

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

November 9, 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

3510 BAY ROAD

CRYSTAL LAKE, IL 60012

www.nundatownship.com

Phone 815-459-6140

Fax 815-459-5399

November 9, 2017

Lee Jennings
Joni Smith
Robert Parrish
Tim Parrish
Karen Tynis

Re: Assessment Office Activity Report

The month of October saw a strong push by the assessment team in concluding final responses for the 2017 assessment appeals. For the second consecutive year I am happy to report the 2017 assessment appeal process will be concluded prior to January 1st.

Although the completion of the assessment publication process is at the forefront of our office activity, many other tasks need to remain on track. The sales activity (document processing) year to date shows in an increase of 2.41% and 8.91% over the years 2016 and 2015 respectively.

Building permits that have been received into the office are running 12.5% ahead of 2016 and -7.93% below the 2015 year to date level.

The data collection team has been spending a great deal of time out of the office following up on building permits and updating of records, which of course has allowed us to continue to use and provide high quality data for assessment purposes.

A preliminary review of the current operation of the office budget thru the 1st week of November does not indicate any concerns moving forward. In addition projecting the budget that is in place thru the end of the fiscal year does not currently indicate any surprises, each line item appears to be properly funded and as projected it does appear we will end the fiscal year with an estimated balance in the budget of \$15,000 - \$20,000.

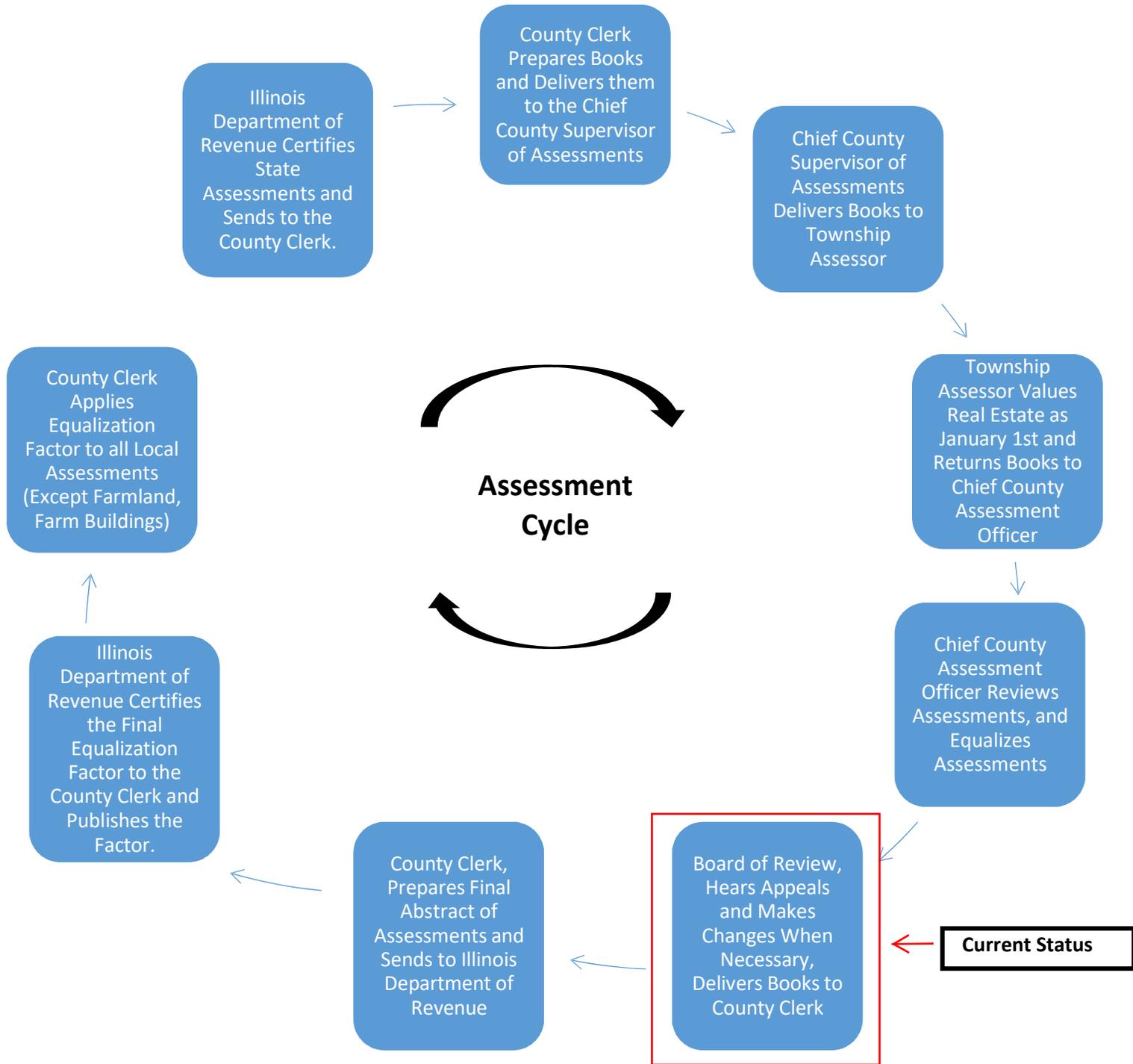
Looking forward to the 2018-2019 Fiscal year, it is my every intention to hold the line on any spending. Although I will review every line for any potential savings, I do not currently anticipate the ability to reduce the office budget at this time. There are not any anticipated large capital expenditures, I anticipate any changes in line item expenses will be strictly due to the cost of doing business, that is to say vendors and publications tend to come with an annual increases.

As you prepare to post the levy for 2018, and it is my sincere hope that a flat levy will be proposed. I believe if we have a realistic idea on spending and discuss how current budgets are or are not satisfying our needs we should be able to address upcoming needs and propose a realistic levy.

Please remember I am available for any questions or concerns.

Respectively submitted,

Mark S. Dzemske
Nunda Township Assessor
CIAO -M



Importance of the Levy Process

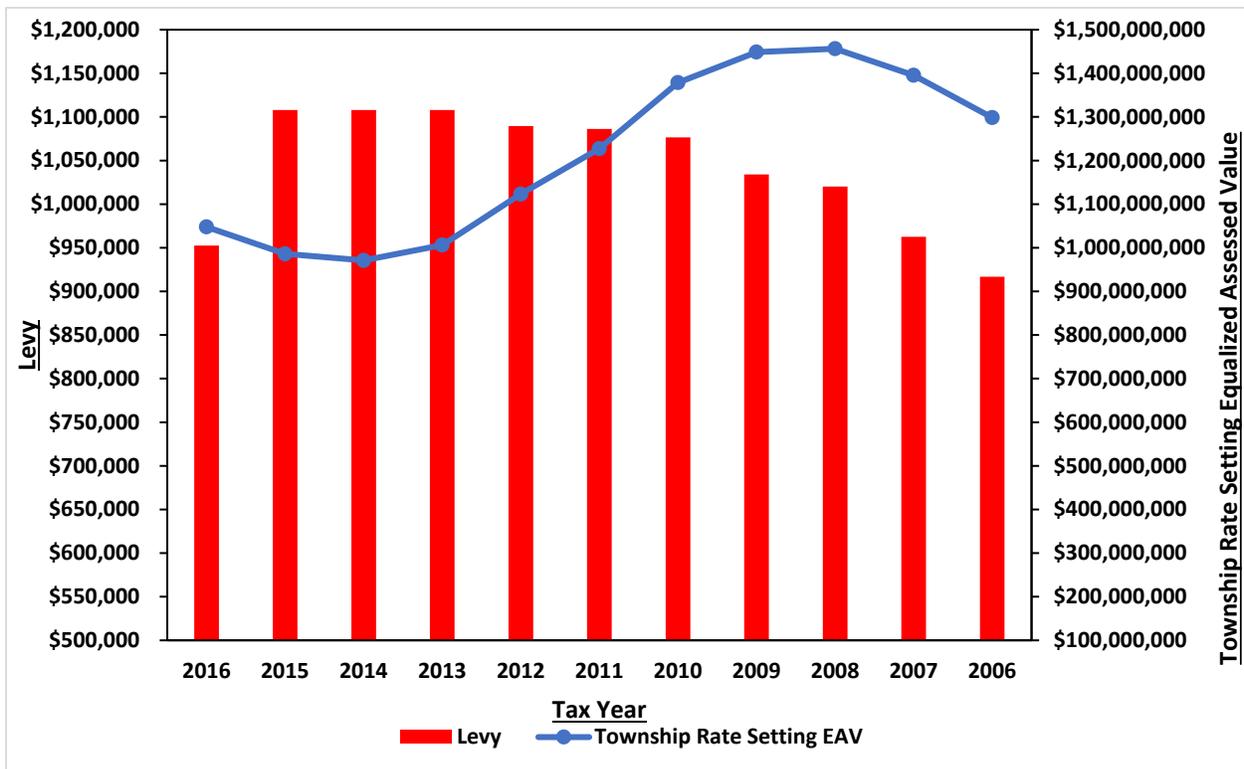
As I stated on the first page of this monthly meeting report. It is my hope that the board moves to propose a flat levy for the 2018 / 2019 fiscal year. I believe the taxpayers of the township are beginning to see the signs of a recovering real estate market and as fragile as this recovery is I do not believe the taxpayers need to be penalized for this recovery with an increased tax burden.

I would hope each and every taxing body puts serious thought into any proposed increase in there levy from the previous year, without first exhausting each and every potential cost saving measure.

I believe there are cost saving measures within our township that have yet to be explored. It is important for the taxpayers to remember when the levy was approved last year it was for \$1,052,603. Thru on going work the town board approved a reduction of an additional \$100,000 and the final levy request was for \$952,603. (I am strictly referring to the town fund levy)

As I had mentioned it is my every intention to submit a budget for the upcoming fiscal year no greater than the budget we are currently operating under in the assessment office.

The chart below shows the levy history for the township, and the relationship to the change in assessed value for the township. I believe with an eye to providing the services that are required, further review on the cost of providing our services we should all begin to see increased property values while enjoying lower tax rates.



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.