

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

July 12, 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

3510 BAY ROAD

CRYSTAL LAKE, IL 60012

www.nundatownship.com

Phone 815-459-6140

Fax 815-459-5399

July 12, 2018

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

Re: Assessment Office June Monthly Activity Report

The 2018 assessment roll for Nunda Township is going thru final editing at the McHenry County Supervisor of Assessments Office. I anticipate publication of the assessment roll by the end of July, this is an estimate, we will be posting updates on the website as additional information becomes available.

The assessment office continues to be very busy. Four members of the assessment team attended an annual seminar for the day in Elgin. The seminar was put on by our CAMA vendor and was well attended.

Effective June 17, 2018 Karen, one of the Deputy Assessors in the office had decided to retire from Full Time employment and will now work in the office Two days a week. Currently, I do not intend on filling the Full-Time position. Current Staffing of the assessment office is listed below.

Personnel Schedule

Position Description	Full Time	Part Time
Assessor	1	N/A
Deputy Assessor	1	1
Data Collector	1	0
Office Support	2	0
Total	5	1

Staff continues the on-going processes of keying and qualifying of real estate transfers, keying of building permits as well as field work.

Sale activity thru-out the township remains active, the information on the following page shows an approximate 5% increase in the number of sales from 2017 (January thru June), There is a 9% increase over 2016 and a 25% increase over 2015 in the number of sales indicated for the same point in time.

Please remember I am available for any questions or concerns.

Respectively submitted,

Mark S. Dzemske
Nunda Township Assessor
CIAO -M

Office Support Staff Activity				
Nunda Township Sales Keyed January thru June				
Sale Year	2015	2016	2017	2018
Parcels Transferred	450	495	505	565
Number of Sales	364	415	434	454

Office Support Staff Activity				
Updates Office Generated (January thru June)				
2015	2016	2017	2018	
337	252	262	240	

Office Support Activity				
Building Permits Keyed (January thru June)				
2015	2016	2017	2018	
557	797	795	487	

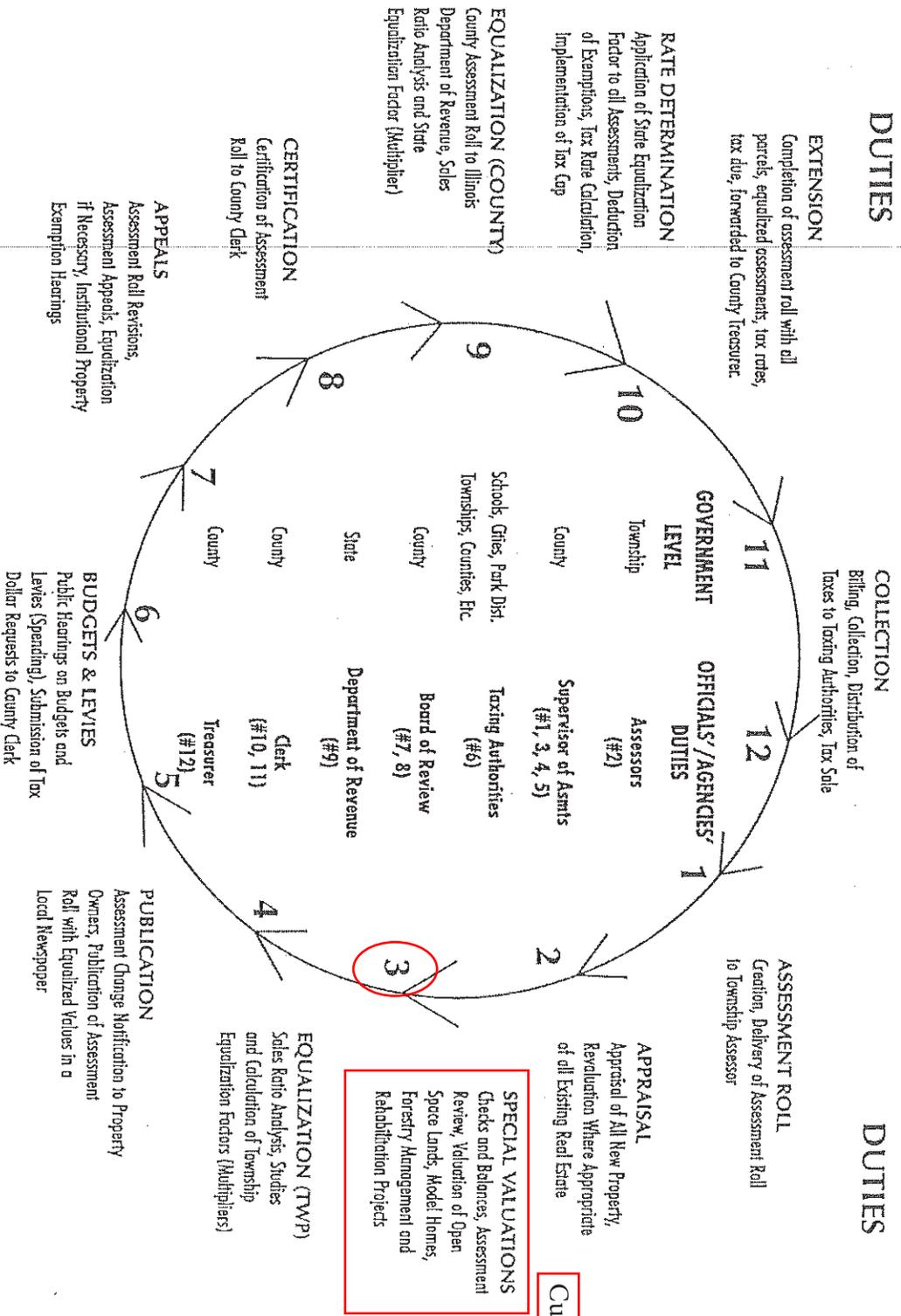
Data Collection Activity (January thru June)				
Activity	2015	2016	2017	2018
Building Permit Activity	821	1,000	490	635
Update Activity	230	230	259	388
May Website Photos Uploaded				105

The above listed activities are samples of the measurable activity that is on-going within the assessment office.

These activities as well as some of the many others that are occurring within the assessment office, allows us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

ILLINOIS PROPERTY TAX CYCLE

(In Counties With Township Government)



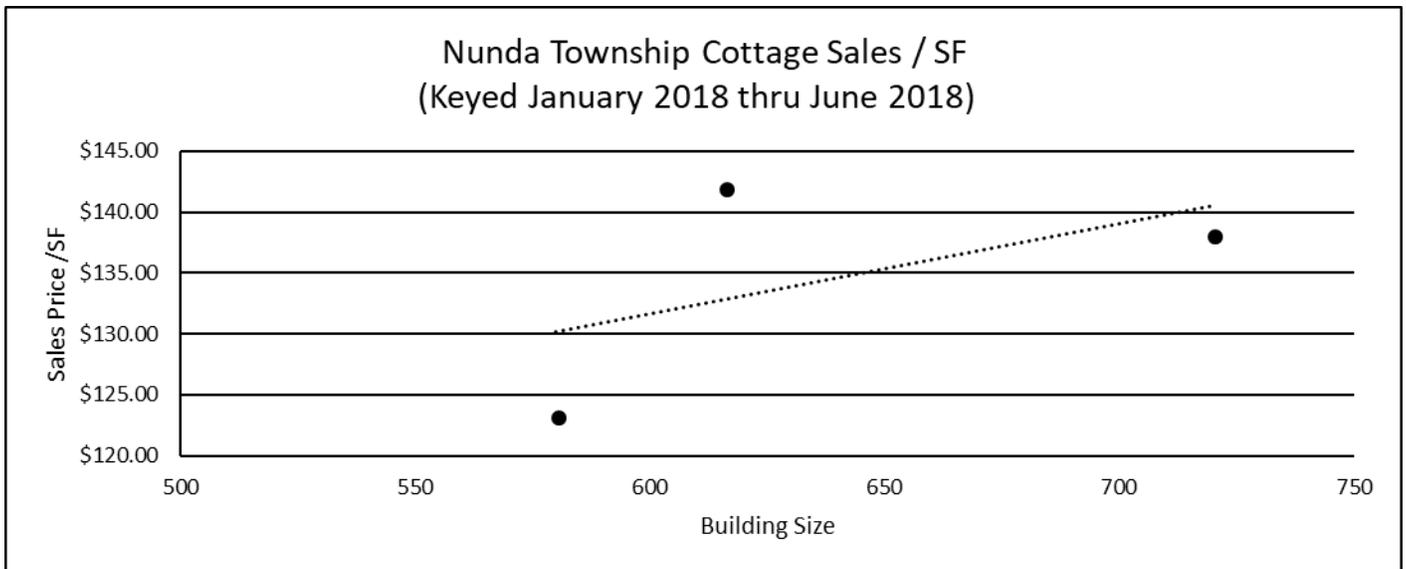
Current Status

For the Taxpayer Who Wants to Know

Each month we present information to give insight into your township assessment office monthly activity. Your township assessment office spends a great deal of time collecting and verifying information to be used in the on -going preparation and review of the township assessment roll. The charts below display some information in a very broad format, however they do provide some in-sight into what some of the sales activity within the township is indicating.

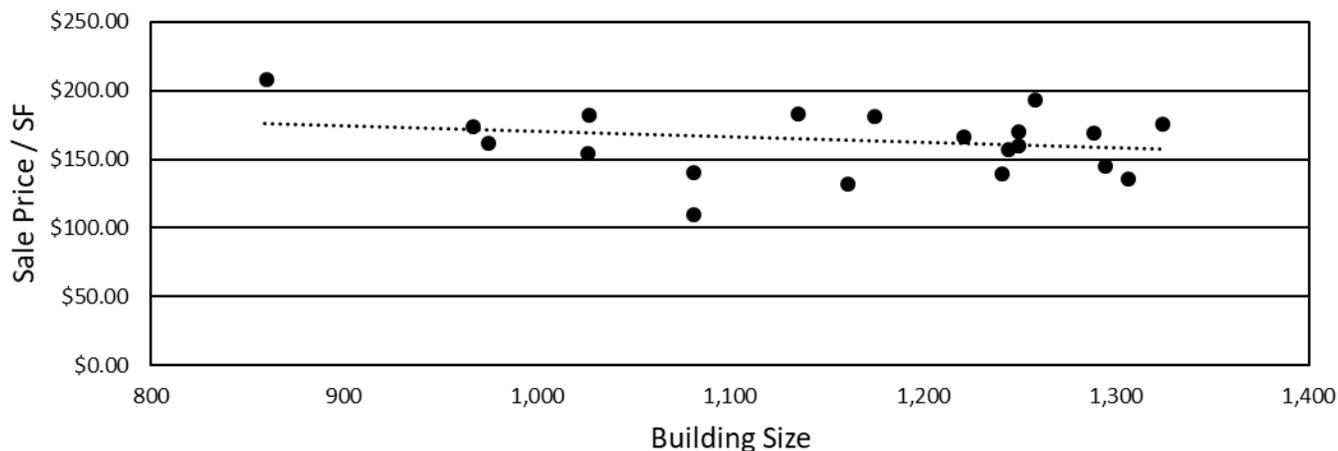
This sales information coupled with the current assessments of properties within the township give us an idea on the status of the assessment roll. Data tells us where to go and how to act.

The following charts are presented based in part from the sales activity that has been keyed within the office for the period as listed. The following samples are only for Detached Single Family Housing located thru-out the township that represent qualified “Arm’s Length Transactions”



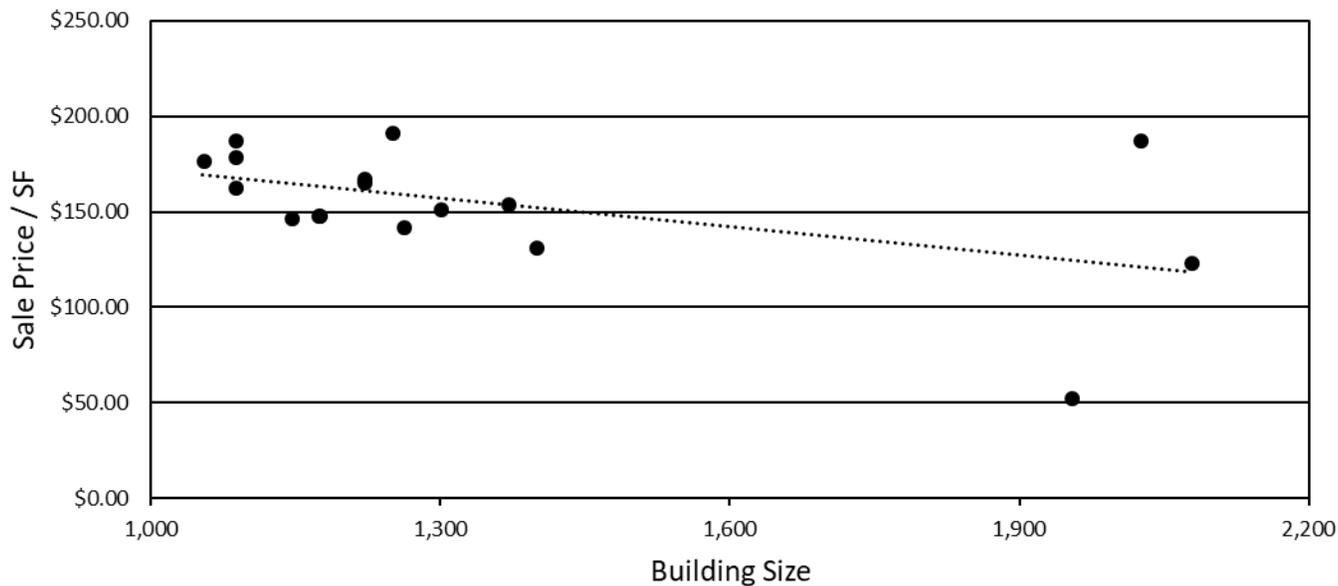
Samples	Median Square Footage	Median Sales Price
3	616 SF	\$87,500

Nunda Township Raised Ranch Sales / SF
(Keyed January 2018 thru June 2018)

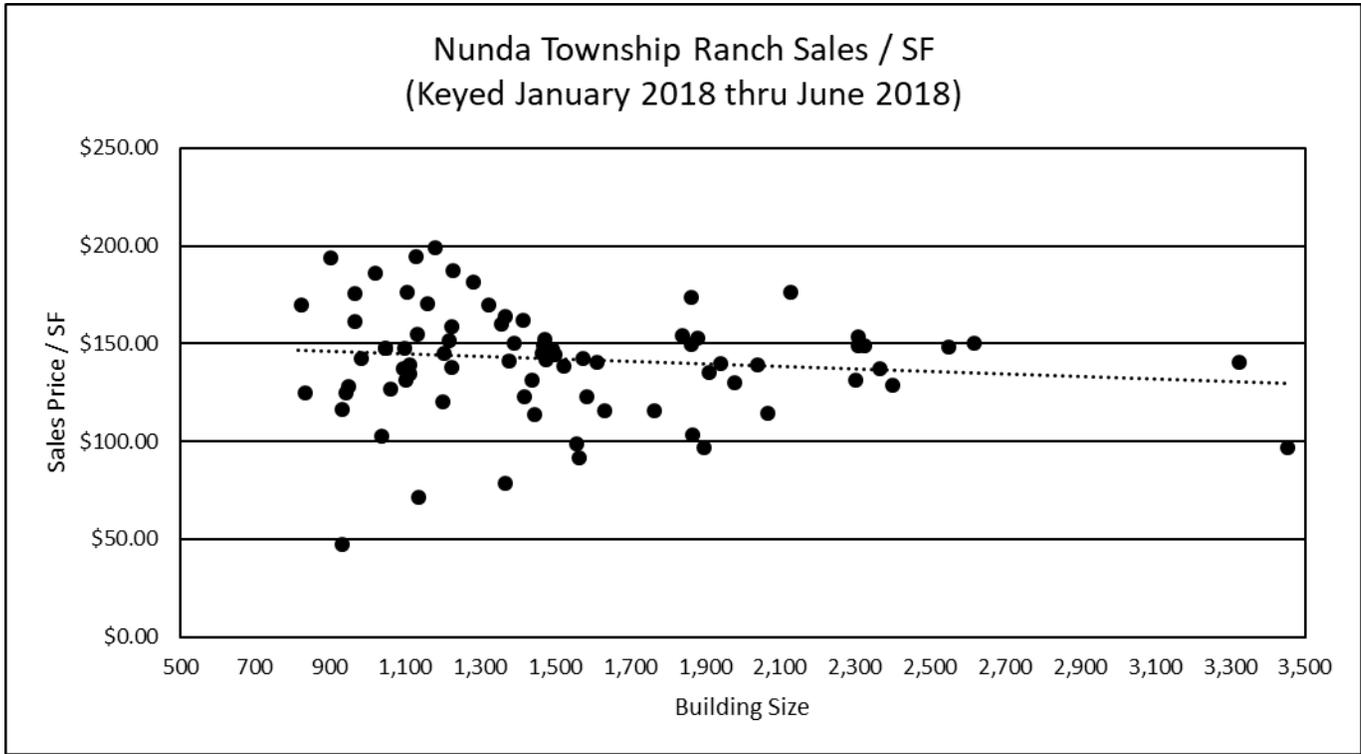


Samples	Median Square Footage	Median Sales Price
20	1,197 SF	\$189,000

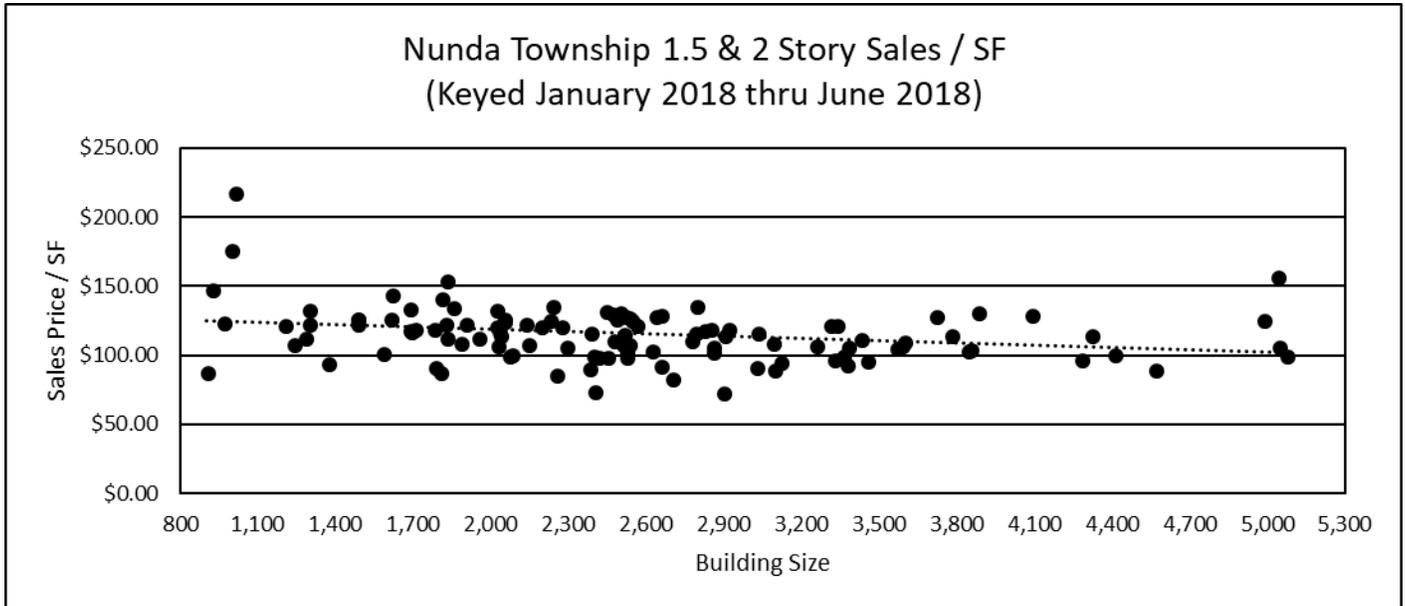
Nunda Township Split Level Sales/SF
(Keyed January 2018 thru June 2018)



Samples	Median Square Footage	Median Sales Price
17	1,219 SF	\$198,000



Samples	Median Square Footage	Median Sales Price
79	1,408 SF	\$198,000



Samples	Median Square Footage	Median Sales Price
117	2,478 SF	\$275,000

Assessment Team

Assessor

Mark is your Nunda Township Assessor. Mark was elected your Nunda Township Assessor effective January 1st, 2018 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

Mary oversees the residential data collection. Mary has been with the Nunda Township Assessors office for several years and is very familiar with the many neighborhoods in the township. Mary spends most of her 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 Heidi complete your Nunda Township Assessment Team. Much of their time is spent processing Real Estate Transfer Declarations, Building Permits, and generating reports for use by team members. In addition, Lisa or Heidi are typically your first contact when either phoning or visiting the office. The support staff is a 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.