

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

May 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

3510 BAY ROAD

CRYSTAL LAKE, IL 60012

www.nundatownship.com

Phone 815-459-6140

Fax 815-459-5399

May 8, 2019

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

Re: Assessment Office April Monthly Activity Report

April office activity in the assessment office continues to center around the preparation of the 2019 assessment roll. The target return date for the township assessment roll to the McHenry County Supervisor of Assessments is August 26, 2019.

The McHenry County Treasurer has mailed the 2018 Real Estate Tax Bills. The first installment payment due date is June 3, 2019 and the second installment payment due date is September 3, 2019. As of this time phone and lobby activity have been modest, as related to 2018 tax bill questions.

Keyed Sales activity thru the month of April shows the number of sales running at the median level of the four previous years reported. Office generated updates are currently trending just below the median level of the four previous years being reported. Keyed Building permits are running above three of the four years which are reported trending below the reported year of 2016. (tables on following page)

Data collection in the field remains active. Following up on building permits and office generated updates have been active and are also outlined in table on the following page. The township website has been updated with 153 new photos during the month.

On May 8, 2019 our office hosted a workshop with the McHenry Township Assessment Office. Topics included current assessment practices, as well as data collection and data processing practices. This was very beneficial for both offices.

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 – April					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	299	292	288	332	312
Number of Sales	240	233	240	258	240

Office Support Staff Activity				
Updates Office Generated				
January – April				
2015	2016	2017	2018	2019
212	148	154	156	147

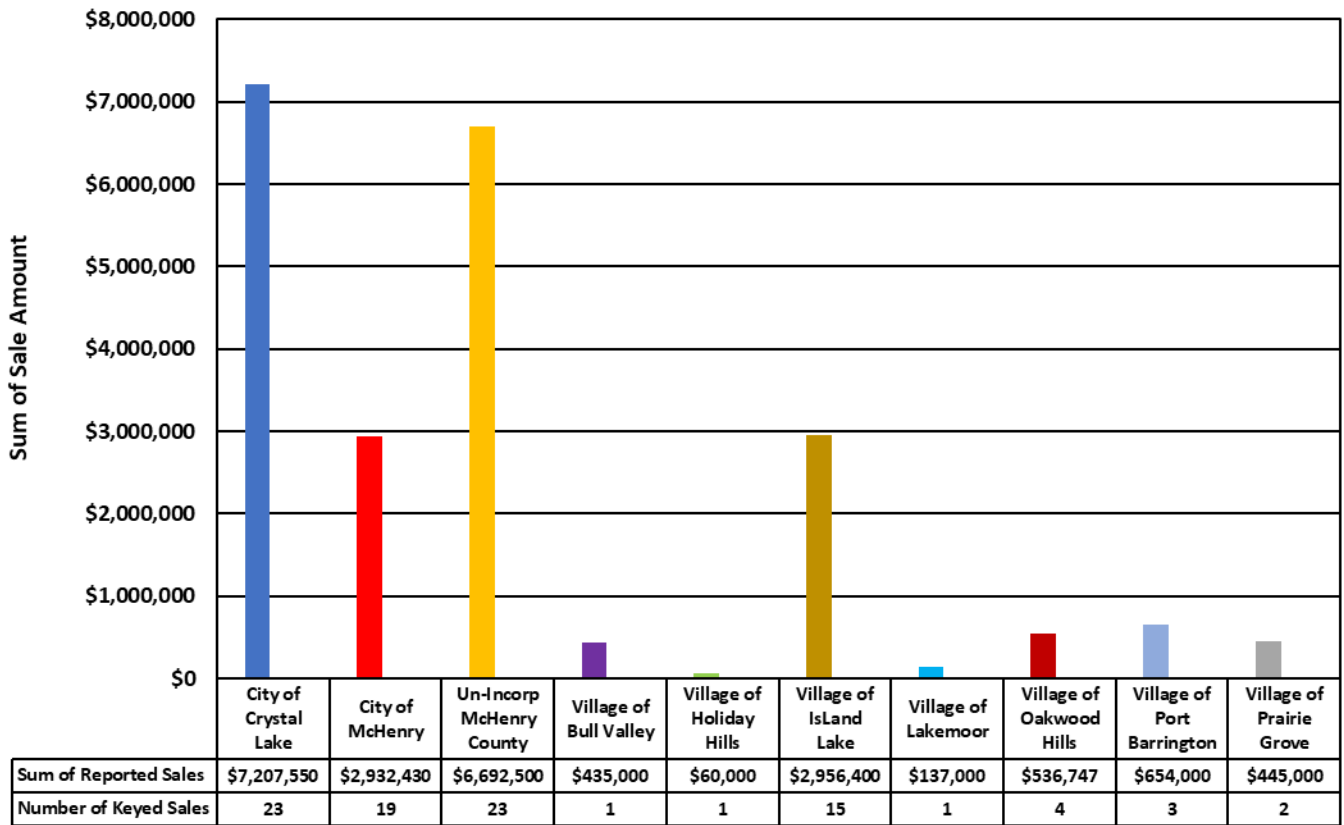
Office Support Activity				
Building Permits Keyed				
January – April				
2015	2016	2017	2018	2019
242	574	484	301	525

Data Collection Activity / January – April					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	605	592	230	345	395
Update Activity	89	100	154	172	286
April Website Photos Uploaded					153

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.

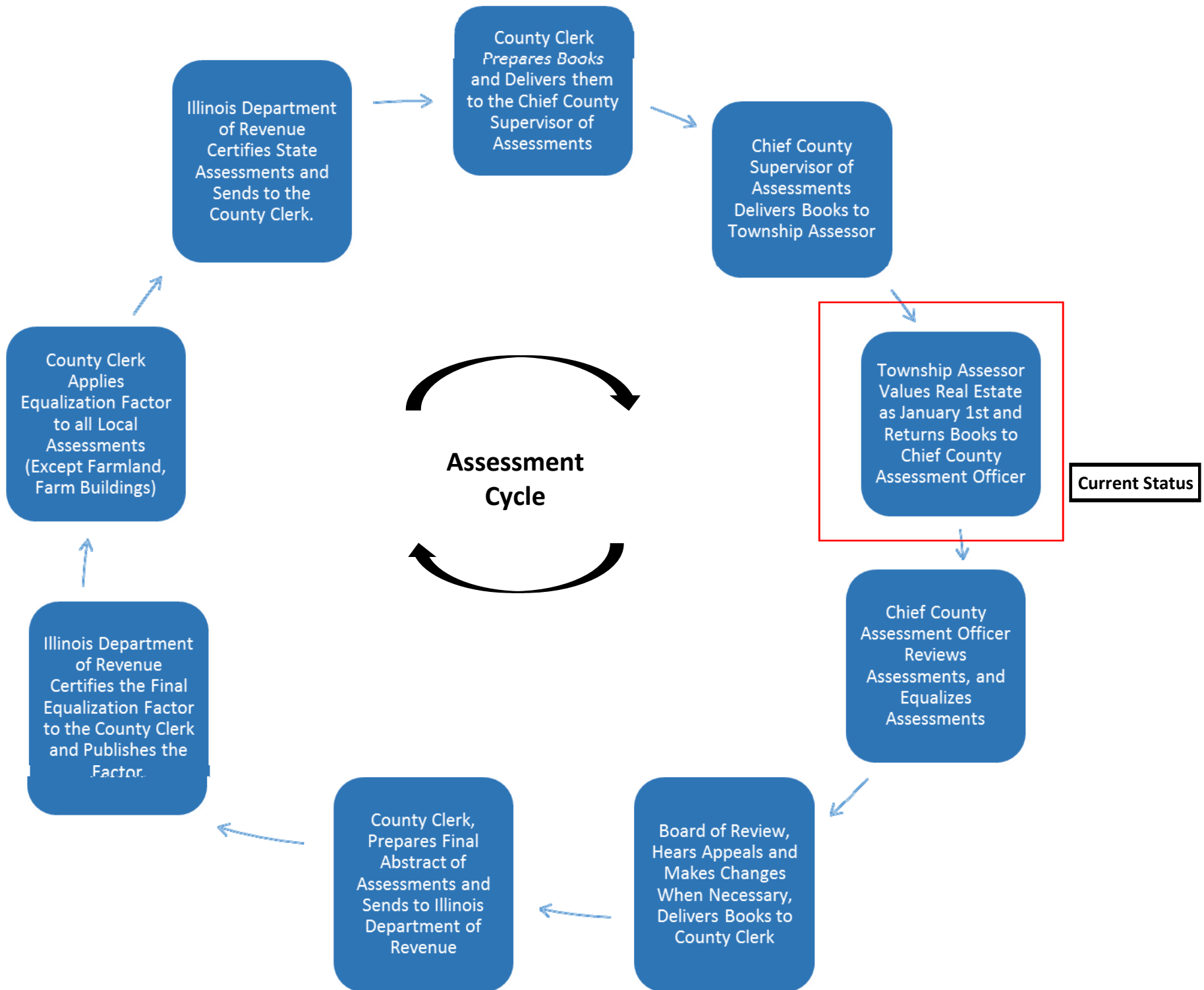
Summary of April Keyed Sales Activity



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	6	9	23		38
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	6	9	59	25	99

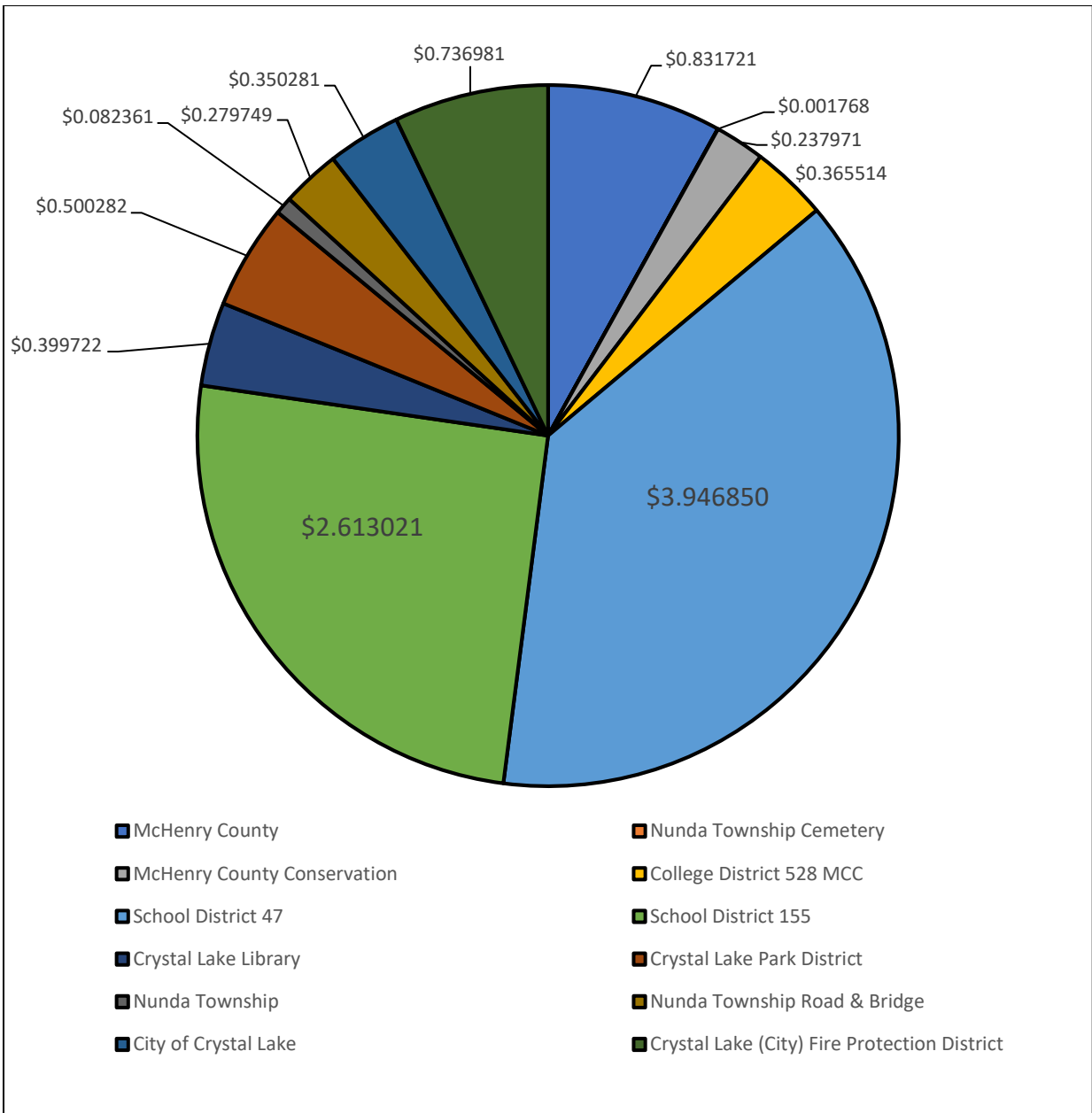


2018

Real Estate Taxes

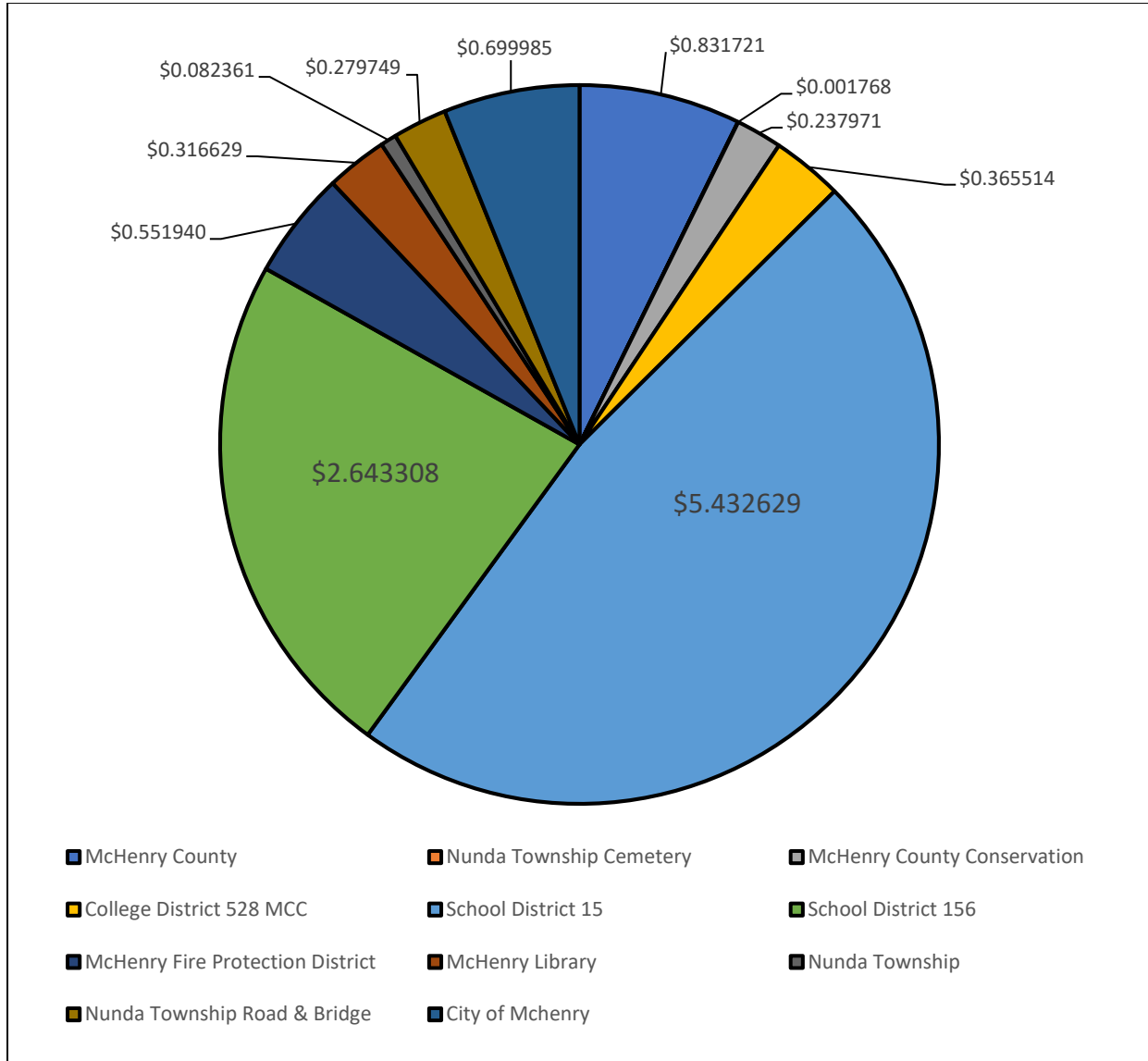
Sample Tax Distributions

Areas Thru-Out Nunda Township



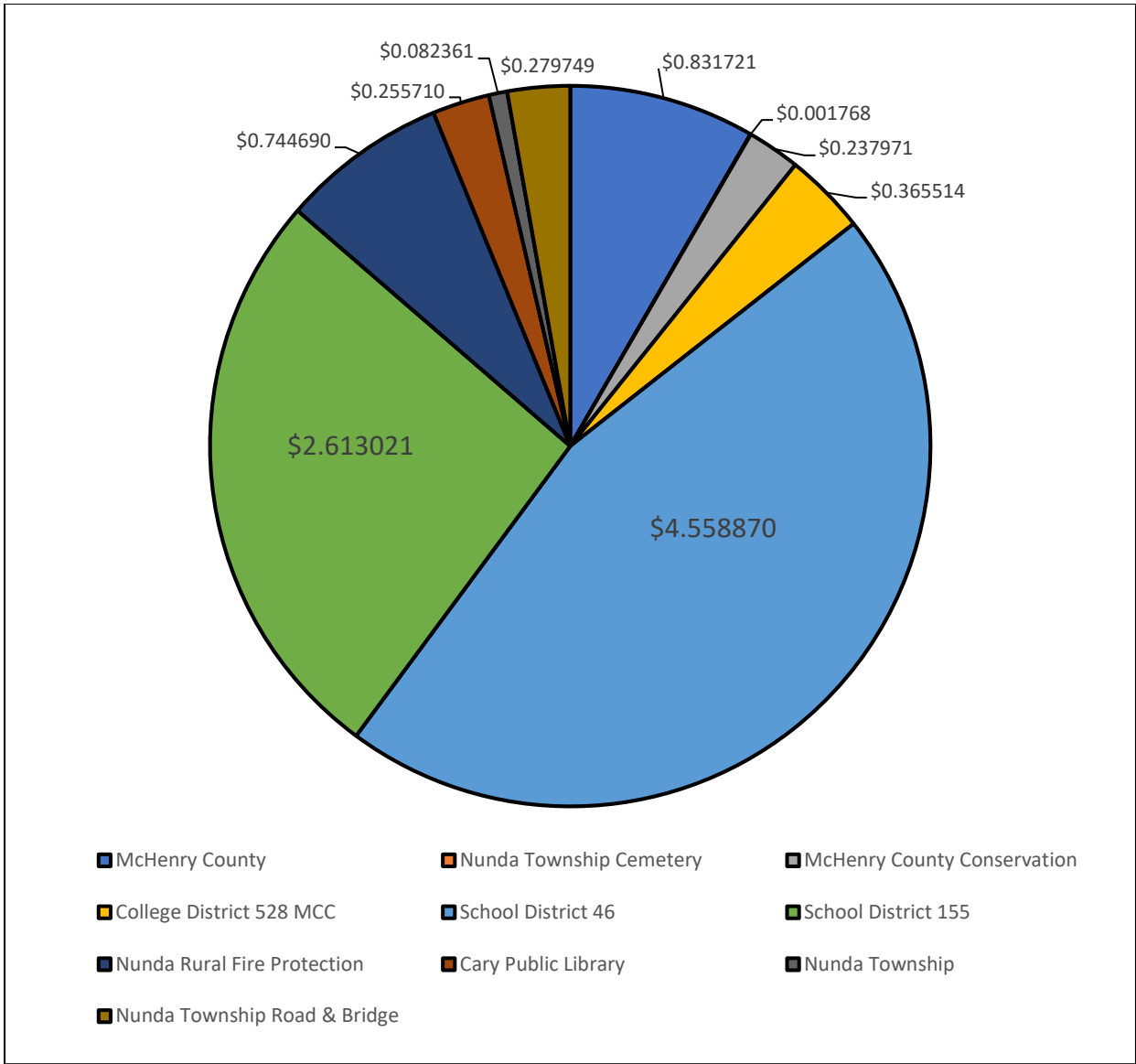
Sample City of Crystal Lake Distribution of 2018 Tax Bill (Tax Rate \$10.346221)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 47	\$3.946850
School District 155	\$2.613021
Crystal Lake Library	\$0.399722
Crystal Lake Park District	\$0.500282
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
City of Crystal Lake	\$0.350281
Crystal Lake (City) Fire Protection District	\$0.736981
Total Rate	\$10.346221



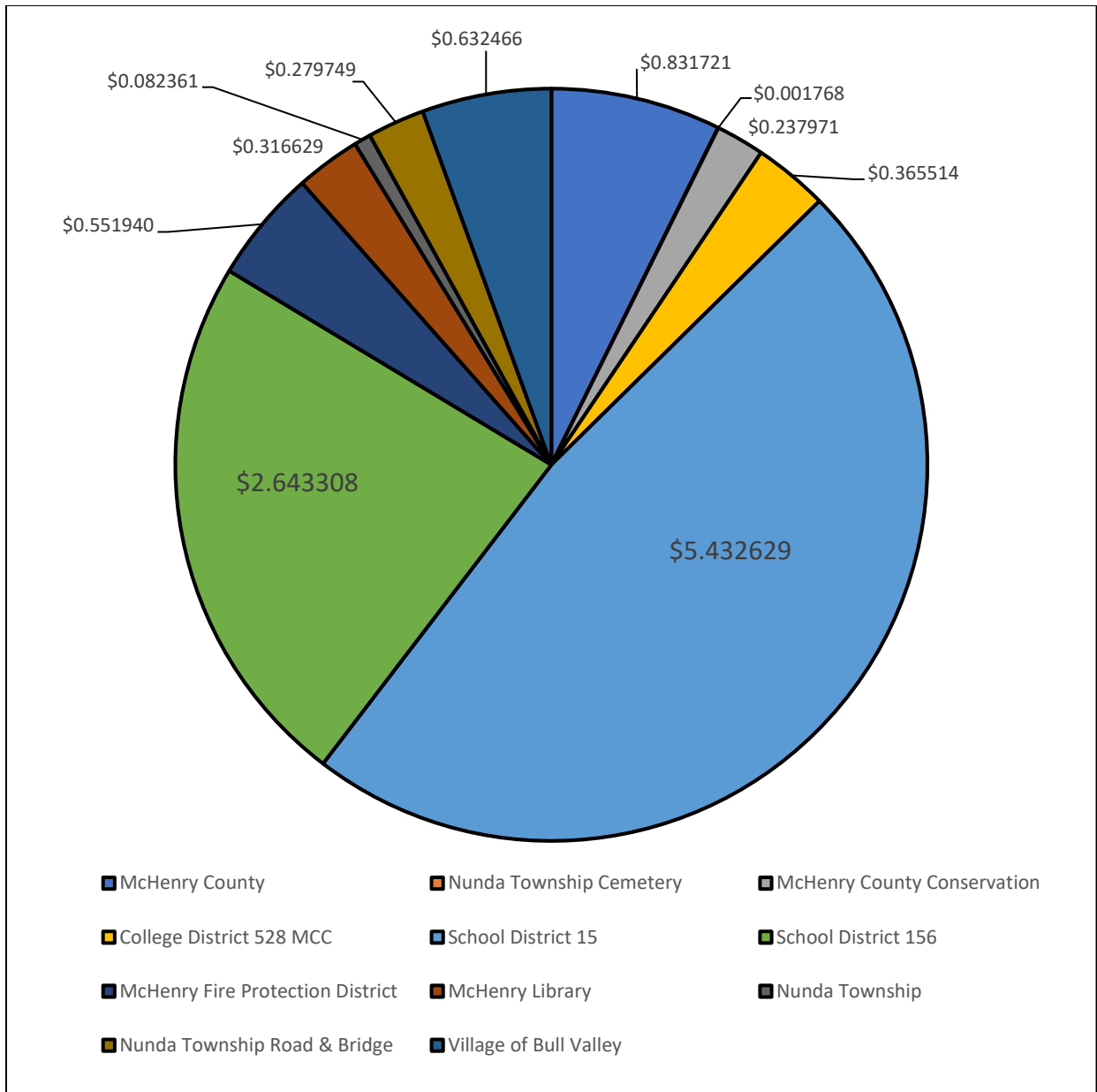
Sample City of McHenry Distribution of 2018 Tax Bill (Tax Rate \$11.443575)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 15	\$5.432629
School District 156	\$2.643308
McHenry Fire Protection District	\$0.551940
McHenry Library	\$0.316629
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
City of McHenry	\$0.699985
Total Rate	\$11.443575



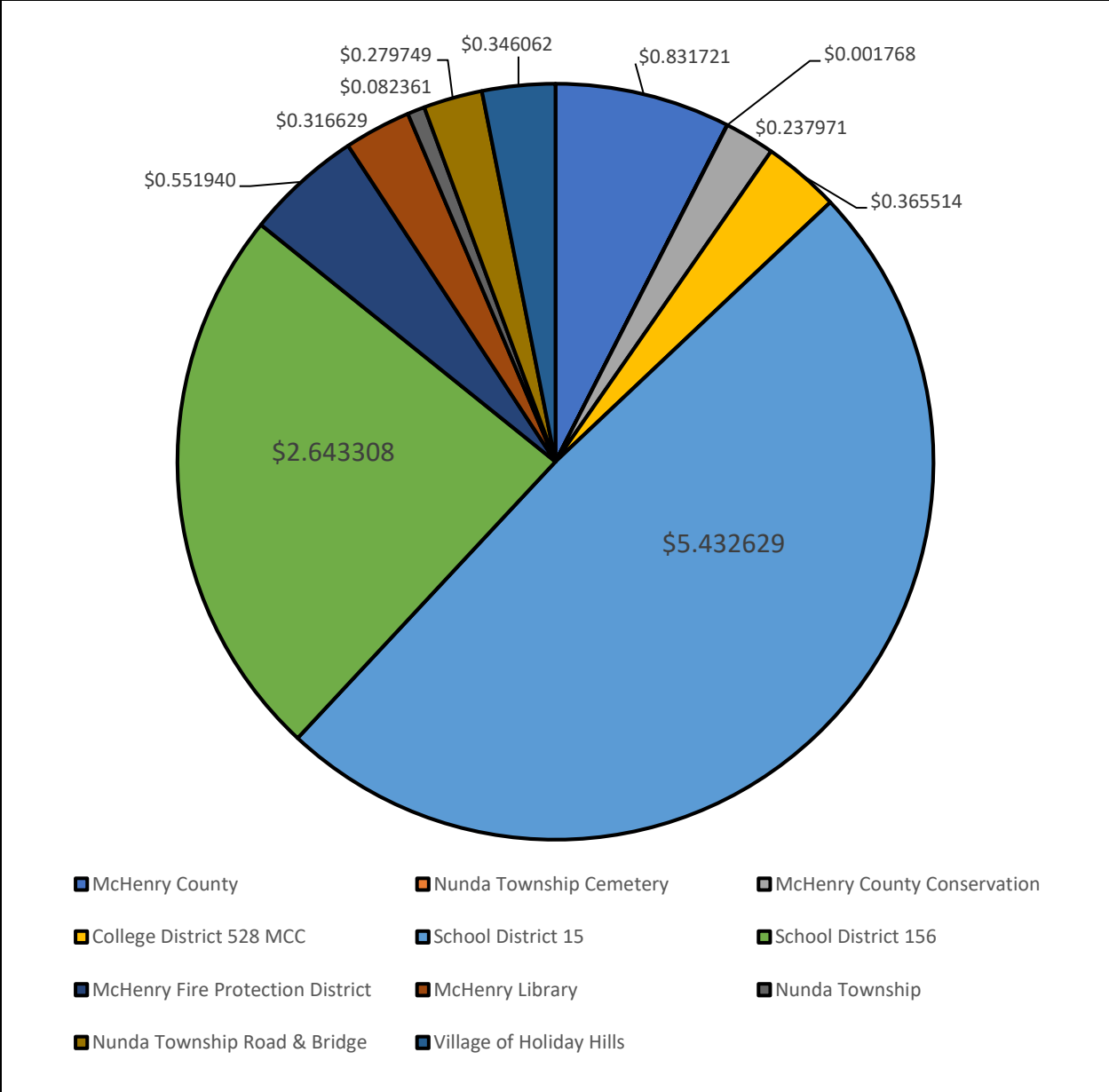
Sample Un-Incorporated Distribution of 2018 Tax Bill (Tax Rate \$9.971375)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 46	\$4.558870
School District 155	\$2.613021
Nunda Rural Fire Protection	\$0.744690
Cary Public Library	\$0.255710
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Total Rate	\$9.971375



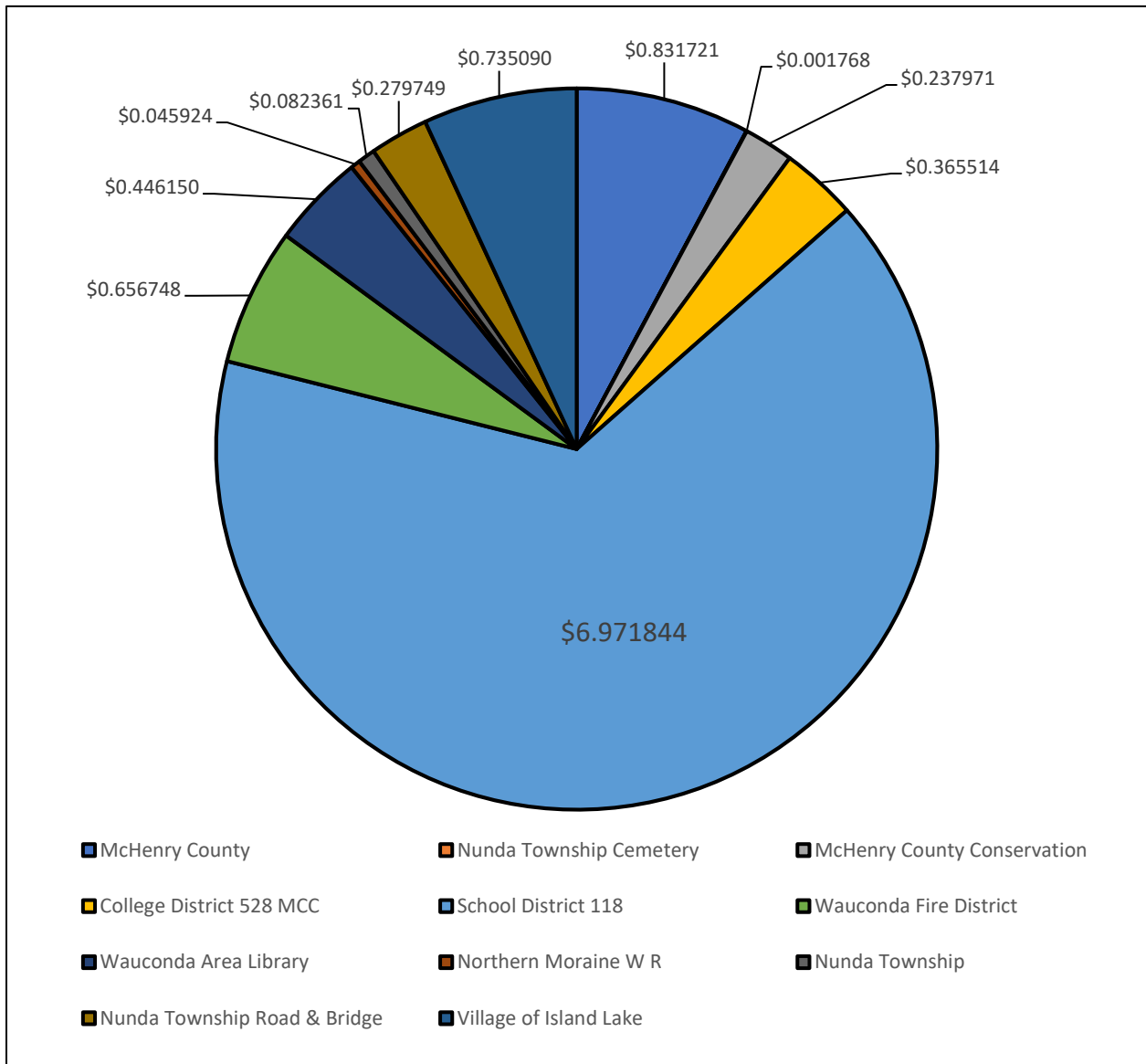
Sample Village of Bull Valley Distribution of 2018 Tax Bill (Tax Rate \$11.376056)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 15	\$5.432629
School District 156	\$2.643308
McHenry Fire Protection District	\$0.551940
McHenry Library	\$0.316629
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Bull Valley	\$0.632466
Total Rate	\$11.376056



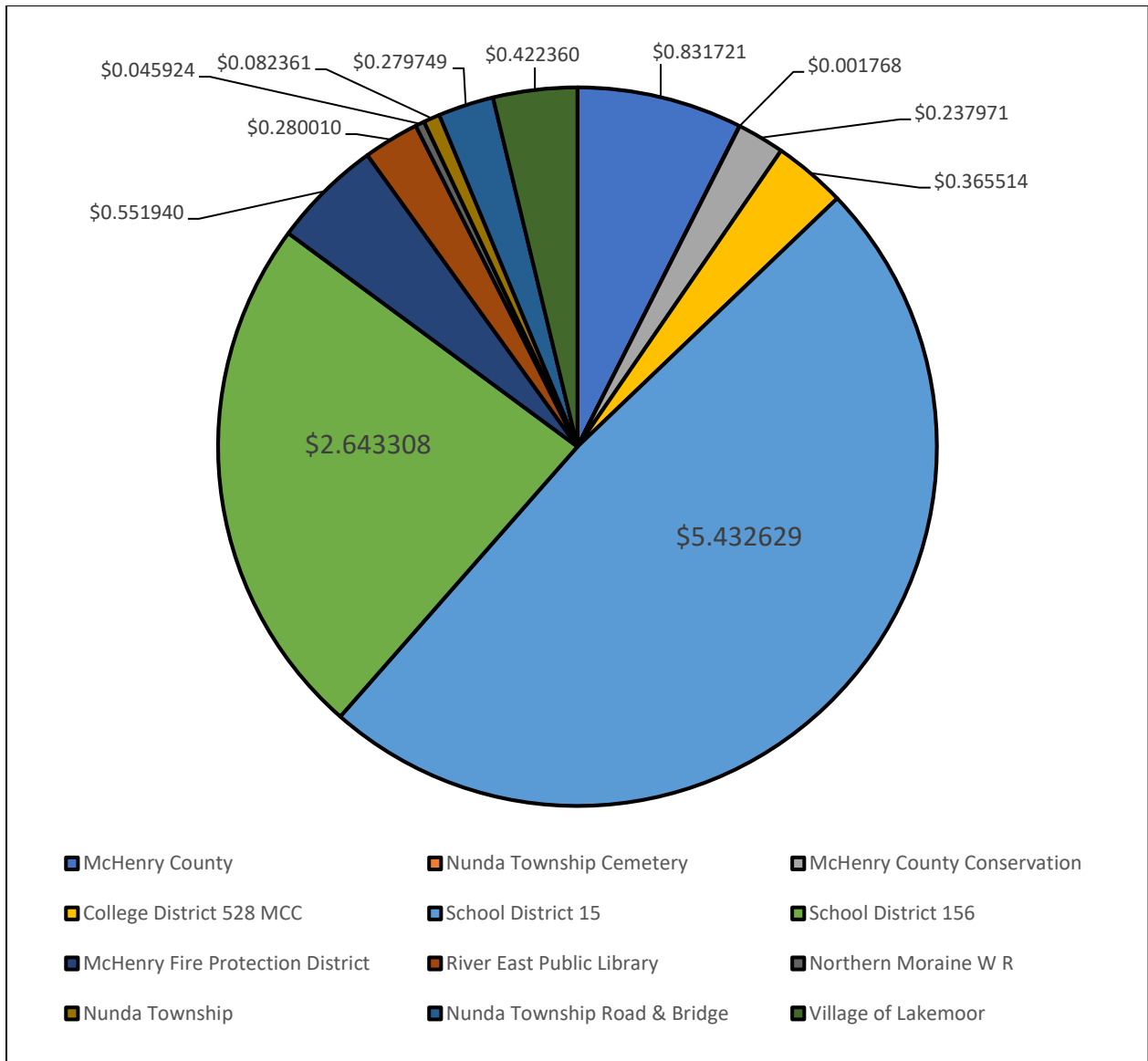
Sample Village of Holiday Hills Distribution of 2018 Tax Bill (\$11.089652)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 15	\$5.432629
School District 156	\$2.643308
McHenry Fire Protection District	\$0.551940
McHenry Library	\$0.316629
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Holiday Hills	\$0.346062
Total Rate	\$11.089652



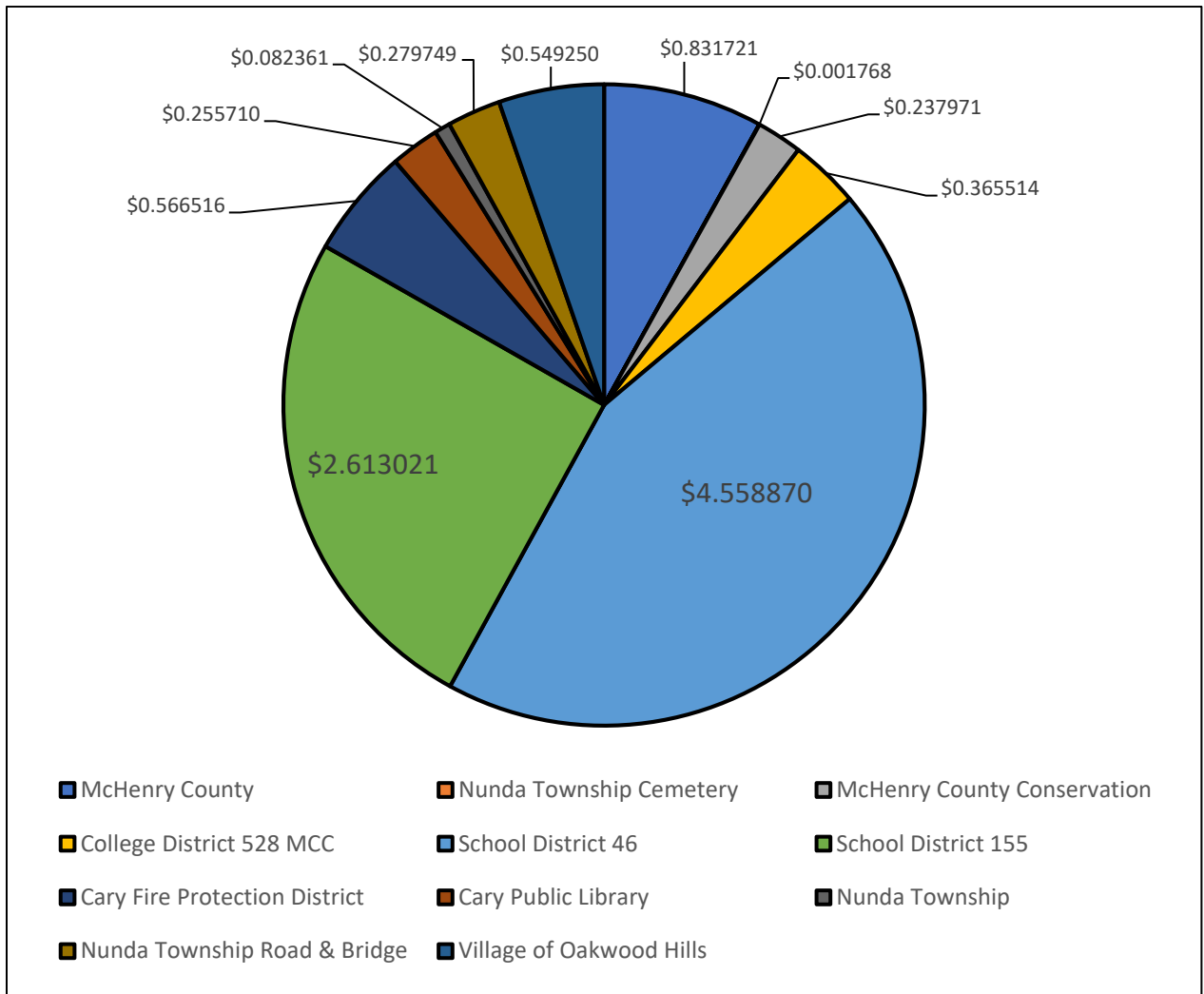
Sample Village of Island Lake Distribution of 2018 Tax Bill (Tax Rate \$10.654840)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 118	\$6.971844
Wauconda Fire District	\$0.656748
Wauconda Area Library	\$0.446150
Northern Moraine W R	\$0.045924
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Island Lake	\$0.735090
Total Rate	\$10.654840



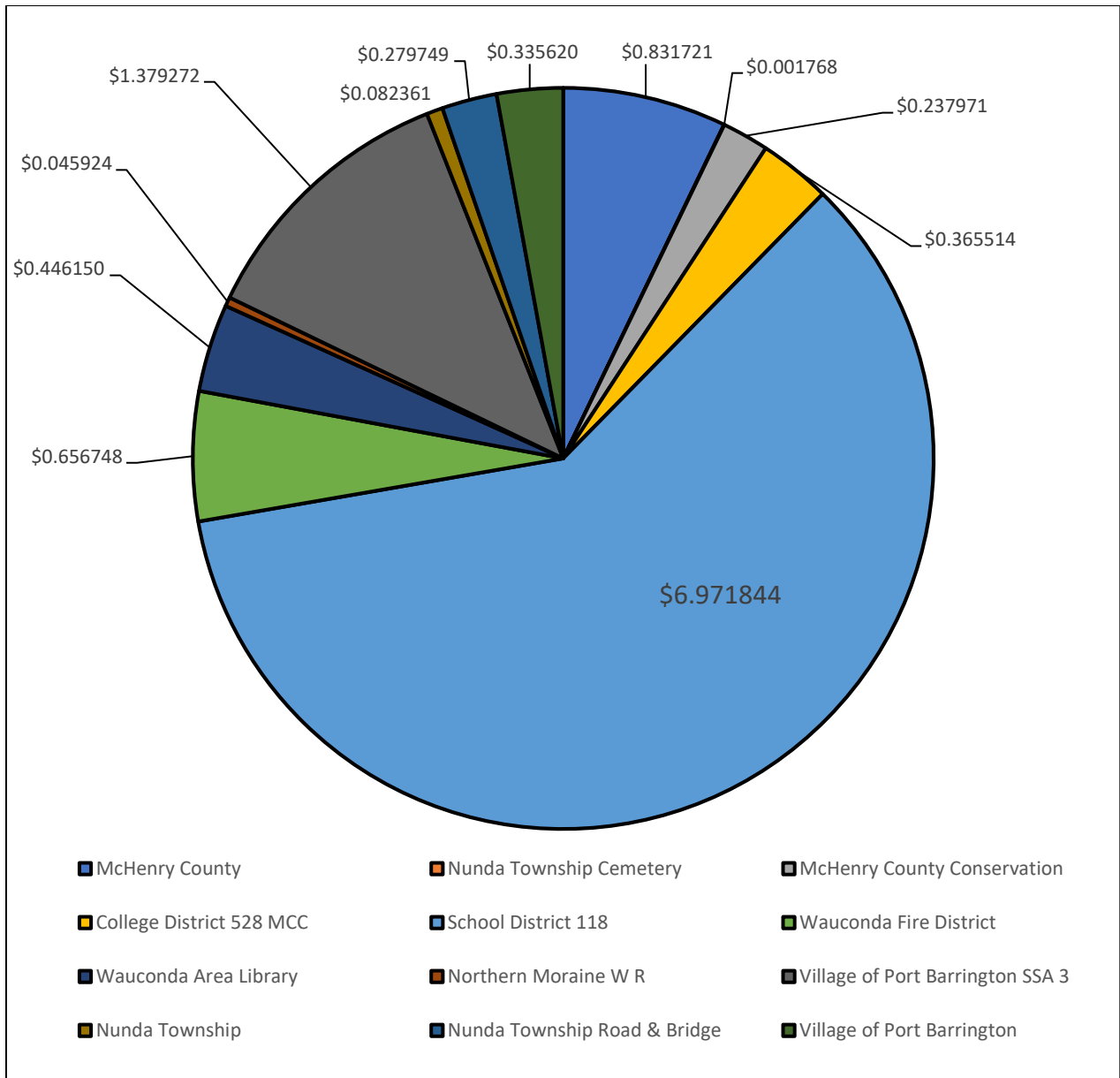
Sample Village of Lakemoor Distribution of 2018 Tax Bill (Tax Rate 11.175255)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 15	\$5.432629
School District 156	\$2.643308
McHenry Fire Protection District	\$0.551940
River East Public Library	\$0.280010
Northern Moraine W R	\$0.045924
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Lakemoor	\$0.422360
Total Rate	\$11.175255



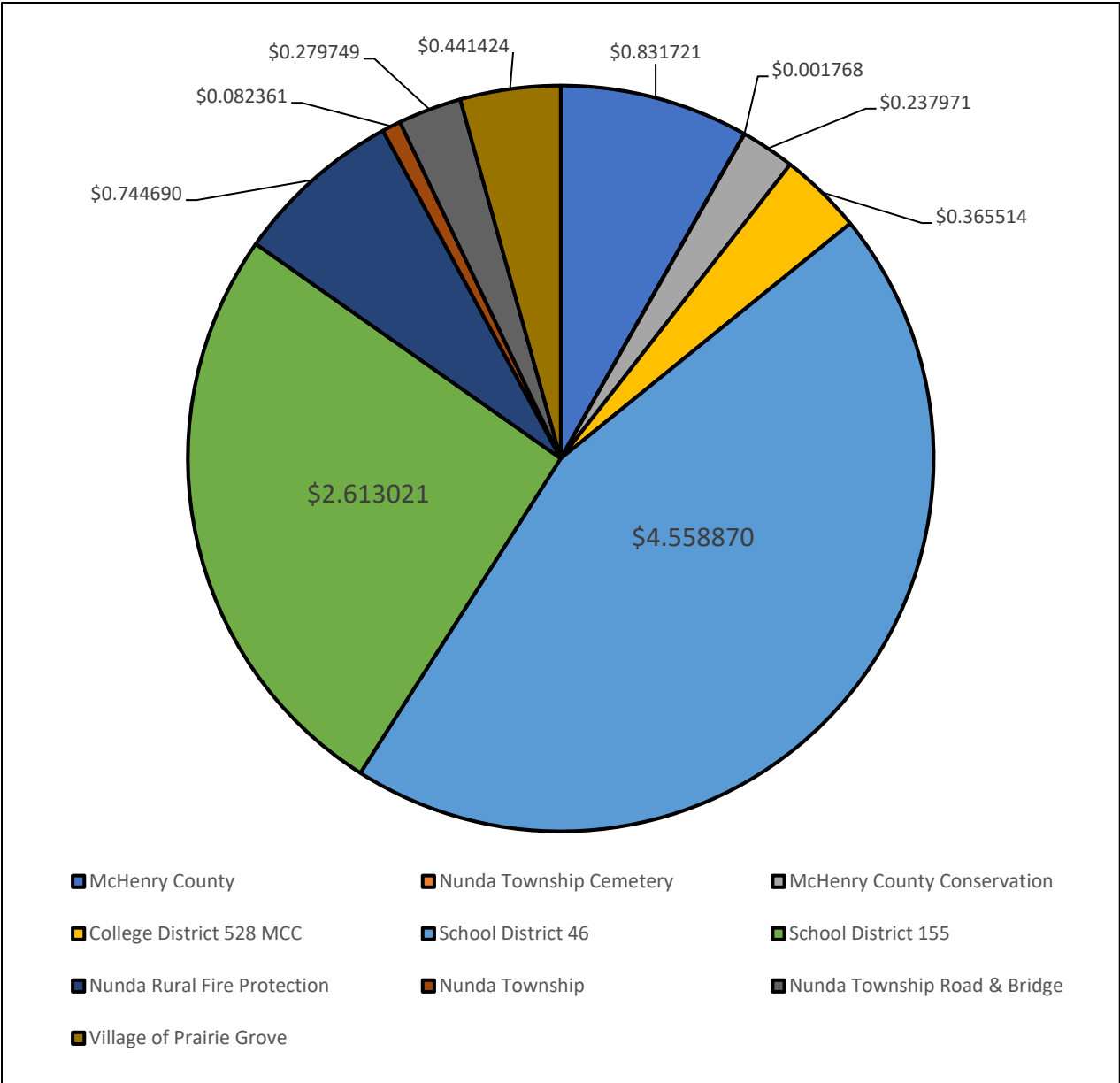
Sample Village of Oakwood Hills Distribution of 2018 Tax Bill (Tax Rate \$10.342451)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 46	\$4.558870
School District 155	\$2.613021
Cary Fire Protection District	\$0.566516
Cary Public Library	\$0.255710
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Oakwood Hills	\$0.549250
Total Rate	\$10.342451



Sample Village of Port Barrington Distribution of 2018 Tax Bill (\$11.634642)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 118	\$6.971844
Wauconda Fire District	\$0.656748
Wauconda Area Library	\$0.446150
Northern Moraine W R	\$0.045924
Village of Port Barrington SSA 3	\$1.379272
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Port Barrington	\$0.335620
Total Rate	\$11.634642



Sample of Village of Prairie Grove Distribution of 2018 Tax Bill (\$10.157089)

Taxing Authority	Tax District Rate
McHenry County	\$0.831721
Nunda Township Cemetery	\$0.001768
McHenry County Conservation	\$0.237971
College District 528 MCC	\$0.365514
School District 46	\$4.558870
School District 155	\$2.613021
Nunda Rural Fire Protection	\$0.744690
Nunda Township	\$0.082361
Nunda Township Road & Bridge	\$0.279749
Village of Prairie Grove	\$0.441424
Total Rate	\$10.157089

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, Kristin and Michael Ann are all very experienced in Real Property Assessment and have extensive backgrounds in the Real Estate Market and Mass Appraisal Valuation. All three deputies 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.