

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

March 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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March 13, 2019

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

Re: Assessment Office February Monthly Activity Report

The 2018 assessment cycle as it relates to the township assessment level is now basically complete, soon tax rates will be calculated by the McHenry County Clerk's Office. Shortly after that the 2018 Tax Bills will be calculated and mailed by the McHenry County Treasurer. The 2018 assessment and tax cycle remain on schedule.

Preliminary findings thru the end of 2018, indicate an assessment level based on a three- year average level of assessment of 31.76 for Nunda Township. Based on this preliminary indicated assessment level we are projecting a tentative equalization factor for 2019 of 1.0494.

Activity in the assessment office is centered on the preparation of the 2019 assessment roll. In addition, the on-going processing and verification of information that is received and collected by the staff remains a priority.

The first two months of sales activity for 2019 (Keyed Sales Activity) continue to trend below the years that have been reported on the following page.

Building permits received and keyed continue to outpace all previous reported years as of this time.

Office generated updates are trending below previous reported years, updates will generally increase as sales activity increases.

Data collection remains active. The data collectors were able to visit 360 properties for various reasons. A total of 119 new photos were uploaded to our 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 – February					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	147	157	157	146	130
Number of Sales	115	118	129	124	98

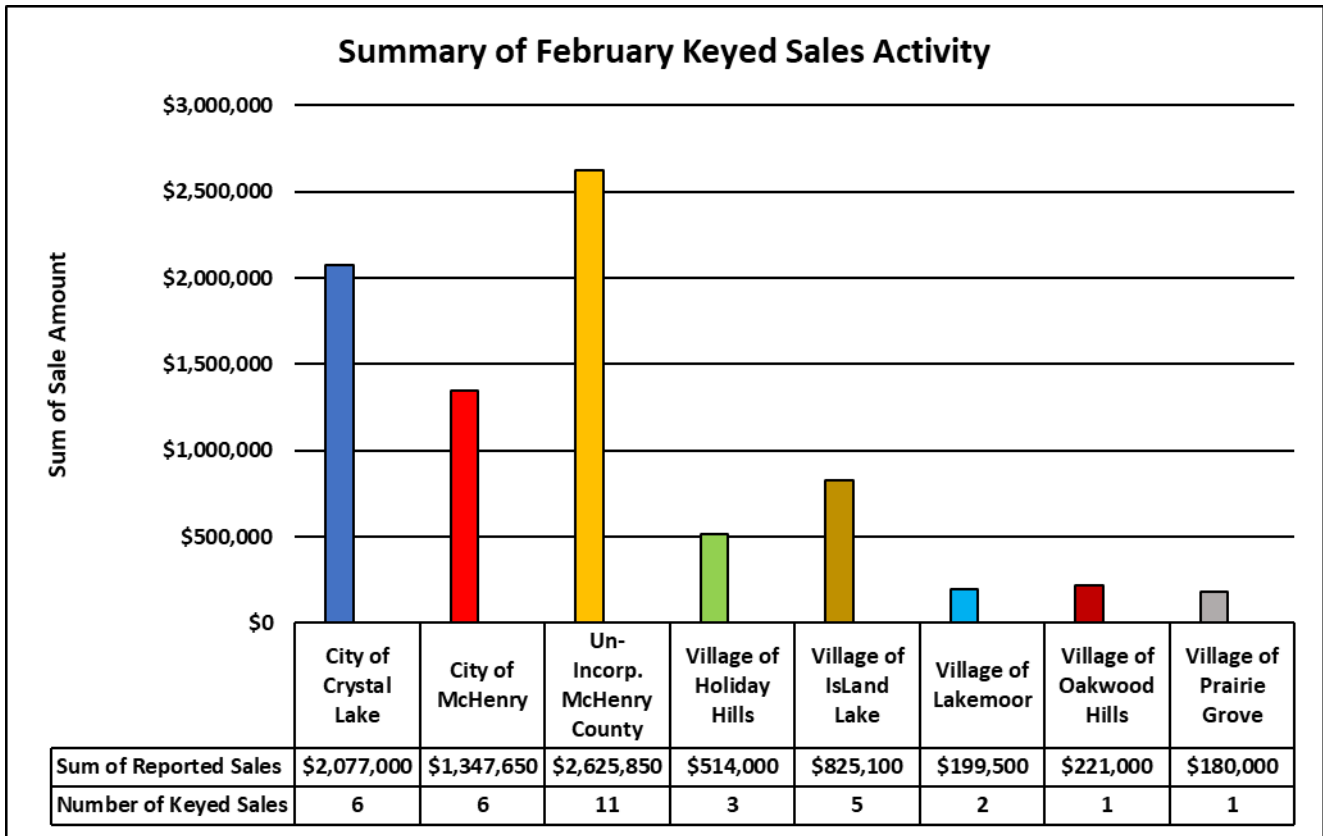
Office Support Staff Activity				
Updates Office Generated				
January – February				
2015	2016	2017	2018	2019
96	78	83	95	68

Office Support Activity				
Building Permits Keyed				
January – February				
2015	2016	2017	2018	2019
128	356	285	150	364

Data Collection Activity / January – February					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	243	336	48	97	165
Update Activity	23	107	123	167	195
January Website Photos Uploaded					119

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			5		5
Village of Bull Valley			3		3
Village of Holiday Hills			1		1
Village of Island Lake			1		1
Village of Oakwood Hills			1		1
Village of Prairie Grove			2		2
Grand Total	5	8	58	25	96

ILLINOIS PROPERTY TAX CYCLE

(In Counties With Township Government)

DUTIES

COLLECTION

DUTIES

EXTENSION

Completion of assessment roll with all parcels, equalized assessments, tax rates, tax due, forwarded to County Treasurer.

Billing, Collection, Distribution of Taxes to Taxing Authorities, Tax Sale

ASSESSMENT ROLL

Creation, Delivery of Assessment Roll to Township Assessor

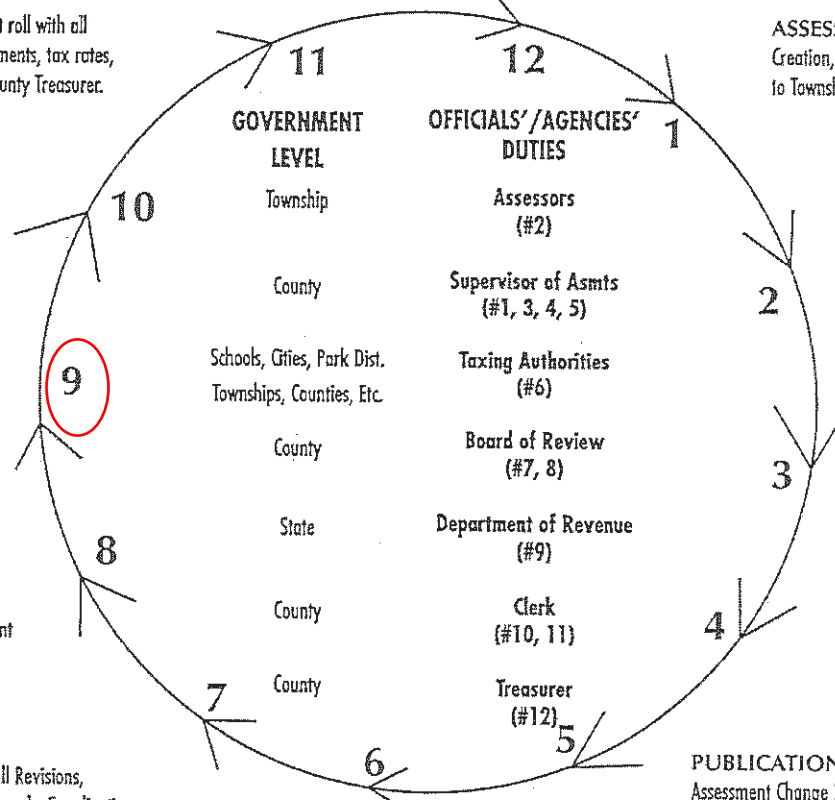
RATE DETERMINATION

Application of State Equalization Factor to all Assessments, Deduction of Exemptions, Tax Rate Calculation, Implementation of Tax Cap

EQUALIZATION (COUNTY)

County Assessment Roll to Illinois Department of Revenue, Sales Ratio Analysis and State Equalization Factor (Multiplier)

Current Status



APPRAISAL

Appraisal of All New Property, Revaluation Where Appropriate of all Existing Real Estate

SPECIAL VALUATIONS

Checks and Balances, Assessment Review, Valuation of Open Space Lands, Model Homes, Forestry Management and Rehabilitation Projects

EQUALIZATION (TWP)

Sales Ratio Analysis, Studies and Calculation of Township Equalization Factors (Multipliers)

CERTIFICATION

Certification of Assessment Roll to County Clerk

APPEALS

Assessment Roll Revisions, Assessment Appeals, Equalization if Necessary, Institutional Property Exemption Hearings

BUDGETS & LEVIES

Public Hearings on Budgets and Levies (Spending), Submission of Tax Dollar Requests to County Clerk

PUBLICATION

Assessment Change Notification to Property Owners, Publication of Assessment Roll with Equalized Values in a Local Newspaper

Current Status

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.