

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

February 8, 2018

Meeting Time

7:00 P.M.

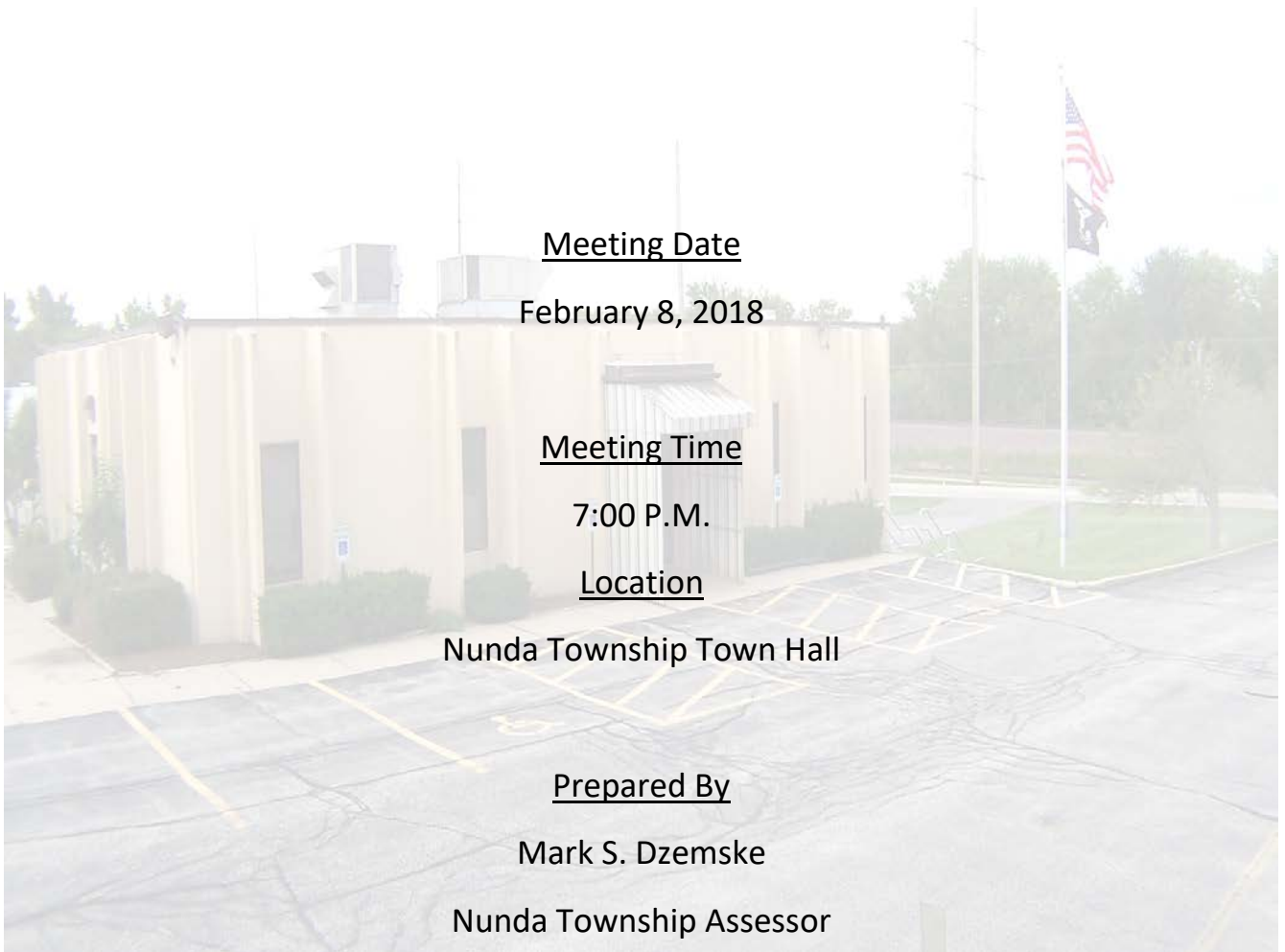
Location

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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February 8, 2018

Lee Jennings
Joni Smith
Justin Franzke
Robert Parrish
Tim Parrish
Karen Tynis

Re: Assessment Office Activity Report

The assessment work for 2018 is well underway. Team members remain on track for the timely completion of the assessment roll by June 1, 2018.

The McHenry County Board of Review is anticipating completing the final 2017 assessment appeals for the county approximately February 16, 2018. Once the final hearings are concluded the McHenry County Supervisor of Assessments office will mail out the Board of Review decisions and taxpayers will be given thirty days to file an appeal with the Illinois Property Tax Appeal Board if they are not in agreement with the decisions that have been rendered by the board of review.

The budget that the assessment office has operated under for the last 10 plus months continues to adequately provide for the successful on-going operation of the office, and will continue to do so thru the end of March 2018. It does appear there will be a surplus that will be returned to the General Town Fund.

I have prepared and submitted the 2018 / 2019 proposed budget for the assessment office in January of 2018, since the timely submission of said budget I am anticipating the need to make some changes to the proposed budget. I am awaiting some numbers for various items and services, once I have them I will present an update to the budget. I do not anticipate an increase in the overall cost of operation that was projected, however there will be a need to change the allocation of the use of the funds.

Please remember I am available for any questions or concerns.

Respectively submitted,

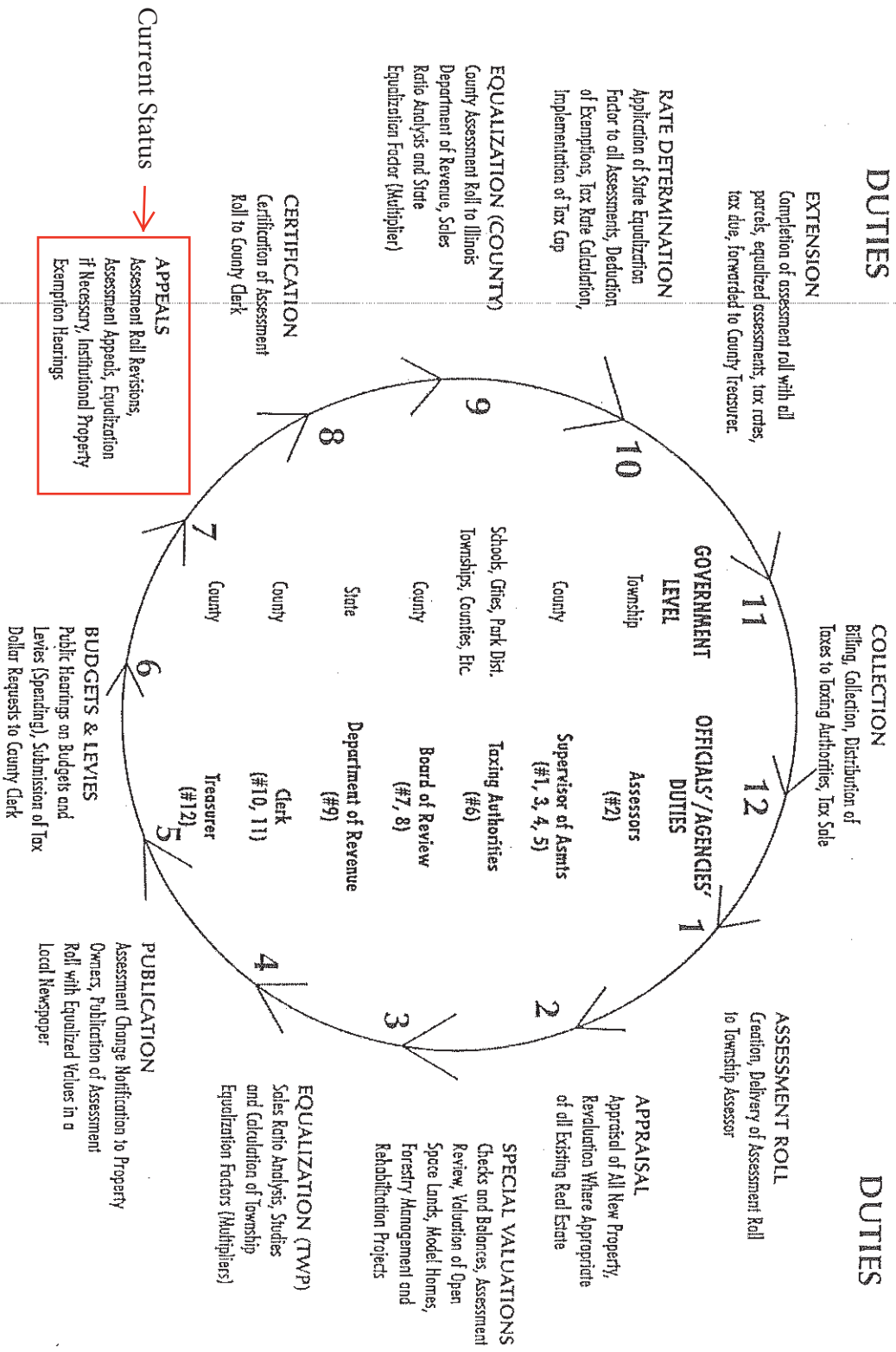
Mark S. Dzemske

Nunda Township Assessor

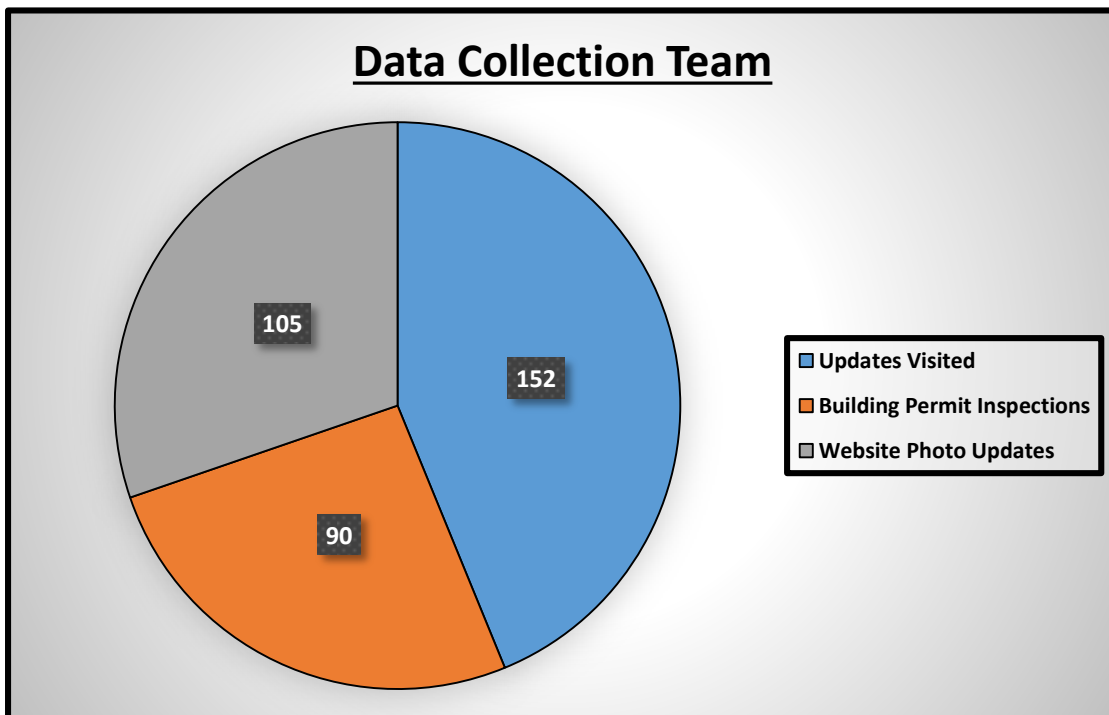
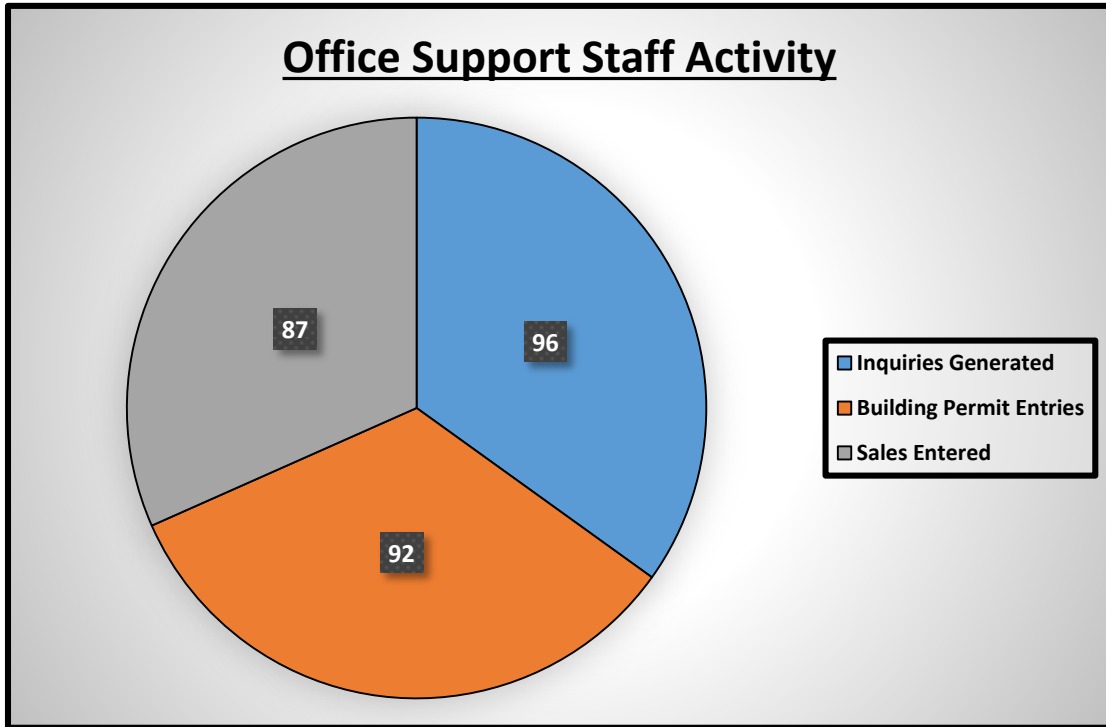
CIAO –M

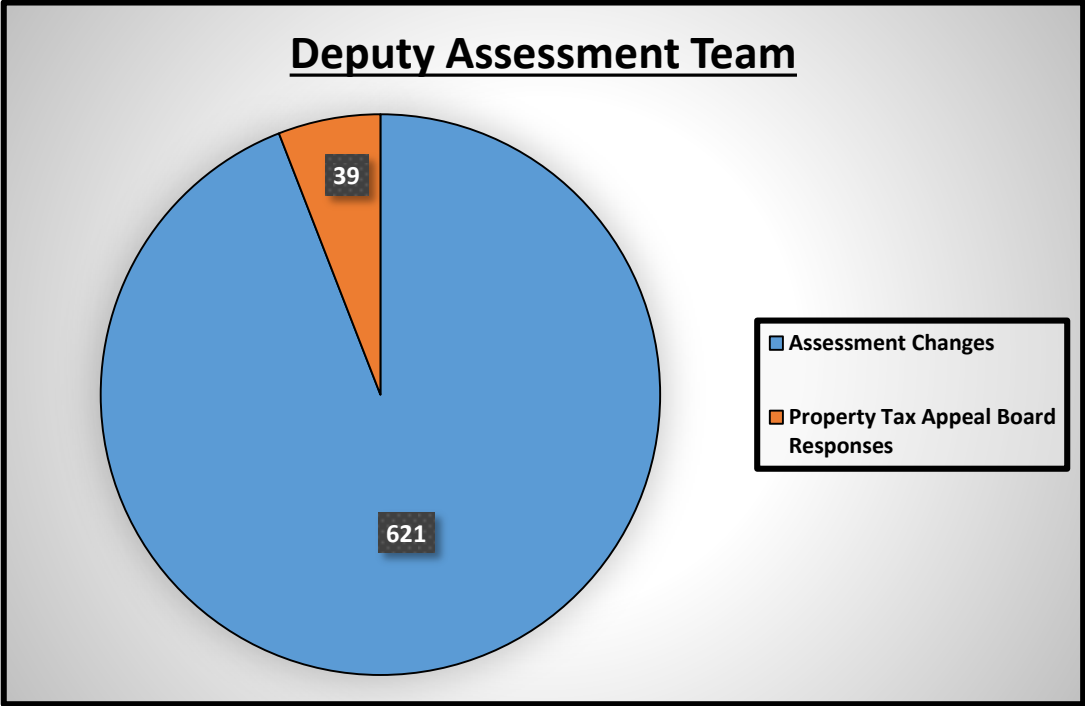
ILLINOIS PROPERTY TAX CYCLE

(In Counties With Township Government)

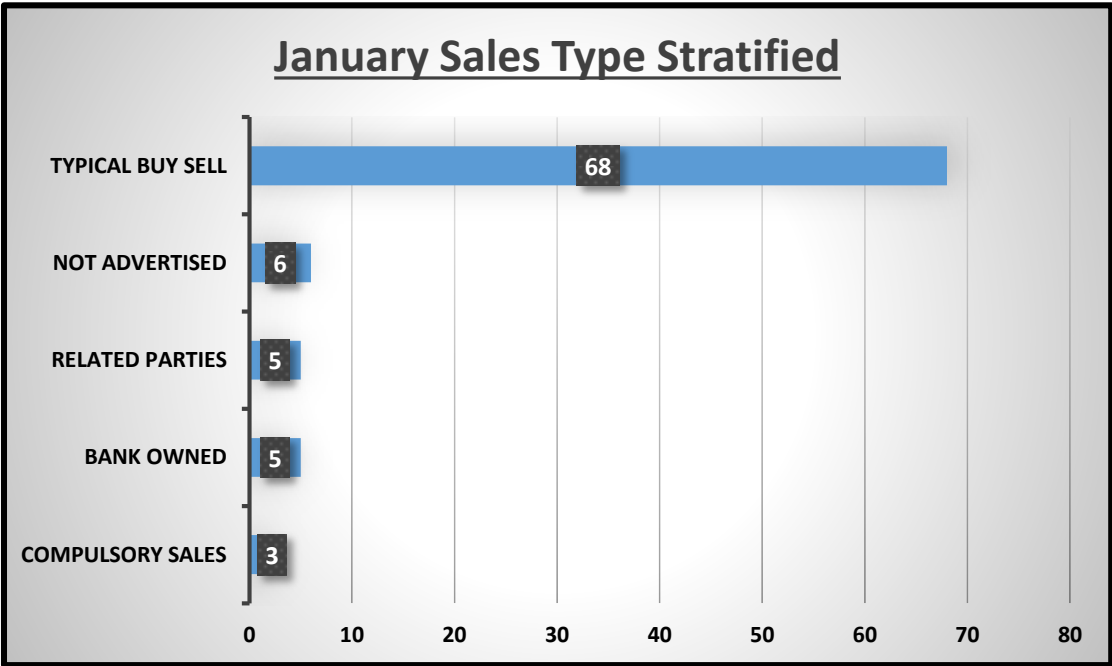


Assessment Team Activity

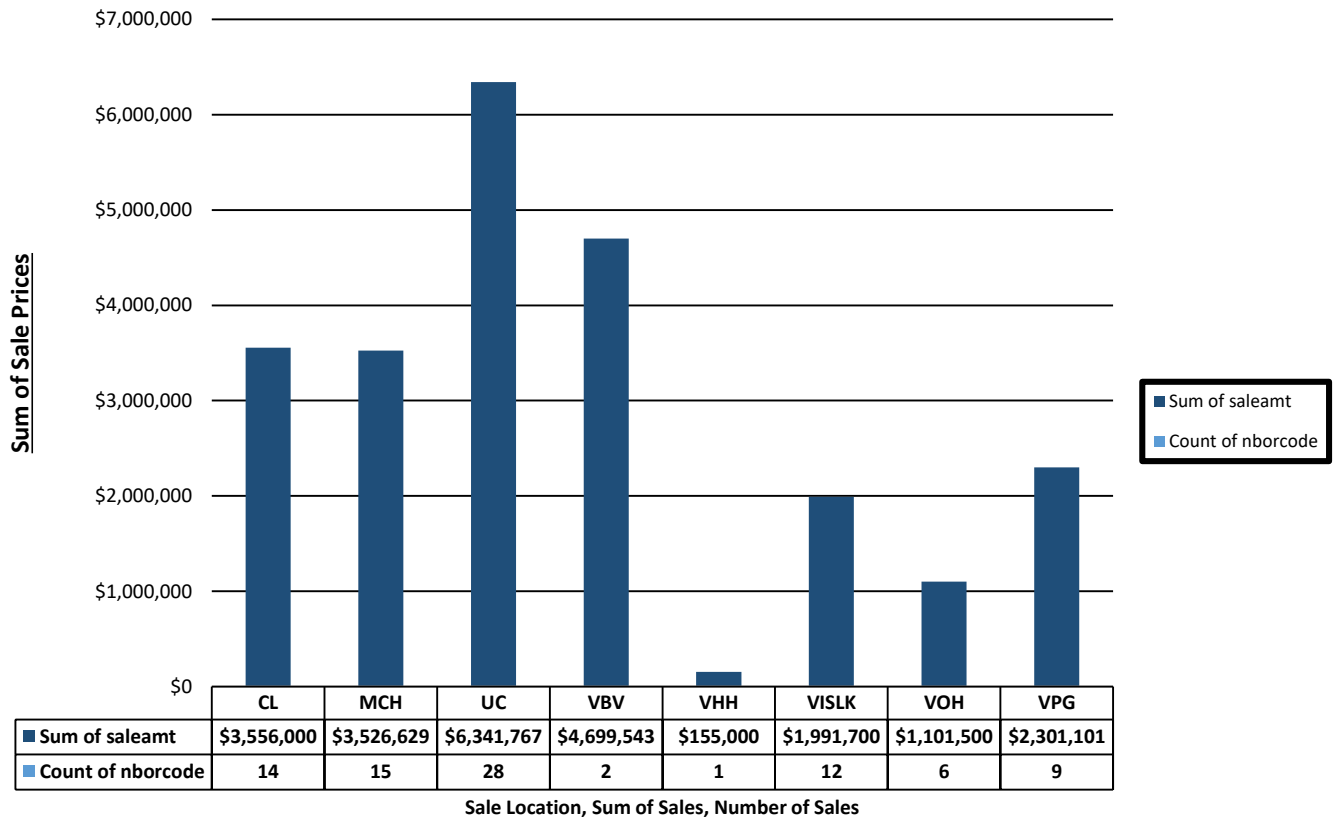




Activities presented above in chart format are a sample of some of the measurable activity that occurs within the assessment office. This is an attempt to report activity within the office to the taxpayers of the township as we realize the taxpayer resources that are allocated to the continued operation of the assessment office.



January Keyed Sales Activity (87 Transfers)



CL = Crystal Lake, MCH = McHenry, UC = Un-Incorporated, VBV = Village of Bull Valley,
 VHH = Village of Holiday Hills, VISLK = Village of Island Lake, VOH = Village of Holiday Hills,
 VPG = Village of Prairie Grove

Summary of Keyed Typical Buy / Sell		
Property Class / Location	Count of property class	Average of Sale Amount
0011 Farm Land with Buildings	1	\$575,000.00
UC	1	\$575,000.00
0021 Farm Land without Buildings	1	\$4,289,543.00
VBV	1	\$4,289,543.00
0040 Residential	60	\$217,697.32
CL	9	\$218,611.11
MCH	9	\$224,015.44
UC	16	\$225,843.75
VBV	1	\$410,000.00
VHH	1	\$155,000.00
VISLK	11	\$171,836.36
VOH	6	\$183,583.33
VPG	7	\$272,571.43
0060 Commercial	4	\$274,750.00
CL	2	\$322,500.00
UC	1	\$189,000.00
VPG	1	\$265,000.00
0070 Commercial Office	1	\$612,500.00
CL	1	\$612,500.00
0080 Industrial	1	\$775,000.00
MCH	1	\$775,000.00
Grand Total	68	\$300,189.44

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 completes your Nunda Township Assessment Team. Lisa spends the majority of her time processing Real Estate Transfer Declarations, Building Permits, and generating reports for use by team members. In addition, Lisa is typically your first contact when either phoning or visiting the office. Lisa is key source 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.