

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

December 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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December 13, 2018

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

Re: Assessment Office November Monthly Activity Report

With the completion of the final 2018 assessment appeals the staff has spent time completing the final checks and balances to the 2018 assessment roll.

Planning is now well underway for the 2019 assessment year, which includes the review of the results of appeals from 2015, 2016, 2017 & 2018 assessment years and the effect these have had on the quality of the assessment roll moving forward.

Sales activity (document processing) year to date shows a median increase of 9.48% over the years 2015, 2016 & 2017.

Building permits received in the office show a median decrease of 22.64% for the three previous years at this point and time.

Once again office generated updates are trending close to the 2017 and 2016 levels and about 19% below the 2015 level. These numbers can be somewhat cyclical and should trend downward due to more current and updated information being on file within the office.

Data collection remains active, with increases in all phases year over year with the exception again being building permit activity (2018 is trending below all three reported years). The updating of photos for township properties shows 373 updated photos uploaded to the website.

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 November)				
Sale Year	2015	2016	2017	2018
Parcels Transferred	949	1,122	994	1,121
Number of Sales	814	844	857	924

Office Support Staff Activity			
Updates Office Generated (January thru November)			
2015	2016	2017	2018
616	493	523	499

Office Support Activity			
Building Permits Keyed (January thru November)			
2015	2016	2017	2018
1,467	1,524	1,608	1,179

Data Collection Activity (January thru November)				
Activity	2015	2016	2017	2018
Building Permit Activity	1,468	1,441	949	870
Update Activity	790	741	827	971
May Website Photos Uploaded				373

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.

With some of the municipalities and villages within the township revisiting their building permit fees, we are starting to see new life being breathed into some of the developments throughout the township that were pretty much at a standstill.

The table below shows some of the current developments throughout the township and the current inventory of the number of available lots and the potential of the number of new residential units.

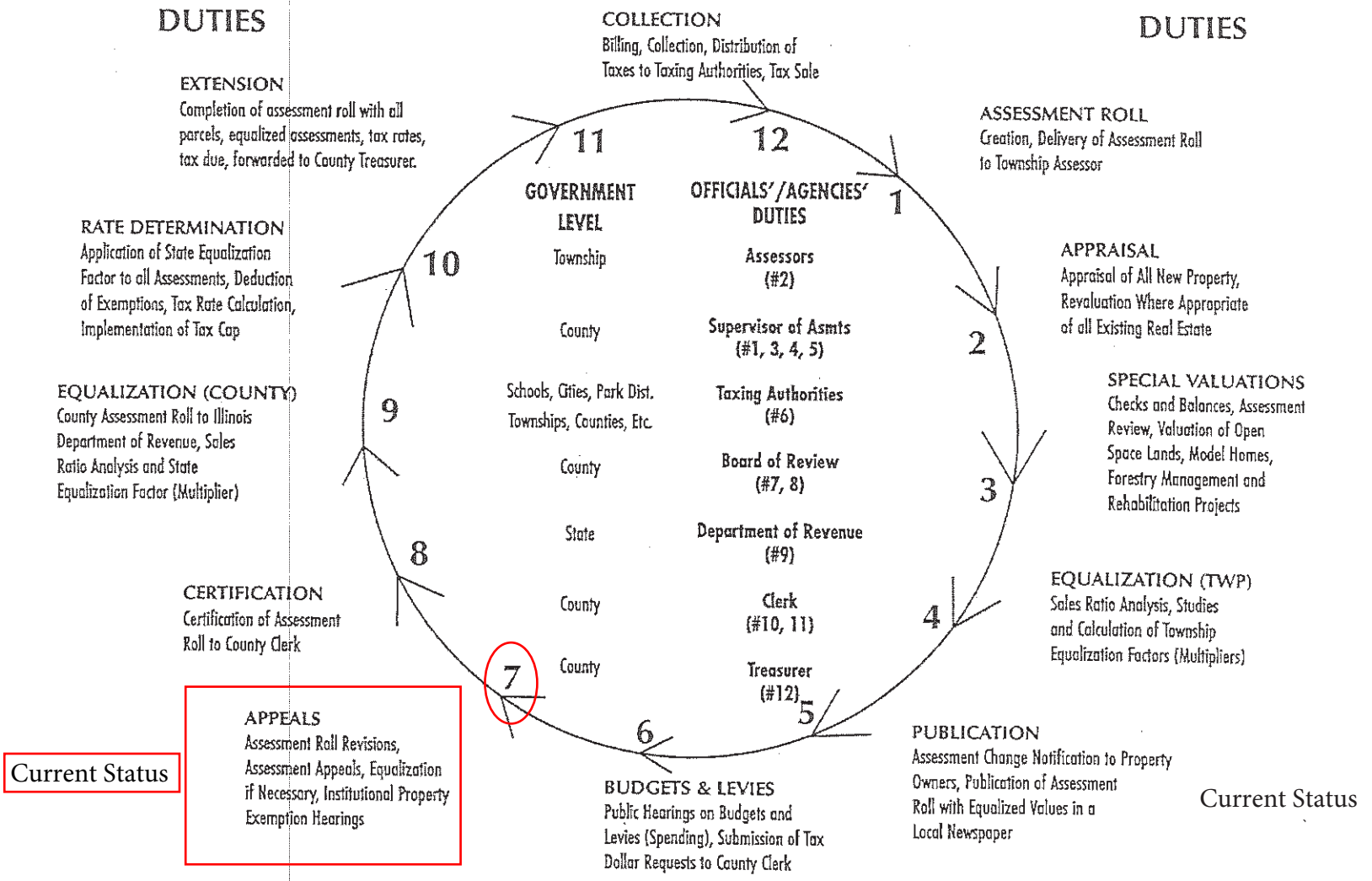
Patriot estates has been an on-going development along with the Townhomes of Prairie Lakes. Woodlore Estates in Crystal Lake is now underway with some models now available for viewing. The Oaks of Irish Prairie in the City of McHenry has recently transferred to a new developer who has already pulled some permits for new construction.

Current Developments		
Subdivision	Remaining Lots	Units
Heritage Hills	10	10
Legend Lakes	67	67
Oaks of Irish Prairie	153	153
Orchard Valley	16	16
Patriot Estates (Duplex Lots)	44	88
Patriot Estates (S/F)	49	49
Prairie Woods	39	39
Preserves of Prairie Grove	5	5
Surini at the Oak Ridge	4	4
Timberhill	29	29
Townhomes of Prairie Lakes	19	101
Walnut Glenn	11	11
Woodlore Estates (Age Restricted)	90	90
Woodlore Estates (S/F)	303	303
Woodlore Estates Townhomes	68	68
Woods of Stone Ridge	11	11
Total	918	1,044

In addition, there are several plans that have been presented to various municipalities for various commercial and industrial projects throughout the township.

ILLINOIS PROPERTY TAX CYCLE

(In Counties With Township Government)



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.