

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

September 12, 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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September 12, 2019

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

Re: Assessment Office August Monthly Activity Report

The final review and changes are being made to the 2019 assessment roll, and it will be certified to the McHenry County Supervisor of Assessments on September 16. The county will then complete their needed tasks prior to the 2019 mailing and publication of the 2019 assessment roll. I anticipate the assessment notices going out no later than the third week of October.

Keyed Sales activity continues to trend below the level of all four previous years that are being reported. The number of sales currently reported reflect an approximate 17% decrease in the number of sales, year over year.

The office generated updates are trending just below the 2018 level and below the median level of the four previous years being reported. This is primarily due to more current information on file as well as the decrease in the number of sales. In addition, office generated updates can be somewhat cyclical.

Building permit activity continues to be very active, 2019 has now exceeded the level of the four years that are being reported.

Data collection in the field remains active. The following up on building permits and office generated updates continue to outpace the previous year. Additional information is outlined in table on the following page. The township website has been updated with 171 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 – August					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	717	822	711	809	684
Number of Sales	591	579	626	673	560

Office Support Staff Activity				
Updates Office Generated				
January – August				
2015	2016	2017	2018	2019
467	349	376	328	320

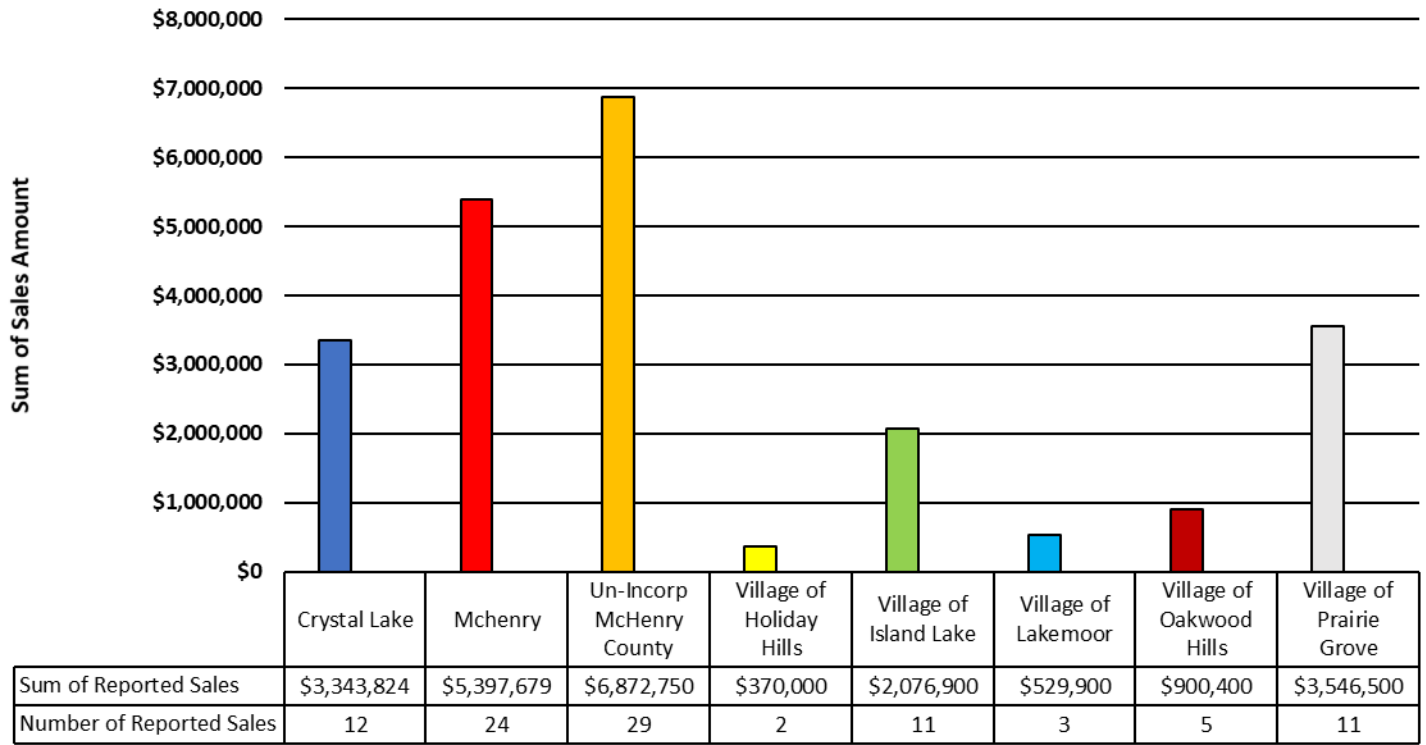
Office Support Activity				
Building Permits Keyed				
January – August				
2015	2016	2017	2018	2019
981	1,001	1,099	674	1,240

Data Collection Activity / January – August					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	1,069	1,265	692	629	833
Update Activity	570	536	586	559	692
August Website Photos Uploaded					171

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

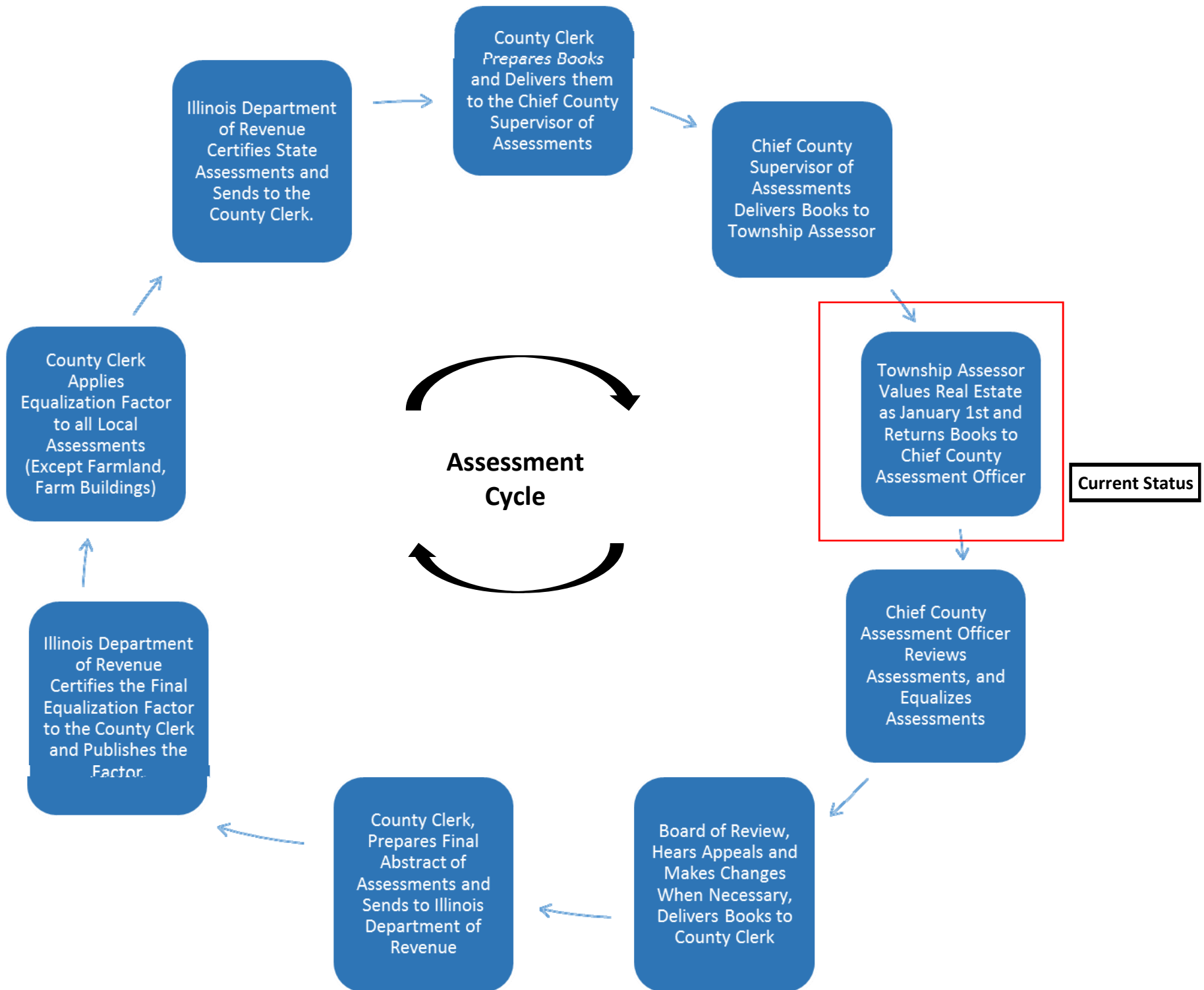
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of August 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			54	26	80
City of McHenry	3	10	41		54
Un-Incorporated McHenry County			6		6
Village of Bull Valley			2		2
Village of Holiday Hills					
Village of Island Lake			1		1
Village of Oakwood Hills					
Village of Prairie Grove			3		3
Grand Total	3	10	107	26	146



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.