

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

November 14, 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

November 12, 2019

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

Re: Assessment Office October Monthly Activity Report

The 2019 assessment notices were mailed by the McHenry County Supervisor of Assessments on October 22, 2019. The 2019 assessment appeal period will end on November 21, 2019.

Office activity during October is now centering on assessment questions, as well as walk in taxpayer activity, as related to the publication of the 2019 assessment roll. Many taxpayers are taking advantage of working with the staff regarding assessment questions and concerns.

Keyed sales for 2019 continue 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.

For the month of October residential improved property throughout the township shows an average sale price of \$258,361 for 2019, in 2018 for the month of October the average sale price for residential improved property was \$241,322. The indicated change in sales prices based on a month to month comparison is + 7.06%. Again, this is an average township wide.

The office generated updates continue to trend below the previous reported years. I expect these office generated updates to continue trending downward again, primarily due to more current information on file as well as the decrease in the number of sales.

The number of keyed building permits continue at a pace that is greater than the previous years that have been reported. Residential new construction remains active with 148 currently open building permits.

Data collection in the field remains active. The following up on building permits and office generated updates continue to outpace the previous year, and between these two measurable activities the current year is running at the average of the four previously reported years. The township website has been updated with 137 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 – October					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	893	1,027	914	1,021	846
Number of Sales	749	767	800	854	709

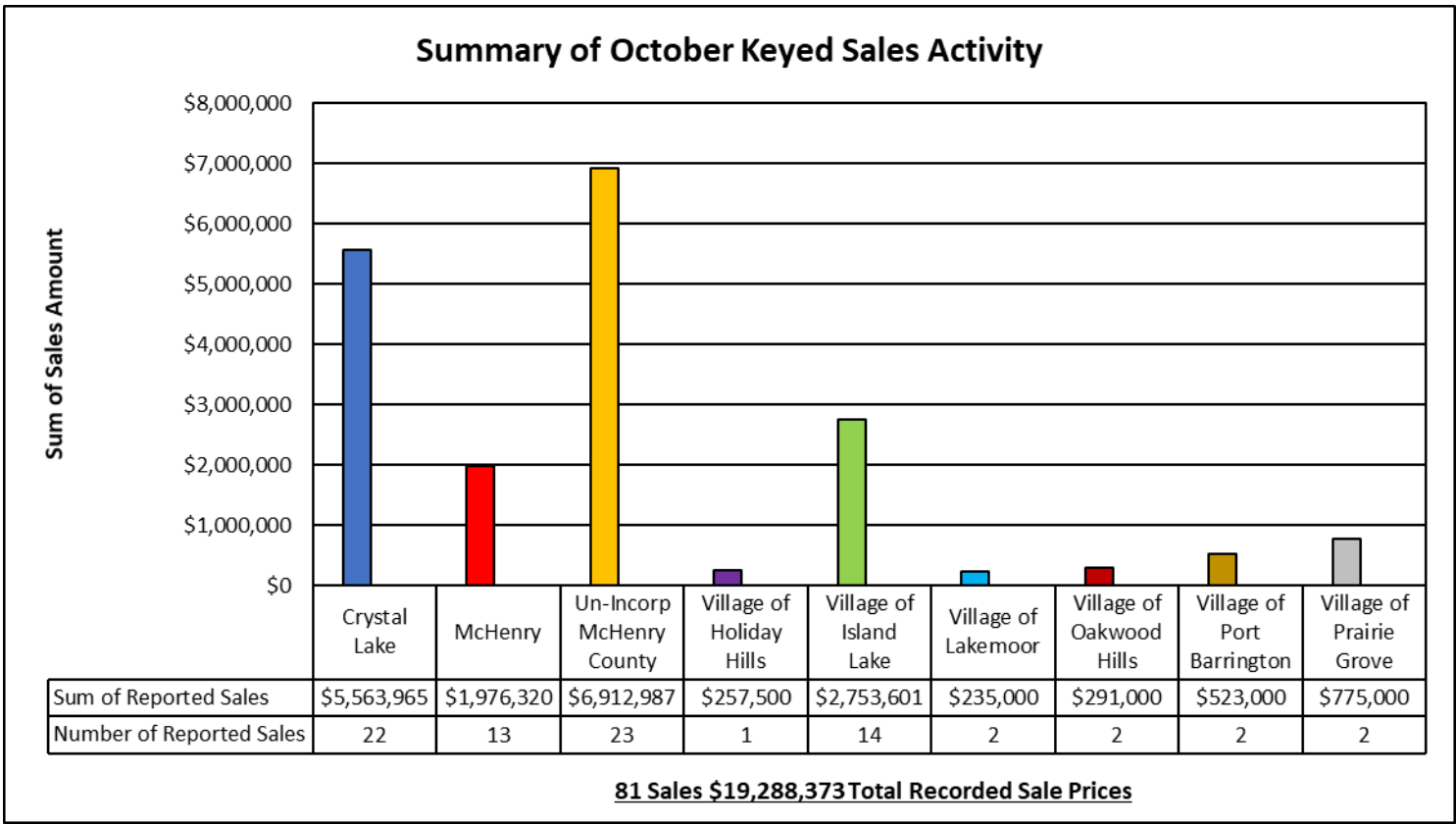
Office Support Staff Activity				
Updates Office Generated				
January – October				
2015	2016	2017	2018	2019
549	455	479	458	401

Office Support Activity				
Building Permits Keyed				
January – October				
2015	2016	2017	2018	2019
1,333	1,357	1,467	978	1,501

Data Collection Activity / January – October					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	1,257	1,371	814	694	912
Update Activity	702	683	746	754	838
October Website Photos Uploaded					137

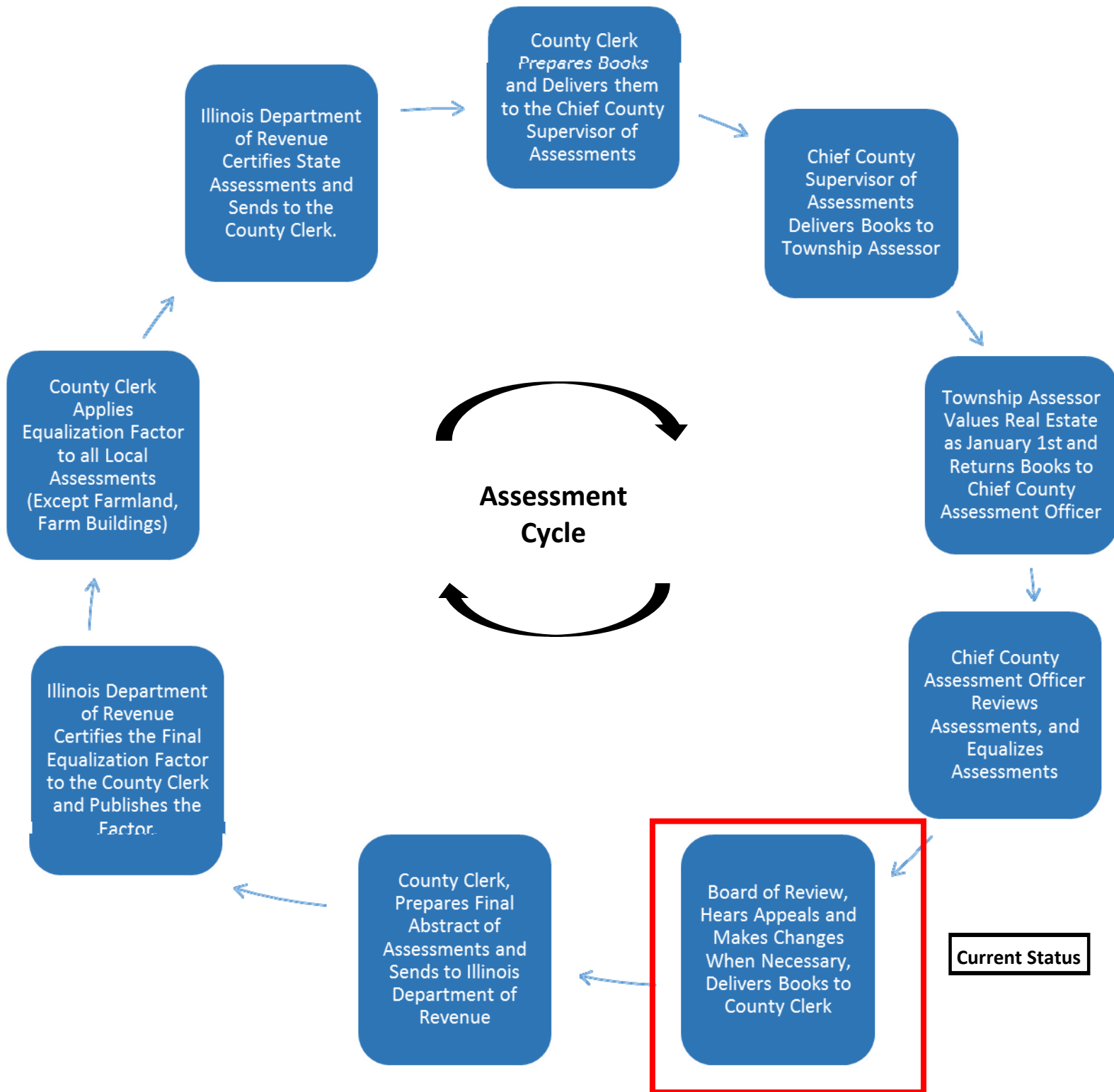
The above listed activities are samples of the measurable activity that is on-going within the assessment office.

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.



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	1	0	61	18	80
City of McHenry	2	9	48	0	59
Un-Incorporated McHenry County	0	0	4	0	4
Village of Bull Valley	0	0	2	0	2
Village of Holiday Hills	0	0	0	0	0
Village of Island Lake	0	0	0	0	0
Village of Oakwood Hills	0	0	0	0	0
Village of Prairie Grove	0	0	3	0	3
Grand Total	3	9	118	18	148



Current Status

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.