

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

June 13, 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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June 7, 2019

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

Re: Assessment Office May Monthly Activity Report

With the mailing of the 2018 Real Estate Tax Bills phone and lobby activity showed modest increase, many of taxpayer questions centered around the Valley Hi rebate. (qualifying, applying etc.)

The preparation of the 2019 assessment roll continues to be the center of the activities in the office. Data collection and processing remains very active. With a target return date of August 26, 2019 of the assessment roll, there remains a great deal of work to be completed.

Keyed Sales activity thru the month of May shows an approximate 18% decrease in the number of sales from the 2018 level at the same point in time. Sales volume is currently running at the 2015 and 2016 level year over year. I do note the number of short sales and foreclosure related sales are at a much lower level.

Office generated updates continue to trend below the median level of the four previous years being reported. Building permits continue to flow into the office, and year to date the building permits that have been keyed, are running above the median of the previous four years at the same point in time.

Data collection in the field remains active. Following up on building permits and office generated updates have been active, both are out pacing the previous year. Additional information is outlined in table on the following page. The township website has been updated with 154 new photos during the month.

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 – May					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	380	370	409	464	385
Number of Sales	307	302	346	374	307

Office Support Staff Activity				
Updates Office Generated				
January – May				
2015	2016	2017	2018	2019
272	188	198	205	186

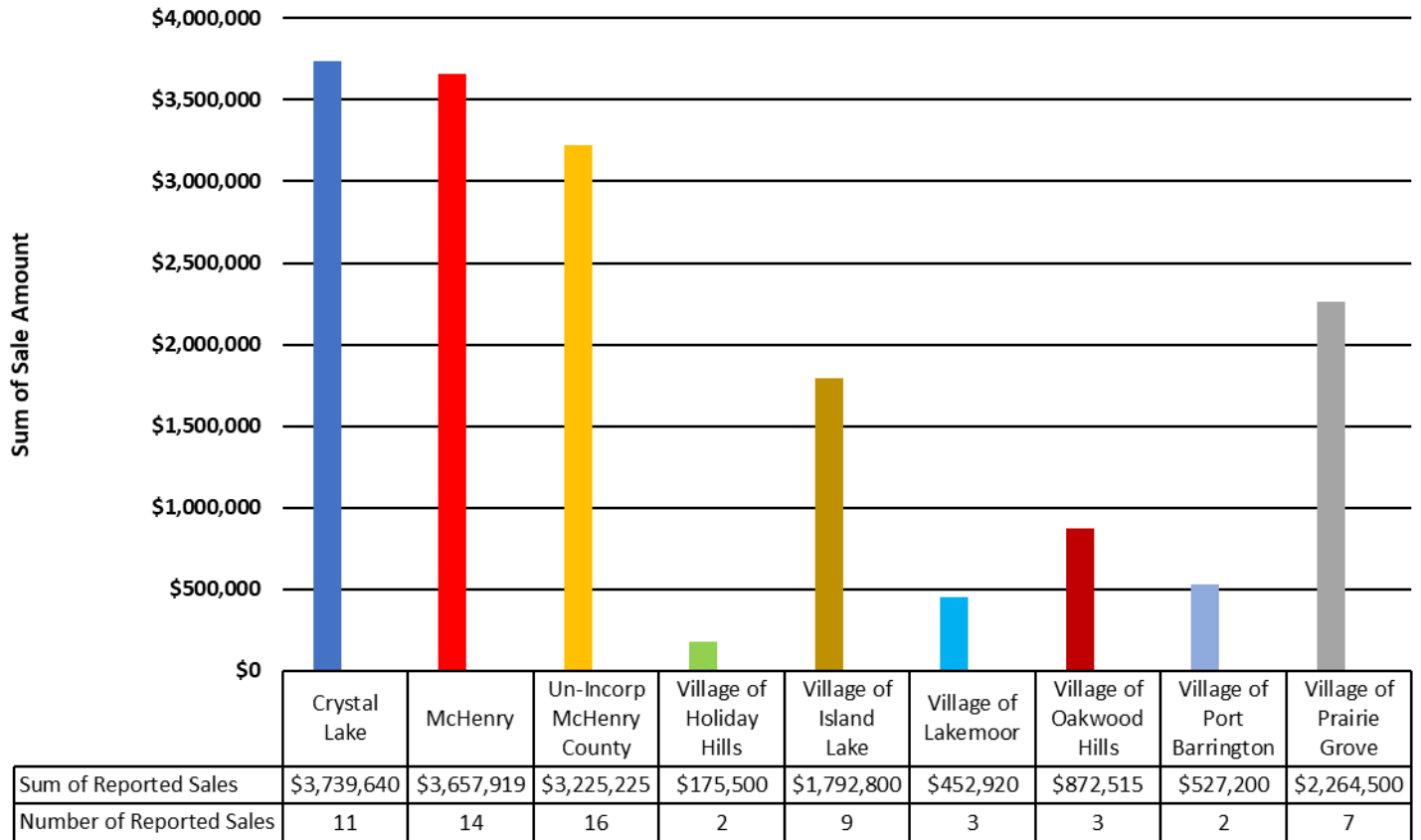
Office Support Activity				
Building Permits Keyed				
January – May				
2015	2016	2017	2018	2019
410	741	620	350	566

Data Collection Activity / January – May					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	697	869	378	459	505
Update Activity	167	172	207	193	331
May Website Photos Uploaded					154

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

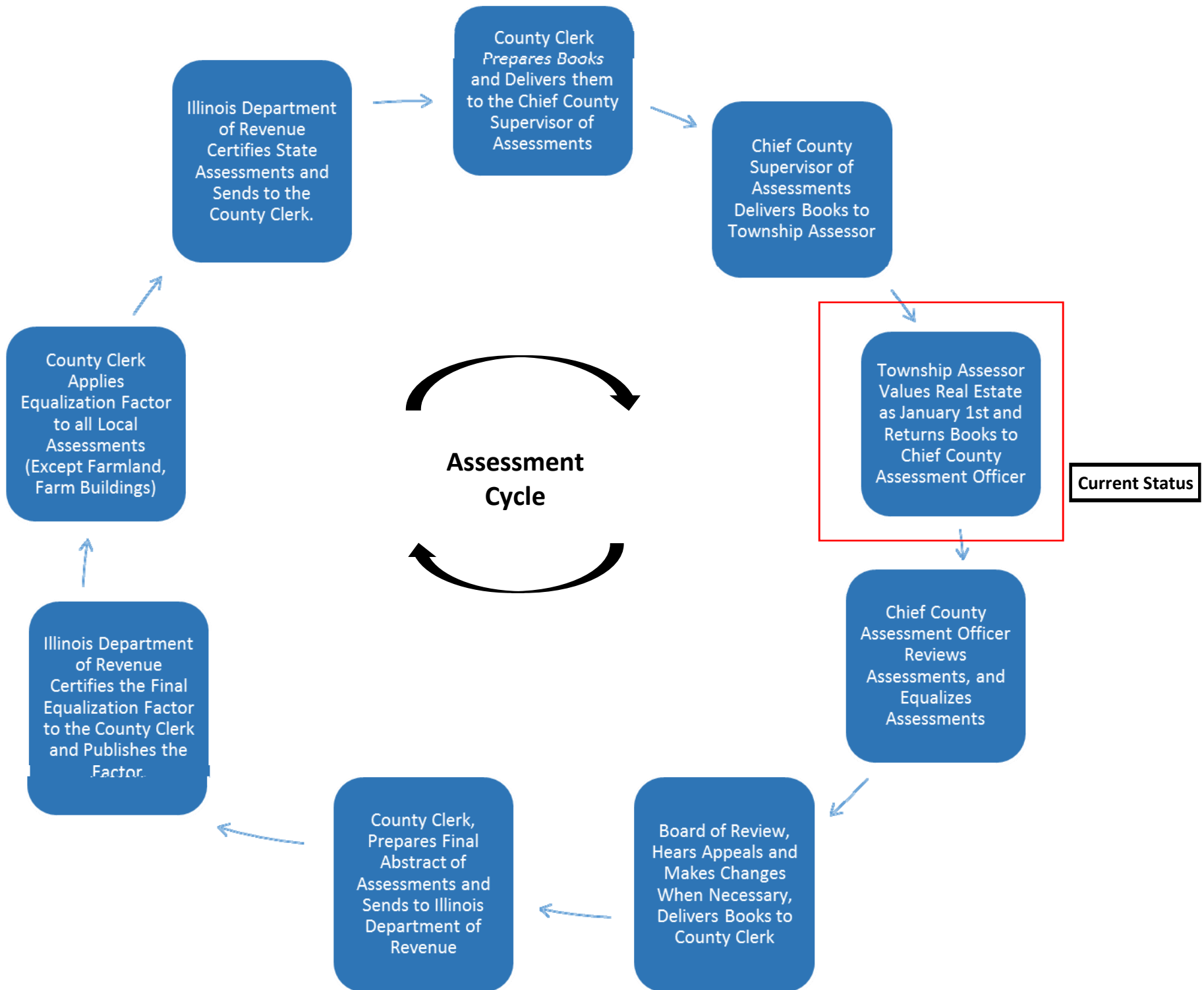
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of May 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			38	25	63
City of McHenry	7	9	27		43
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			3		3
Grand Total	7	9	79	25	120



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.