

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

February 14, 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

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February 12, 2019

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

Re: Assessment Office January Monthly Activity Report

The preparation of the 2019 assessment roll is underway. During the next few months many reviews and changes will be completed to the assessment roll, some of the changes will be due to, New Construction, Additions, Alterations, changes in the Real Estate Market, as well as the need to re-establish equity within the assessment roll. These are a few examples of possible changes in property assessments.

It appears the McHenry County Board of Review will be completing the final 2018 outstanding appeals for the county around February 14, 2019. Upon completion of the final hearings, the McHenry County Supervisor of Assessments Office will mail the Board of Review decisions. Taxpayers will be given thirty days to file an appeal with the Illinois Property Tax Appeal Board, if they are not in agreement with the decisions that have been rendered by the board of review.

Sales activity (document processing) for 2019 appears to be off to slower start than we have seen based on the years that have been cited on the following page.

Building permits which have been keyed for the month of January in 2019, are above all previous years that are cited on the following page.

Office generated updates are slightly below the 2018 level, and are trending closely with 2015, 2016, 2017 January levels.

Although the January weather did provide some challenges data collection remained active as shown on the following page. In addition, we were able to update our website with 433 new photos.

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					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	88	85	103	103	83
Number of Sales	73	67	85	86	64

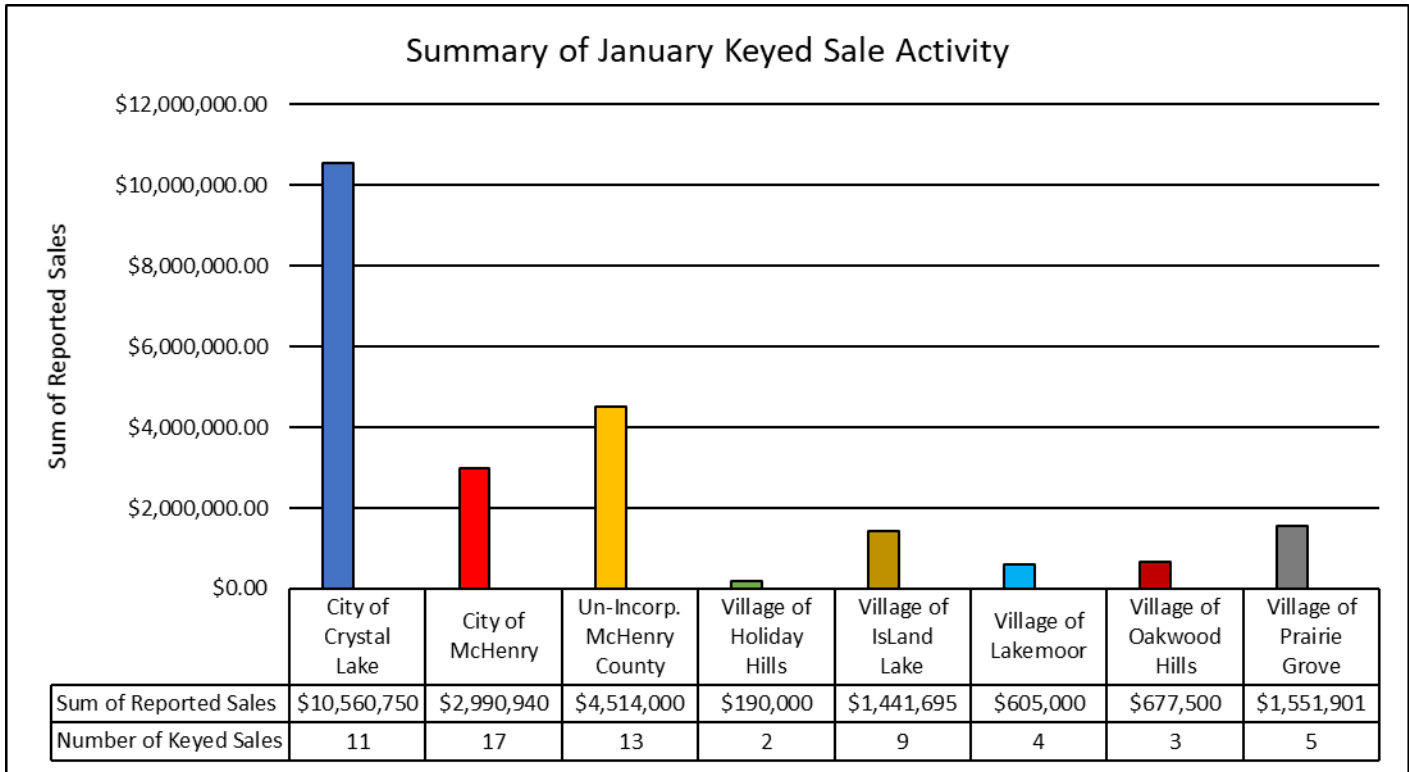
Office Support Staff Activity				
Updates Office Generated January				
2015	2016	2017	2018	2019
47	47	47	62	43

Office Support Activity				
Building Permits Keyed January				
2015	2016	2017	2018	2019
102	256	190	92	273

Data Collection Activity / January					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	166	4	24	54	56
Update Activity	5	55	38	112	80
January Website Photos Uploaded					433

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.

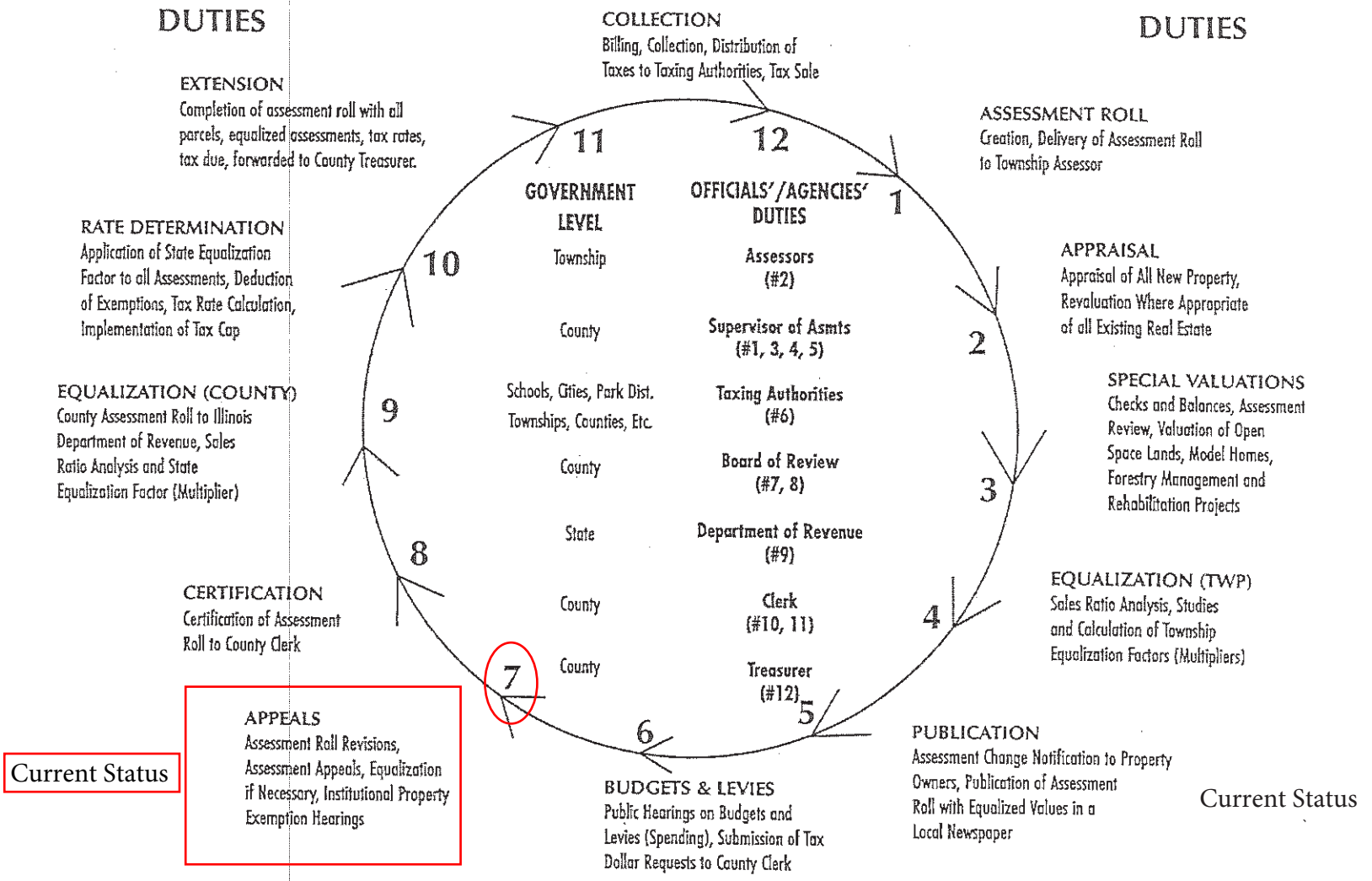


Current Snapshot of Residential New Construction
(Currently underway or building permits have been issued)

Active Residential New Construction (Permit Issued)					
Municipality / Village	Duplex	Multi-Family	Single Family Home	Townhome	Grand Total
City of Crystal Lake			22	25	47
City of McHenry	5	8	23		36
Un-Incorporated McHenry County			4		4
Village of Bull Valley			2		2
Village of Island Lake			1		1
Village of Oakwood Hills			1		1
Village of Prairie Grove			2		2
Grand Total	5	8	55	25	93

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.