

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

December 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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December 9, 2019

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

Re: Assessment Office November Monthly Activity Report

Office activity during the month of November centered on taxpayer questions and concerns regarding the 2019 assessment roll publication. Both the Lobby and Telephone were very active. Much of our normal reported activities show a decrease as a great deal of time in the office for the month of November was dedicated to working with taxpayers or others as related to the assessment publication.

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. (This is however skewed due to the lack of time that was available to complete this task)

For the month of November residential improved property throughout the township show an average sale price of \$220,270 for 2019, in 2018 for the month of November the average sale price for residential improved property was \$208,758. The indicated change in sales prices based on a month to month comparison is + 5.51%. Again, this is an average township wide.

The office generated updates continue to trend below the previous reported years. The reported number for this activity is also skewed due to the timing of the assessment publication, however 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 basically remained un-changed from the previous month, this is also due to time being spent in other areas during our assessment publication. Residential new construction remains active with 146 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 just below the average of the four previously reported years. The township website has been updated with 401 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 – November					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	941	1,116	994	1,101	913
Number of Sales	792	842	857	921	769

Office Support Staff Activity				
Updates Office Generated January – November				
2015	2016	2017	2018	2019
614	491	522	494	425

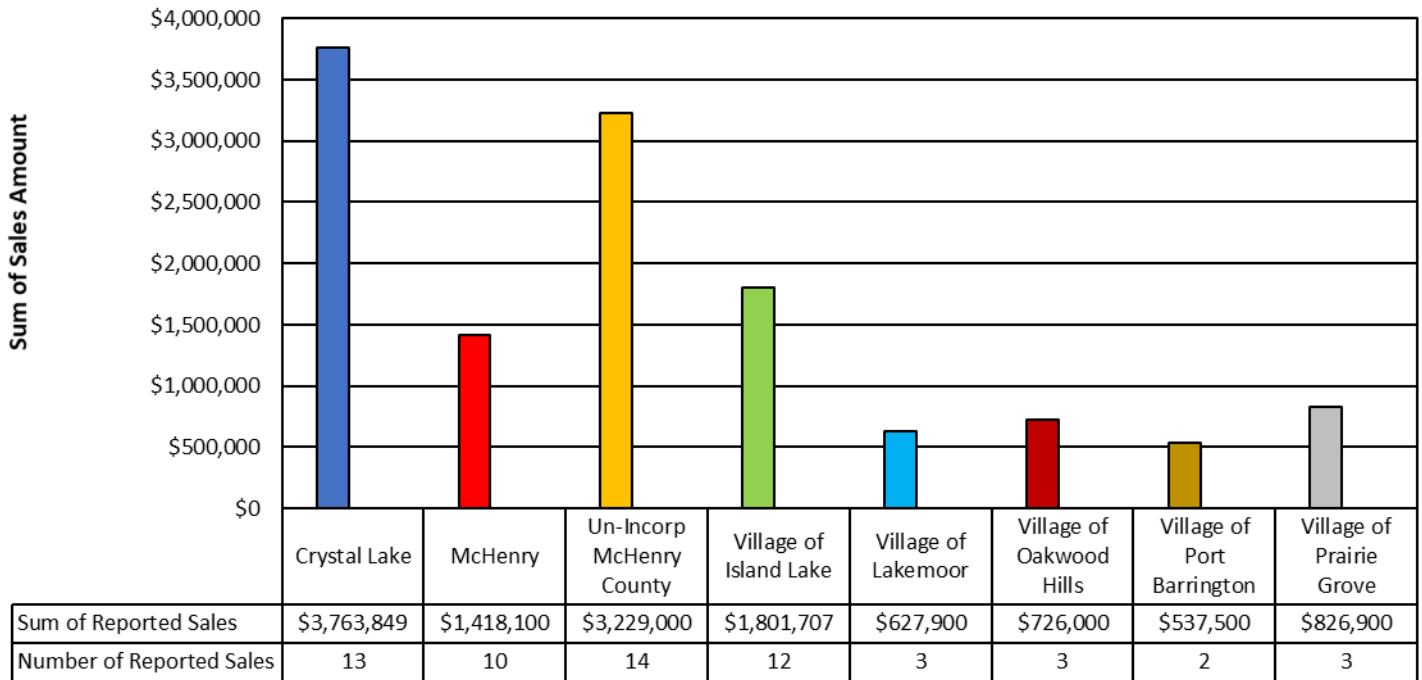
Office Support Activity				
Building Permits Keyed January – November				
2015	2016	2017	2018	2019
1,455	1,524	1,608	1,176	1,503

Data Collection Activity / January – November					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	1,470	1,425	939	711	937
Update Activity	786	738	816	802	882
November Website Photos Uploaded					401

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.

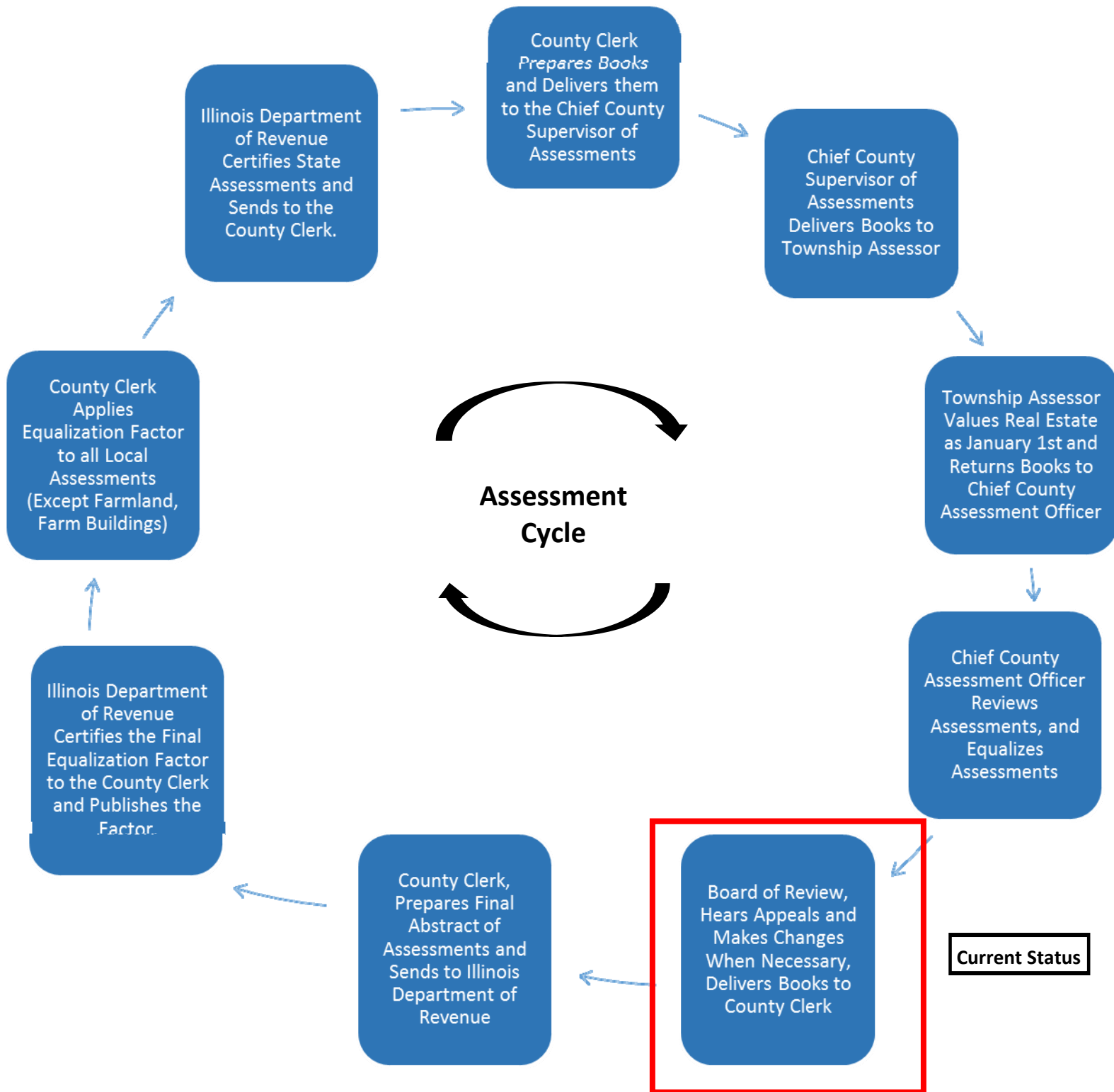
Summary of November Keyed Sales Activity



60 Sales \$12,930,956 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	1	0	61	18	80
City of McHenry	2	9	46	0	57
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	116	18	146



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

Chief Deputy Assessor

Kristin oversees and directs much of the daily activity of the deputy assessors, she has an extensive background in Mass Appraisal and is experienced in the assessment of all types of properties. Kristin is a member of the International Association of Assessing Officers and was awarded her Certified Illinois Assessing Officer designation from the Illinois Property Assessment Institute.

Deputy Assessors

Heidi, Karen, 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 completes your Nunda Township Assessment Team. Much of Lisa's time is spent processing Real Estate Transfer Declarations, Building Permits, and generating reports for use by team members. In addition, Lisa is 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.