

## 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

April 9, 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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April 9, 2019

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

Re: Assessment Office March Monthly Activity Report

The certification of the assessment roll from the county to the township took place on March 20, 2019. The targeted return date to the county for the Nunda Township Assessment Roll is August 26, 2019. The activity in the assessment office continues to center around the preparation of the 2019 assessment roll.

The Illinois Department of Revenue has determined there will be no need for a state equalization factor for McHenry County for the 2018 assessment year. The McHenry County Clerk and the McHenry County Treasurer will now complete the next steps in the tax cycle which will be setting the tax rates and preparation of the 2018 tax bills.

Sales activity as well as office generated updated that has been keyed thru the end of March, continue to trend below all previous years. However, building permits continue to trend near the high-water mark of 2016, see table on following page.

Data collection in the field remains active, which range from following up on building permits and office generated updates, etc. In addition, the township website has been updated with 131 new photos during the month.

Residential new construction continues to show signs of recovery. Woodlore Estates, The Oaks of Irish Prairie, Legend Lakes, as well as Patriot Estates are all underway. (Some of these developments were idle and have been recently re-started)

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 – March					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	210	214	221	228	188
Number of Sales	163	167	178	192	148

Office Support Staff Activity				
Updates Office Generated				
January – March				
2015	2016	2017	2018	2019
134	110	114	123	93

Office Support Activity				
Building Permits Keyed				
January – March				
2015	2016	2017	2018	2019
174	445	368	205	418

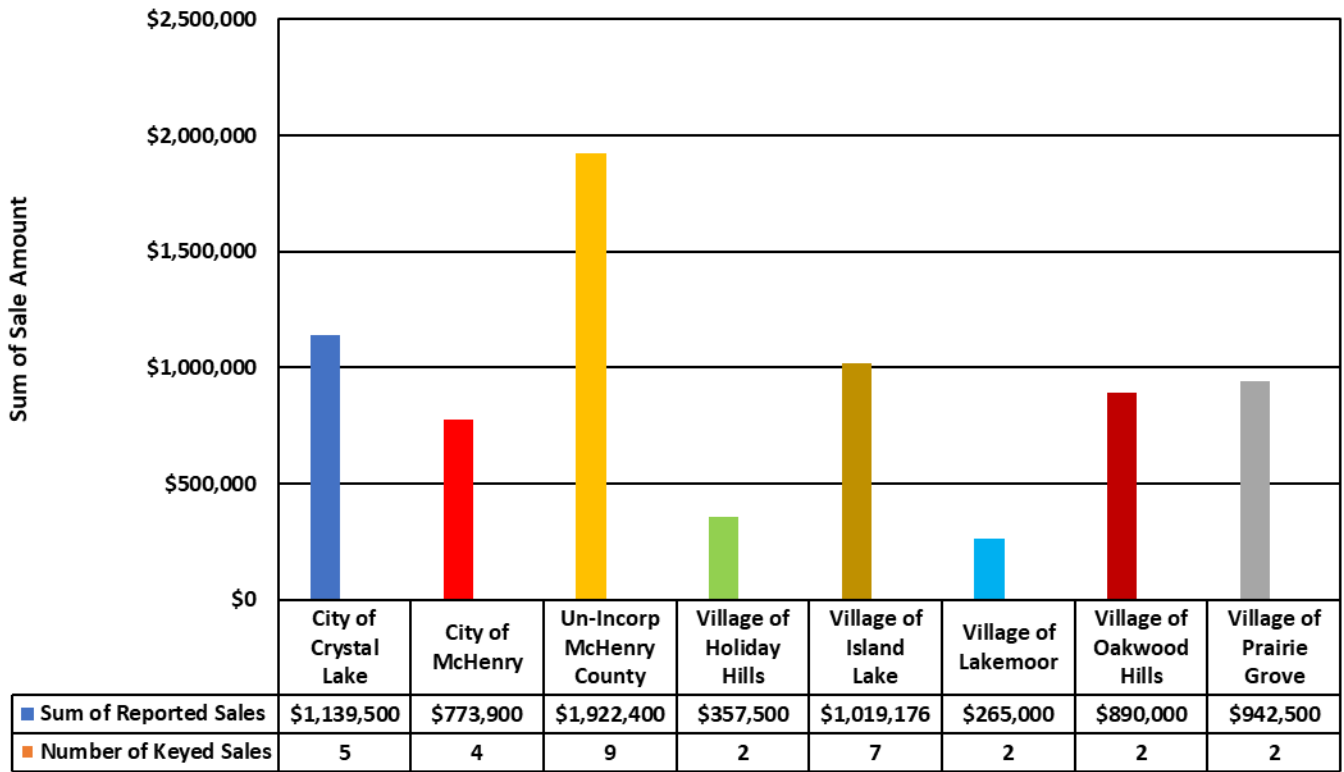
Data Collection Activity / January – March					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	457	486	105	232	216
Update Activity	65	76*	118*	130*	224
March Website Photos Uploaded					131

\* = Revised from previous monthly report includes March Activity

The above listed activities are samples of the measurable activity that is on-going within the assessment office.

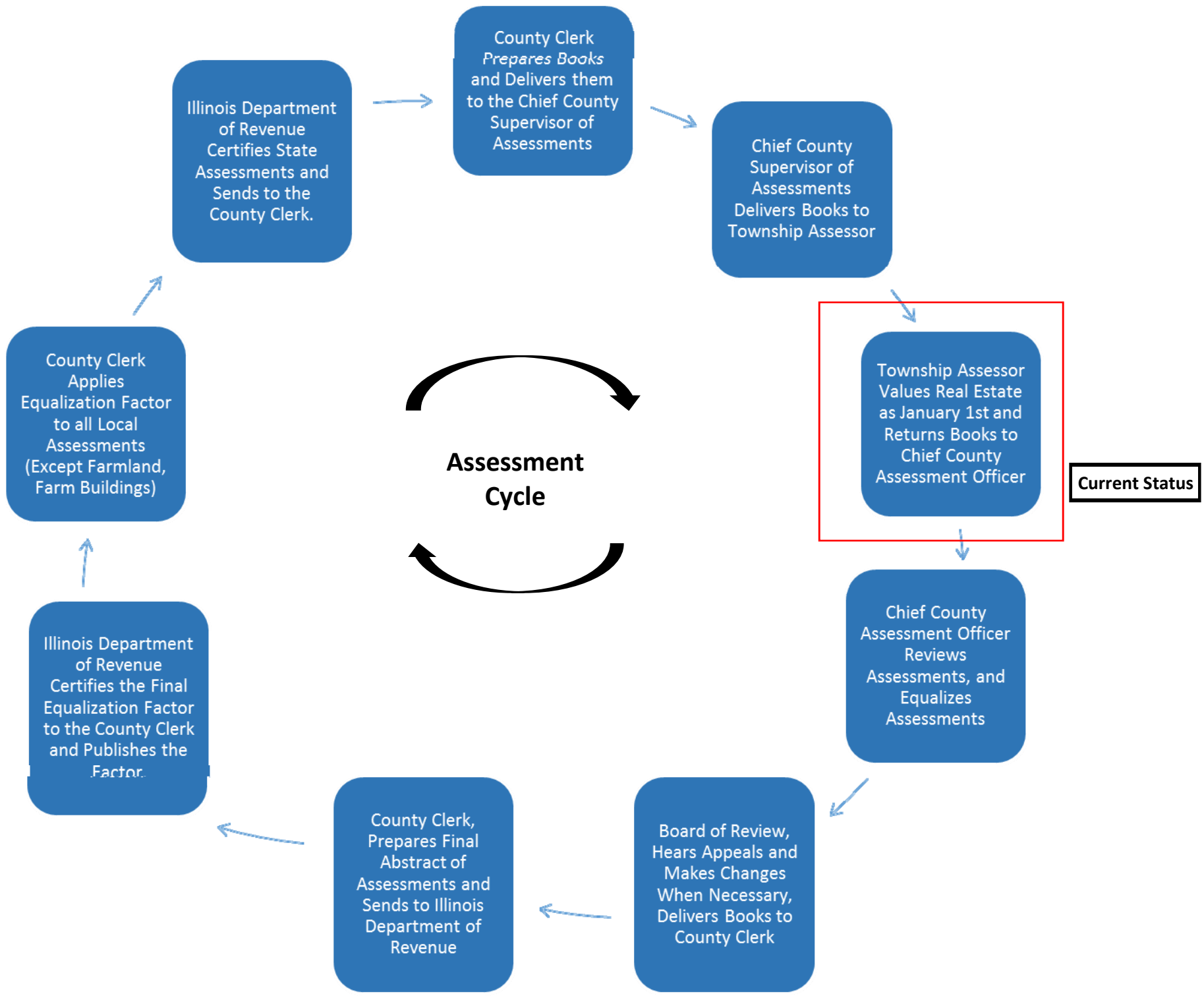
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

### Summary of March Keyed Sales Activity



Current Snapshot of Residential New Construction  
(Currently underway or building permits have been issued, status less than 100%)

Active Residential New Construction (Permit Issued, Less than 100%)					
Municipality / Village	Duplex	Multi-Family	Single Family Home	Townhome	Grand Total
City of Crystal Lake			23	25	48
City of McHenry	5	8	26		39
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
<b>Grand Total</b>	<b>5</b>	<b>8</b>	<b>62</b>	<b>25</b>	<b>100</b>



## Meet your Assessment Team

### **Assessor**

Mark is your Nunda Township Assessor. Mark was elected your Nunda Township Assessor effective January 1<sup>st</sup>, 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.