

## 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

October 10, 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](http://www.nundatownship.com)

Phone 815-459-6140

Fax 815-459-5399

October 9, 2019

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

Re: Assessment Office September Monthly Activity Report

The 2019 assessment roll was certified to the McHenry County Supervisor of Assessments on September 16. The county is completing some of their needed tasks prior to the 2019 mailing and publication of the 2019 assessment roll. I anticipate the assessment notices going out during the third week of October.

Keyed sales for 2019 are trending below the level of all four previous years that are being reported. The number of sales currently reported reflect an approximate 16% decrease in the number of sales, year over year. For the month of September residential improved property throughout the township show an average sale price of \$241,342 for 2019, in 2018 for the month of September the average sale price for residential improved property was \$228,132 this indicates a 5.79% increase in sale prices based on a month to month comparison. Again, this is an average township wide.

The office generated updates are also trending below the previous reported years. 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.

The number of keyed building permits remain on a pace that is greater than the previous years that have been 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 100 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 – September					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	818	931	800	902	757
Number of Sales	684	683	705	753	629

Office Support Staff Activity				
Updates Office Generated				
January – September				
2015	2016	2017	2018	2019
518	412	413	409	362

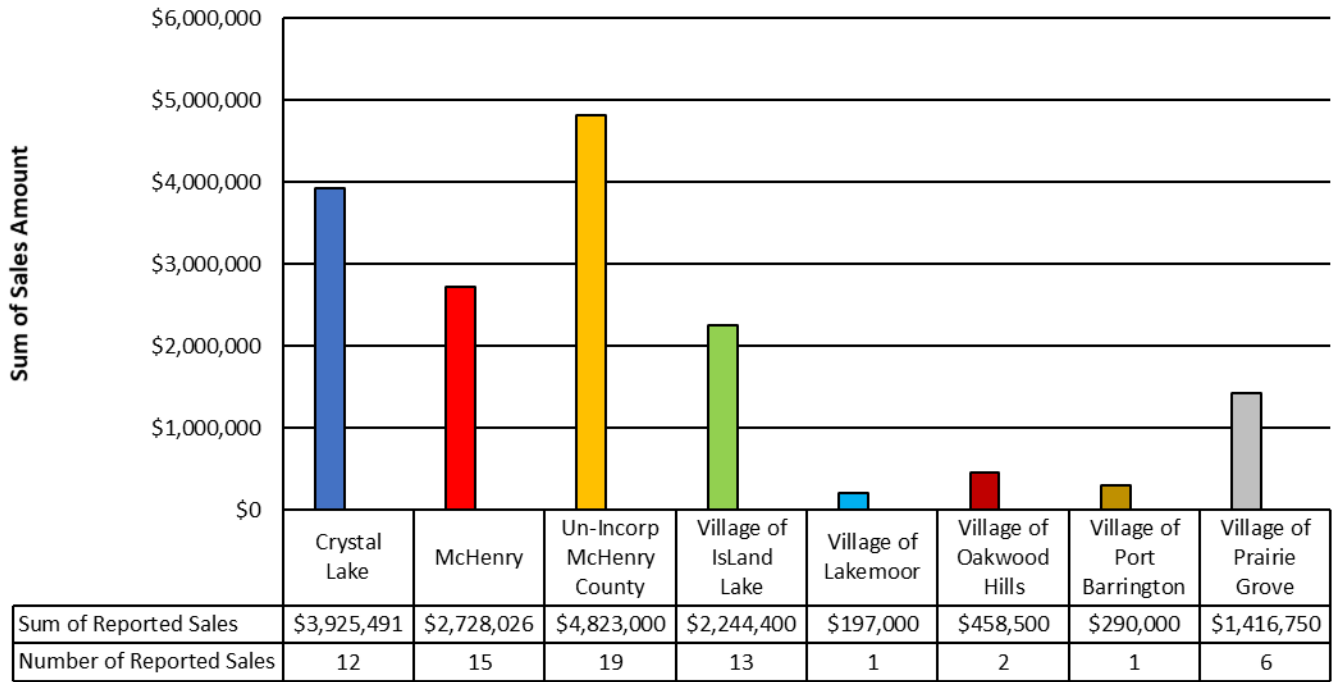
Office Support Activity				
Building Permits Keyed				
January – September				
2015	2016	2017	2018	2019
1,233	1,178	1,220	803	1,426

Data Collection Activity / January – September					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	1,130	1,290	762	679	891
Update Activity	626	598	652	612	766
September Website Photos Uploaded					100

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 September Keyed Sales Activity

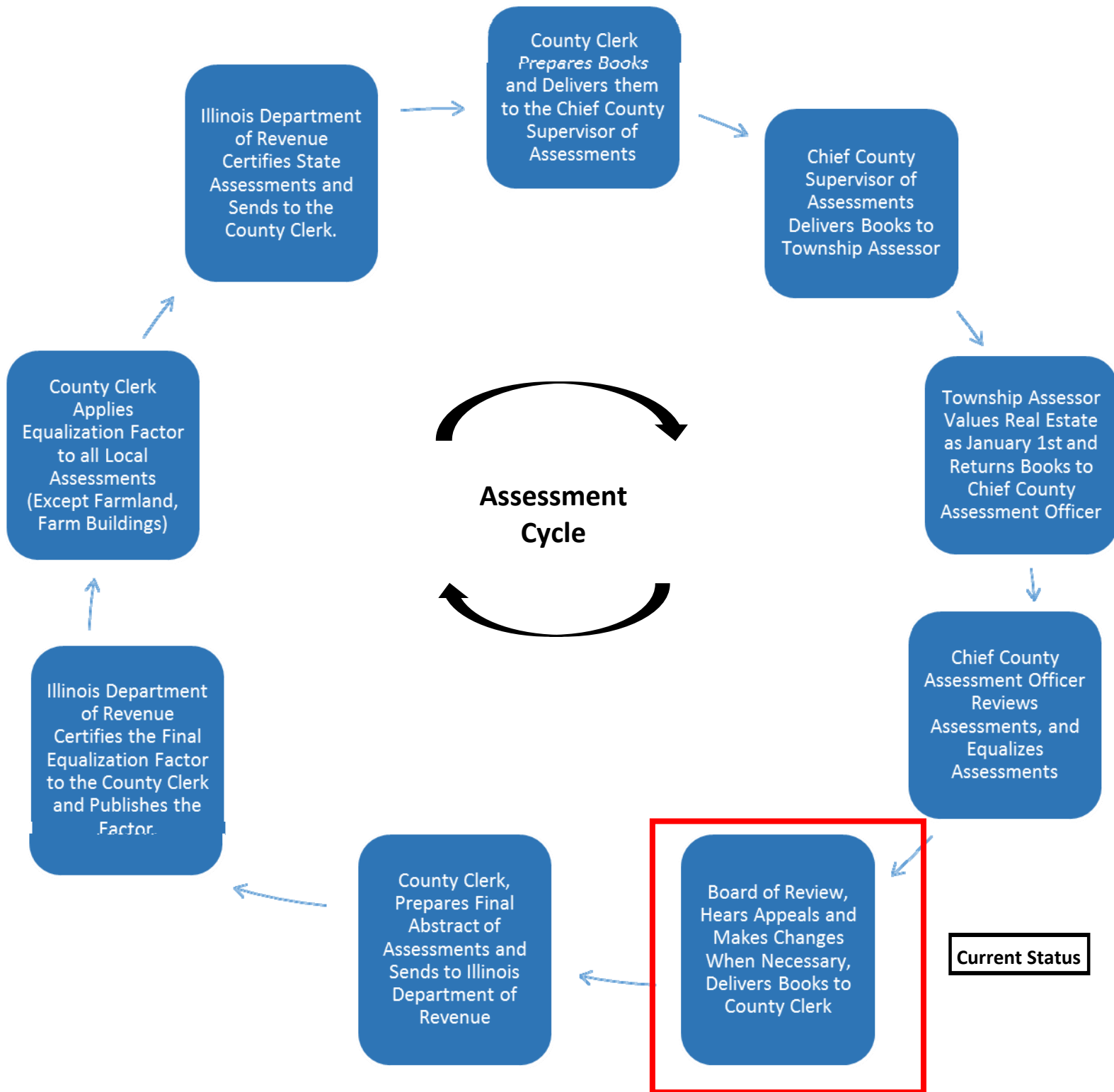


**69 Sales \$16,083,167 Total Recorded Sale Prices**

### 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			68	26	94
City of McHenry	3	12	39		54
Un-Incorporated McHenry County			4		4
Village of Bull Valley			1		1
Village of Holiday Hills					
Village of Island Lake					
Village of Oakwood Hills					
Village of Prairie Grove			3		3
<b>Grand Total</b>	<b>3</b>	<b>12</b>	<b>115</b>	<b>26</b>	<b>156</b>



**Current Status**

## 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, 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.