

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

October 12, 2017

Meeting Time

7:00 P.M.

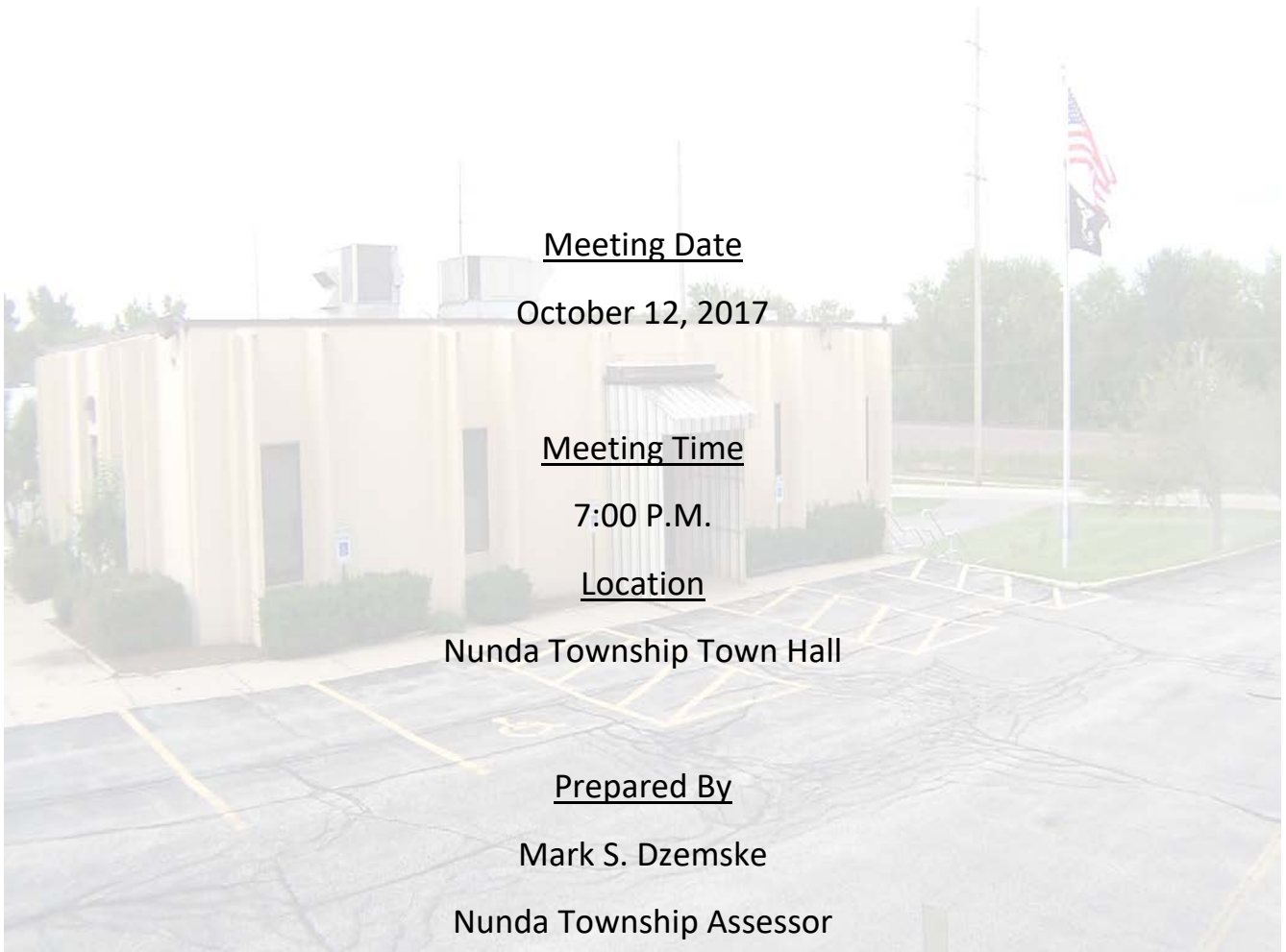
Location

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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October 8, 2017

Lee Jennings
Joni Smith
Robert Parrish
Tim Parrish
Karen Tynis

Re: Assessment Office October Monthly Activity Report

The final weeks of the month of September as well as the month of October continues to be center around the completion of appeals in regards to the 2017 assessment roll publication. The assessment team continues review information that has been presented by taxpayers or on taxpayers' behalf seeking a reduction to the proposed 2017 equalized assessment. I expect the responses will take the balance of the month of October as well as time spent being spent away from the office attending necessary hearings with the McHenry County Board of Review.

Year to date sales activity continues to trend closely to the same level as we have seen over the previous two years, as I have mentioned in the past reports sale prices are continuing to outpace assessments across many portions of the township.

The program that has been implemented for the on-going updating of the townships inventory of improved properties, has been showing many benefits, from having current and accurate data when reviewing properties under appeal, as well as the benefits of current condition and accurate characteristics when qualifying sales activity flowing thru the office. This not only benefits the office it is also beneficial for the many different groups and individuals that rely upon our information.

Building permits that have been processed into the office continue to trend above the 2016 level based on a year to date comparison and below the 2015 level based on the same comparison. Residential new construction activity for the most part has continued to center on the Patriot Estates development located near the intersection of Crystal Lake Road and Bull Valley Road in McHenry.

I have spoken with individuals over the past several months that lead me to believe there is speculative interest in the commercial and industrial market that is beginning to surface. Although much of the interest is centered on existing improved properties that many of these individuals believe the pricing and opportunities are attractive enough to begin to draw capital into this segment of the market, as opposed to any beginning any new developments.

Please remember I am available for any questions or concerns.

Respectively submitted,

Mark S. Dzemske
Nunda Township Assessor
CIAO -M