

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

January 10, 2019

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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January 10, 2019

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

Re: Assessment Office December Monthly Activity Report

Activity in the assessment office for the month of December has centered on final adjustments to the 2018 assessment roll. In addition, our CAMA (Computer Assisted Mass Appraisal System) has been rolled over for 2019, which will allow for 2019 assessments to be processed.

December 4th was the annual McHenry County Supervisor of Assessments meeting. This is a required annual meeting and is attended by McHenry County Township Assessor's Offices. The purpose of this meeting is basically a recap of the 2018 county wide assessment activity, as well as discussion of the upcoming 2019 assessment year. In addition, information is shared between townships and county government, and there is discussion regarding new laws and pending legislation.

Sales activity (document processing) year to date shows a median increase of 8.98% over the years 2015, 2016 & 2017.

Building permits that have been keyed in the office, finish the year with a median decrease of 23.41% for the three previous years.

Office generated updates finished the year trending close to the 2017 and 2016 levels and about 25% below the 2015 level. These numbers 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 activity finished the year below all three reported years). The updating of photos for township properties shows 387 updated photos uploaded to the website for the month of December.

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 December)				
Sale Year	2015	2016	2017	2018
Parcels Transferred	1,023	1,178	1,067	1,324
Number of Sales	865	891	919	971

Office Support Staff Activity				
Updates Office Generated (January thru December)				
2015	2016	2017	2018	
705	533	558	529	

Office Support Activity				
Building Permits Keyed (January thru December)				
2015	2016	2017	2018	
1,582	1,662	1,696	1,273	

Data Collection Activity (January thru December)				
Activity	2015	2016	2017	2018
Building Permit Activity	1,513	1,471	954	883
Update Activity	896	781	851	1,018
May Website Photos Uploaded				387

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.



COUNTY OF MCHENRY
OFFICE OF ASSESSMENTS
ADMINISTRATION BUILDING-SUITE 106
NORTH OF COURTHOUSE COMPLEX ON WARE RD
MAILING ADDRESS: 2200 N SEMINARY AVE, WOODSTOCK, IL 60098
PHONE 815-334-4290 FAX 815-338-8522
E-mail: assessments@co.mchenry.il.us

Robert H. Ross, ASA
Chief County Assessment Officer

Carol Saunders, CIAO-I
Chief Deputy

January 8, 2019

Mark Dzemske
Nunda Township Assessor
3510 Bay Road
Crystal Lake, IL 60012

Re: 2018 Assessment Year

Dear Mr. Dzemske:

I would like to congratulate you and your hard-working staff on another outstanding year serving the taxpayers of Nunda Township. The 2018 Nunda Township Assessments were certified to the McHenry County Assessments Office on July 12, 2018. This allowed the Board of Review to start Nunda Township Hearings in October 2018 and complete all hearings just after the New Year.

In addition, there were many assessor corrections satisfactorily worked out between Mark's office and the taxpayers of Nunda Township during meetings that were scheduled both during and after office hours. This excellent customer service provided to the taxpayers is encouraged and appreciated by the McHenry County Assessment's Office and follows the Guidelines set forth and suggested by the Illinois Department of Revenue.

So much thanks to you and your professional staff during 2018 and I look forward to working with you in the upcoming 2019 Quadrennial Assessment Year.

Thank you.

Sincerely,

Robert H. Ross, ASA
Chief County Assessment Officer, McHenry County

Looking Ahead

The 2019 assessment year is underway, remember 2019 is a General Assessment Year. During the General Assessment Year, we will spend a great deal of time correcting any in-equities that have developed within the assessment roll since the last General Assessment Year. (2015) Uniformity, Equity and Fairness are the cornerstone of the Mass Appraisal System.

During the General Assessment Year, assessments that are above or below statutory guidelines will also be adjusted. We will also review any changes that have been made to properties including additions, alterations such as; finished basement or lower level, in-ground swimming pool, wood deck, patio etc. These items will be addressed during the General Assessment Year.

Based on preliminary numbers it does appear at this time that we will see a positive equalization factor for the 2019 assessment year. As we continue to monitor and qualify sales that have occurred in the township, it appears clear sales are outpacing assessments. This of course is not across the board for all properties or property types, there is still significant downward pressure on the housing inventory that falls within the upper end of the market.

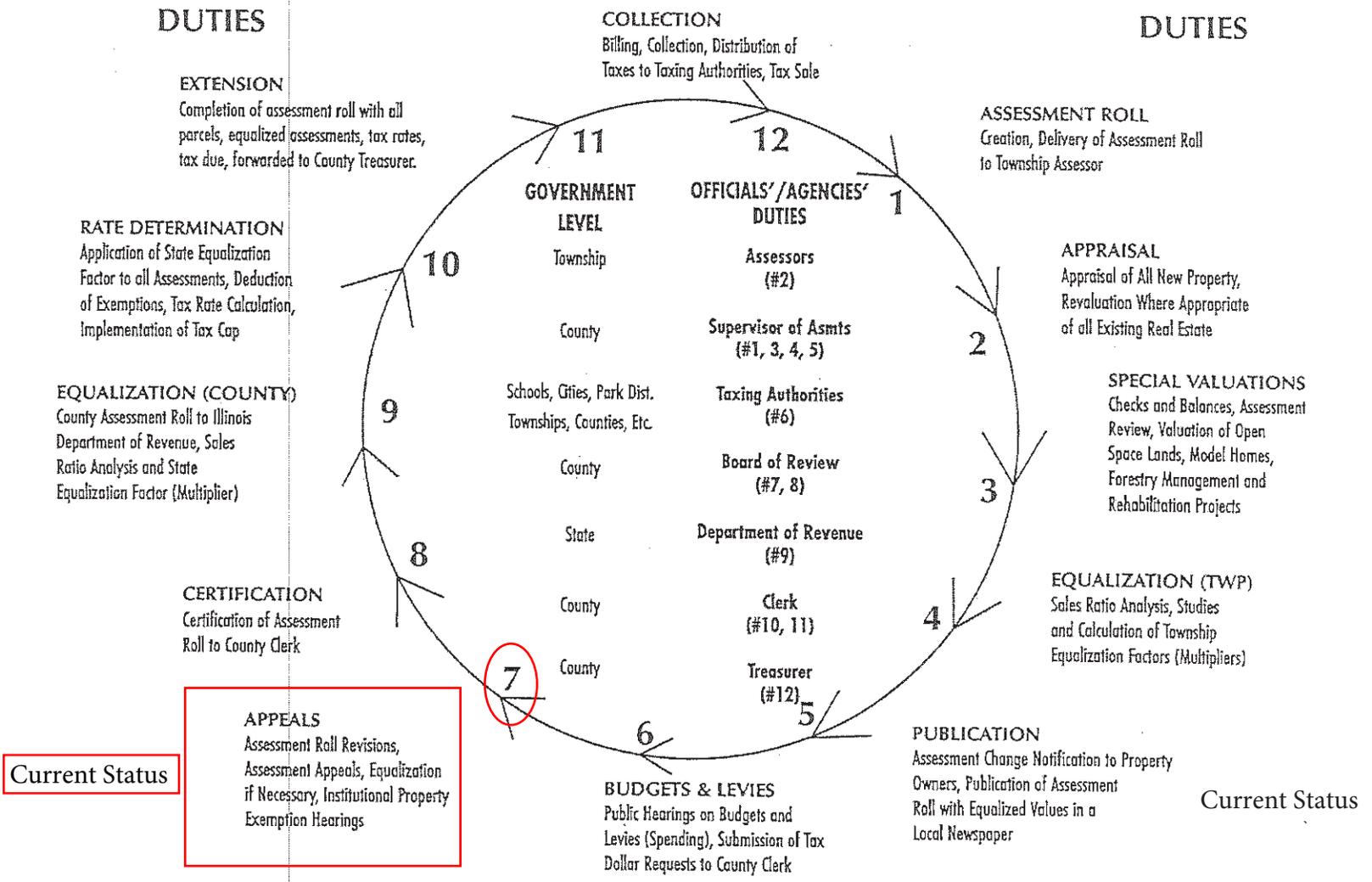
Remember January 1st of any given year is the date of valuation (Lien Date) for assessment purposes. It is a good time to start to monitor the sales activity that is occurring or has occurred in your neighborhood. Also remember to visit your Nunda Township website, it is a great resource for gathering information.

Please remember the purpose of a property assessment is simply a tool for apportioning the tax burden that has been created by the taxing bodies. The apportioning occurs by assessing your property at no greater than one-third of market value and assessing similar property in a like manner.

In addition to monitoring your property assessment be sure to monitor the spending that is being proposed by your taxing bodies.

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.