

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 9, 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

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August 7, 2018

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

Re: Assessment Office July Monthly Activity Report

The 2018 assessment notices were mailed by the McHenry County Supervisor of Assessments Office on August 6, 2018. The 2018 assessment appeal period will run from August 7, 2018 thru September 6, 2018.

Collection and processing of information remains at the center of office of activities. Sales, Building Permits as well as information gathered from field visits are a few examples of some of the information that is processed by the office.

Office support staff continues the on-going process of entering and verification of reported sales, in addition to the entering of building permits, as well as generating updates for properties as needed. The number of sales processed show a 14% increase year to date from the 2017 level, office generated updates are running at about the same pace as 2017, building permits processed year to date show a decrease from the three previous years.

Data collection remains active, with activities such as following up on building permits, as well as office generated updates. In addition, the updating of photographs of township properties remains an on-going process. Building permits and office generated updates show a year over year increase of 16% and 43% respectively from 2017.

During the month of August, I am anticipating increased office and phone activity due to the publication of the assessment roll. This is an opportunity for taxpayers to experience the benefits of dealing with local government.

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 July				
Sale Year	2015	2016	2017	2018
Parcels Transferred	615	753	592	719
Number of Sales	513	510	517	590

Office Support Staff Activity				
Updates Office Generated (January thru July)				
2015	2016	2017	2018	
405	305	315	307	

Office Support Activity				
Building Permits Keyed (January thru July)				
2015	2016	2017	2018	
797	895	993	630	

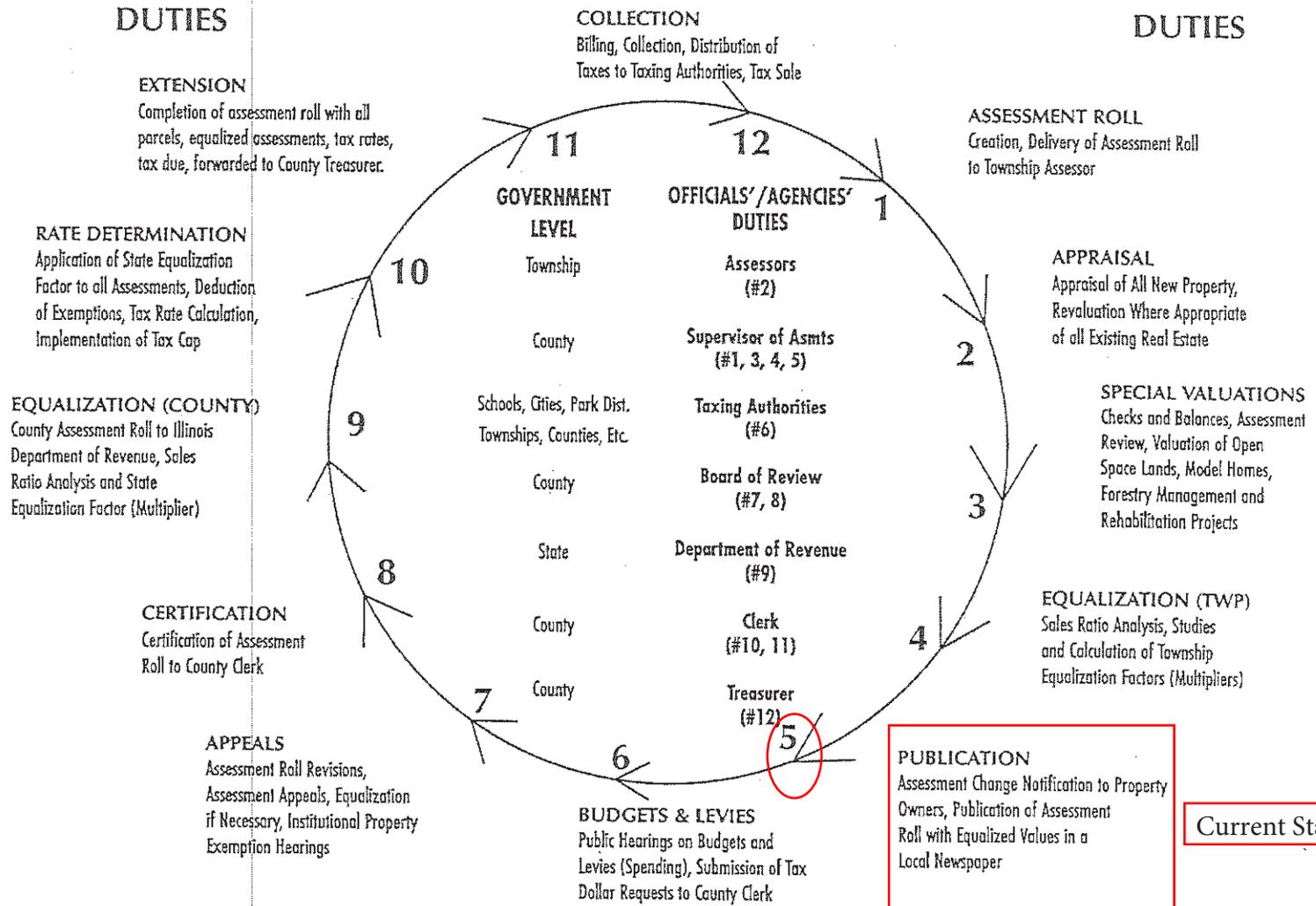
Data Collection Activity (January thru July)				
Activity	2015	2016	2017	2018
Building Permit Activity	893	1,167	601	699
Update Activity	293	280	322	461
May Website Photos Uploaded				94

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)



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August 1, 2018

The 2018 Nunda Township Assessment Roll has been certified to the McHenry County Supervisor of Assessments and will be published August 7, 2018, the assessment notices will be mailed out by the McHenry County Supervisor of Assessment around August 6, 2018, and the deadline for filing an appeal will be September 6, 2018.

Although the publication will not occur until next week, Nunda Township will be conducting informal reviews **beginning today** as well as during the 30-day appeal period. If you believe your property is over assessed in relationship to market value or not uniformly assessed, please feel free to bring your information to our office and we will be happy to review your information. If we arrive at a similar conclusion, we will take the appropriate action at our level.

Nunda Township has received a Township Equalization Factor of 1.0438. (Each property in the township is subject to equalization, except some portions of Farm properties, as well as some other property assessment types.)

The equalization factor is determined by the Illinois Department of Revenue based on a three-year Sales Ratio Study which analyzes the arms' length sales that have occurred in 2015, 2016 and 2017 and compares them with the previous year's assessment. Nunda Township and the McHenry County Supervisor of Assessments work hand in hand to ensure only sales that meet very strict criteria are used in the sales ratio study.

The 2018 Equalization Factor of 1.0438 indicates that Nunda Township has a three-year average level of assessment of 31.93%. A statutory level of 33.33% is required. In order to correct the under assessment the factor of 1.0438 is required.

If you believe the application of this factor will cause your property to become over assessed in relationship to the property's Market Value as of January 1, 2018, you may appeal the assessment.

In addition, if after reviewing your property's 2018 Equalized Assessment and comparing it with other like properties you feel your property is not assessed in a similar manner, you may also appeal the assessment.

Please note 2018 is a Non-General Assessment year which means for the most part, only changes made to properties for new construction, demolition, mapping changes etc. will be published in the paper.

Since the majority of all assessments in Nunda Township will receive an increase in their assessment based on the 2018 Equalization Factor of 1.0438, each property owner's share of the tax burden in Nunda Township should remain relatively the same for the next year's property tax bills. (Absent any new referendums.)

Meet your 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 coordinates our residential data collection. Mary has been with the Nunda Township Assessors office since 2002 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.