

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

September 13, 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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September 13, 2018

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

Re: Assessment Office August Monthly Activity Report

Activity in the assessment office for the month of August centered on assessment questions as well as walk in taxpayer activity, as it related to the publication of the 2018 assessment roll. The 2018 assessment notices were mailed by the McHenry County Supervisor of Assessments Office on August 6, 2018, with a final appeal filing deadline of September 6, 2018.

Each year the publication of the assessment roll comes with challenges however, it also comes with many opportunities. Taxpayers once again took advantage of the opportunity to work closely with the staff regarding assessment questions and concerns.

There has been a lot of positive feedback regarding the office team members and Taxpayers seemed to appreciate the level of service they were provided at the office and appreciated the opportunity to have many of their questions and concerns regarding property assessments resolved at the township level.

Office support staff activity for the month centered on phone calls and lobby activity which was related to the assessment publication. These activities became a priority, therefore the entry of sales, building permits and updates are lagging for the month.

Data collection was not impacted during the 30 days of publication. Activities such as; following up on building permits, office generated updates as well as 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 11% and 29% respectively from 2017.

Deputy Assessors spent a great deal of time in August working closely with taxpayers regarding assessment concerns and will be reviewing assessment appeals that have been filed during the upcoming month.

Please remember I am available for any questions or concerns.

Respectively submitted,

Mark S. Dzemske
Nunda Township Assessor
CIAO -M

Additional Office Activity (Related to Publication)	
Publication	08/07/2018 - 09/06/2018
Phone Calls	464
Lobby Activity	325 Visitors

Office Support Staff Activity				
Nunda Township Sales Keyed (January thru August)				
Sale Year	2015	2016	2017	2018
Parcels Transferred	741	826	710	822
Number of Sales	613	580	626	674

Office Support Staff Activity			
Updates Office Generated (January thru August)			
2015	2016	2017	2018
469	351	377	331

Office Support Activity			
Building Permits Keyed (January thru August)			
2015	2016	2017	2018
981	1,001	1,099	674

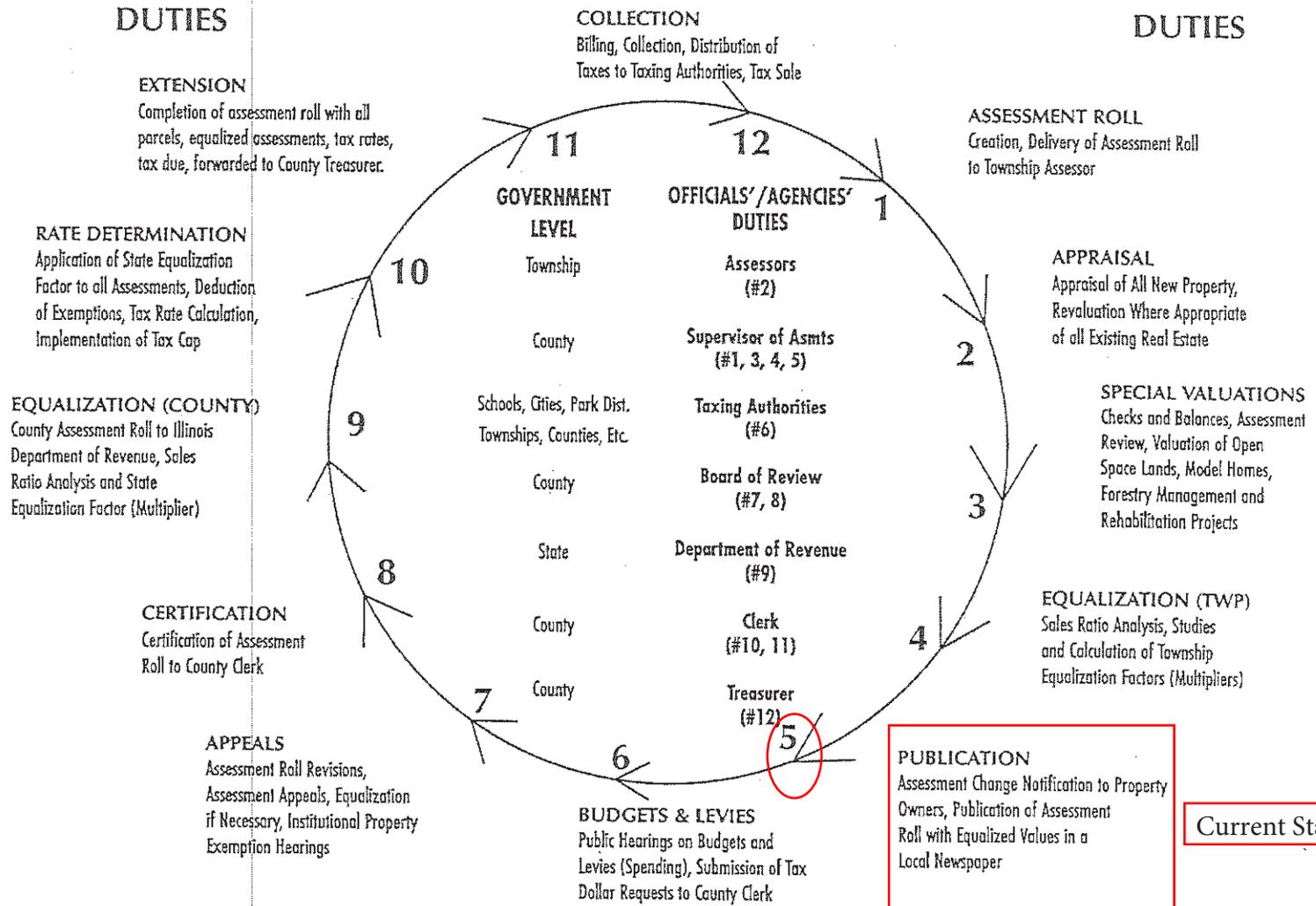
Data Collection Activity (January thru August)				
Activity	2015	2016	2017	2018
Building Permit Activity	1,066	1,282	700	775
Update Activity	355	337	380	490
May Website Photos Uploaded				95

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 allow 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)



Attention Nunda Township Taxpayers

The 2018 Assessment appeal filing period has ended as of September 6, 2018.

Your Nunda Township Assessment Office will be working thru the appeals that have been filed formerly with the McHenry County Board of Review. The Assessment Team reviews each appeal and if possible we will try to resolve the appeal without the need for a formal hearing.

The Nunda Township assessment team has worked closely with many taxpayers during the appeal period. There has been a great deal of information exchanged between the taxpayers and the assessment team, which I believe can only help in giving everyone a better understanding of the assessment process, and in addition to leading to a high quality assessment roll.

For those of you that have worked with the office during the appeal period please remember the differences we have touched upon in regards to the assessing of property and the taxing of property.

The purpose of the assessment of property, is strictly a tool used for the apportioning of the tax burden which has been created by our taxing bodies to provide the services we receive. This burden must be shared equally by all of us and this we know is accomplished thru the assessment of our properties.

As I shared with many of you, the expansion of the assessment roll that is now beginning to occur is not a bad thing, as the assessment roll begins to expand and if taxing bodies control spending, and present reasonable levies and realistic budgets we should continue to experience lower tax rates.

The 2018 Levy process is fast approaching, and the Budget process will shortly follow.

The table below shows the historical dates of these important processes for your township. Please feel free to contact your township Supervisor, Road Commissioner, and Trustees (or attend a township meeting) and remind them what the impact of the high property taxes in our community are doing to your family and business budgets, and the tough choices that you are being forced to make. I will prepare a budget for your assessment office that takes all of these things into consideration.

Levy / Budget Year	Posted	Year Taxes Paid
2017 Levy	11/10/2017	2018
2016 Levy	11/10/2016	2017
2015 Levy	11/12/2015	2016
2018 – 2019 Budget	04/20/2018	2018
2017 – 2018 Budget	05/12/2017	2017
2016 - 2017 Budget	04/12/2016	2016

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.