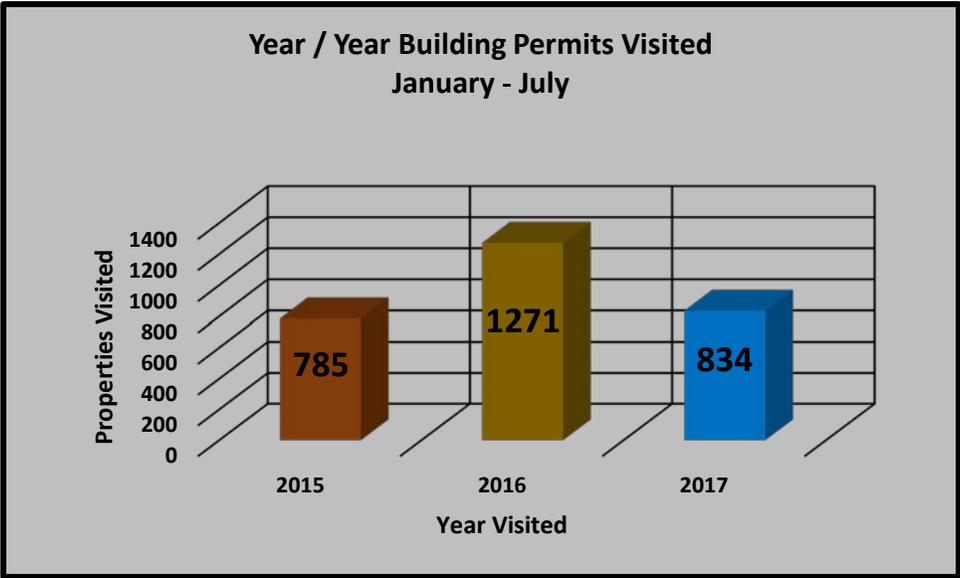
Support Staff Activity



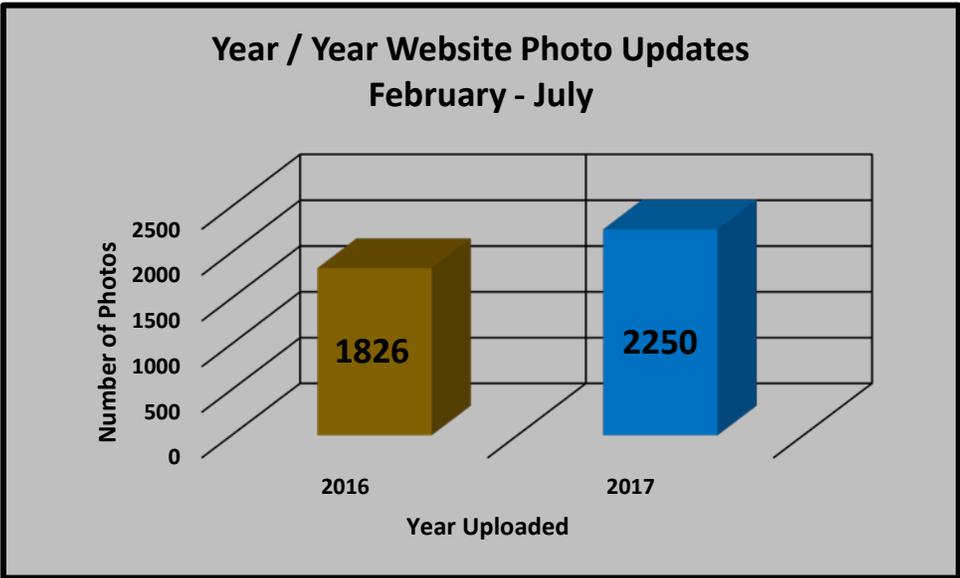
Support Staff Activity



Data Collection Activity



Data Collection Activity



Data Collection Activity

2017 Assessment Information

Nunda Township 2017 Equalization Factor – 1.0481

Nunda Township Assessment Office Informal Appeal Period – August 10, 2017 – September 15, 2017

Assessment Notices Mailed from McHenry County Supervisor of Assessments – August 14, 2017

Nunda Township Date of Publication – August 16, 2017

Nunda Township Appeal Filing Deadline – Postmarked No Later Than September 15, 2017

Type of Assessment Year – Non General Assessment Year

Nunda Township Assessment Office Hours – 7:00 – 3:30 (Appointments as Needed)

Please see www.nundatownship.com and go to the assessors division for forms to appeal your property assessment. These forms are also available in our office. If you are interested in an informal appeal with your Nunda Township Assessment office, please use the grid in the appeal packet when presenting your information for us to review. The attached grid works well whether you are appealing on your assessment on an Equity or Market Value Basis.

If you are appealing your property assessment based on market value or an equity position, remember a well put together appeal is the best way to make your point, be sure to include an estimate of market value when presenting your appeal. Photos of comparable properties can be collected from our website.

If you will be appealing your assessment based on a recent transfer of the property or an appraisal of the property, please contact our office prior to completing an appeal form.

Please visit your Nunda Township Assessors' website to gather information on sales and assessments to check your property assessment to see if there is a need to file an appeal. In addition please use the website to verify your properties characteristics, if you find that something does appear accurate, please call or visit us prior to filling out an appeal form.

Remember your Nunda Township Assessment Team is here to help you with your concerns. Our goal is to assess you're your property in a fair and equitable manner as well as to develop an assessment that is no greater than one third of your properties market value.

Your Nunda Township Assessment office is staffed by a very qualified team that are happy to help you with any concerns whether they are exemption related, assessment related, or if you have questions using the many resources that are available to help you in reviewing property assessments and market activity.

Meet your Assessment Team

Assessor

Mark is your Nunda Township Assessor. Mark was appointed your Nunda Township Assessor effective June 1st 2016 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, and a candidate for the Certified Assessment Evaluators Designation.

Deputy Assessors

Karen and Kristin both are very experienced in Real Property Assessment and have extensive backgrounds in the Real Estate Market and Mass Appraisal Valuation. Karen and Kristin both carry the designation of Certified Illinois Assessing Officers, which were obtained thru the Illinois Property Assessment Institute.

Data Collection Team

Mary and Kelli form our data collection team. Both members have been with the Nunda Township Assessors office for a number of years and are very familiar with the many neighborhoods in the township. Mary and Kelli spend the majority of their 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 and Judy complete your Nunda Township Assessment Team. Both members spend the majority of their time processing Real Estate Transfer Declarations, Building Permits, and generating reports for use by team members. In addition, they are typically your first contact when either phoning or visiting the office. They are key 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.