

Nunda Township Assessor's Monthly Meeting Report

Township Government is Local Government Working for and Listening to You

Encompassing an area of 48 square miles, assessing 21,105 properties located within portions of or entirely within: The City of Crystal Lake, City of McHenry, Un-Incorporated McHenry County, Village of Bull Valley, Village of Island Lake, Village of Lakemoor, Village of Oakwood Hills, Village of Port Barrington, Village of Holiday Hills, Village of Prairie Grove

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

January 14, 2021

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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January 14, 2021

Leda Drain
Joni Smith
Justin Franzke
Rob Parrish
Tim Parrish
Karen Tynis

Re: Assessment Office December Monthly Activity Report

As we ended the month of December, the Residential Real Estate Market remains very active. Low interest rates continue to attract buyers, in addition it appears with Covid-19 remaining active, the move to the suburbs by people from more densely populated areas appears to be having an impact for home values in McHenry County, (Increasing Prices) There are other segments of the market that are struggling, obviously commercial retail, including restaurants have been heavily impacted. In addition, the office market has been going thru changes as many business owners are re-evaluating the amount of office space needed to conduct business, as many have shifted staff to the work from home model. Industrial Market remains strong, occupancy levels remain high across these many types of properties. Of course, as government stimulus and restrictions are lifted on evictions, etc. we will begin to see the total impact of Covid-19 experience.

The assessment office remains very active as we are completing the last of the open appeals for the 2020 assessment year, as well as completing several end of year tasks. The assessments team has done a Great job moving thru the volumes of sales and permits that continue to flow thru the office. In addition, the township website continues to be improved and updated. Over 1,000 new and updated photos and drawings have been posted to the website.

227 sales have been keyed during the month of December. The 1,125 sales keyed for 2020 to date is above all previous years reported, as matter of fact the 1,125 keyed sales is 24% above the median based on the 4 years reported (904 Sales) and +16% above the high - water mark from 2018 (967 Sales). Sales are the foundation for the work completed in our office, a great amount of time is spent qualifying and verifying the sales that move thru our office before we rely on them for the tasks we need to complete.

December average sale price of keyed sales is \$279,279. The average sales priced for the year earlier same point in time was \$232,568 reflecting a difference of + 20,08%. The YTD comparison of the average sales price from 2019 (\$238,005) to 2020 (\$265,743) indicates an increase of 11.65%.

The important task of property assessment does not happen without the commitment and dedication of very qualified people that are part of your Nunda Township Assessment Office, I am fortunate to work with this team and the taxpayers are equally fortunate to have them working for them.

Additional office activity and additional information is shown on the following pages.

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 / December					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	57	75	207	113	270
Number of Sales	47	63	48	96	227
YTD Parcels Transferred	1,169	1,067	1,295	1,017	1,276
YTD Number of Sales	889	919	967	864	1,125

Office Support Staff Activity				
Updates Office Generated December				
2016	2017	2018	2019	2020
40	35	45	32	52
Updates Office Generated YTD				
530	556	537	485	389

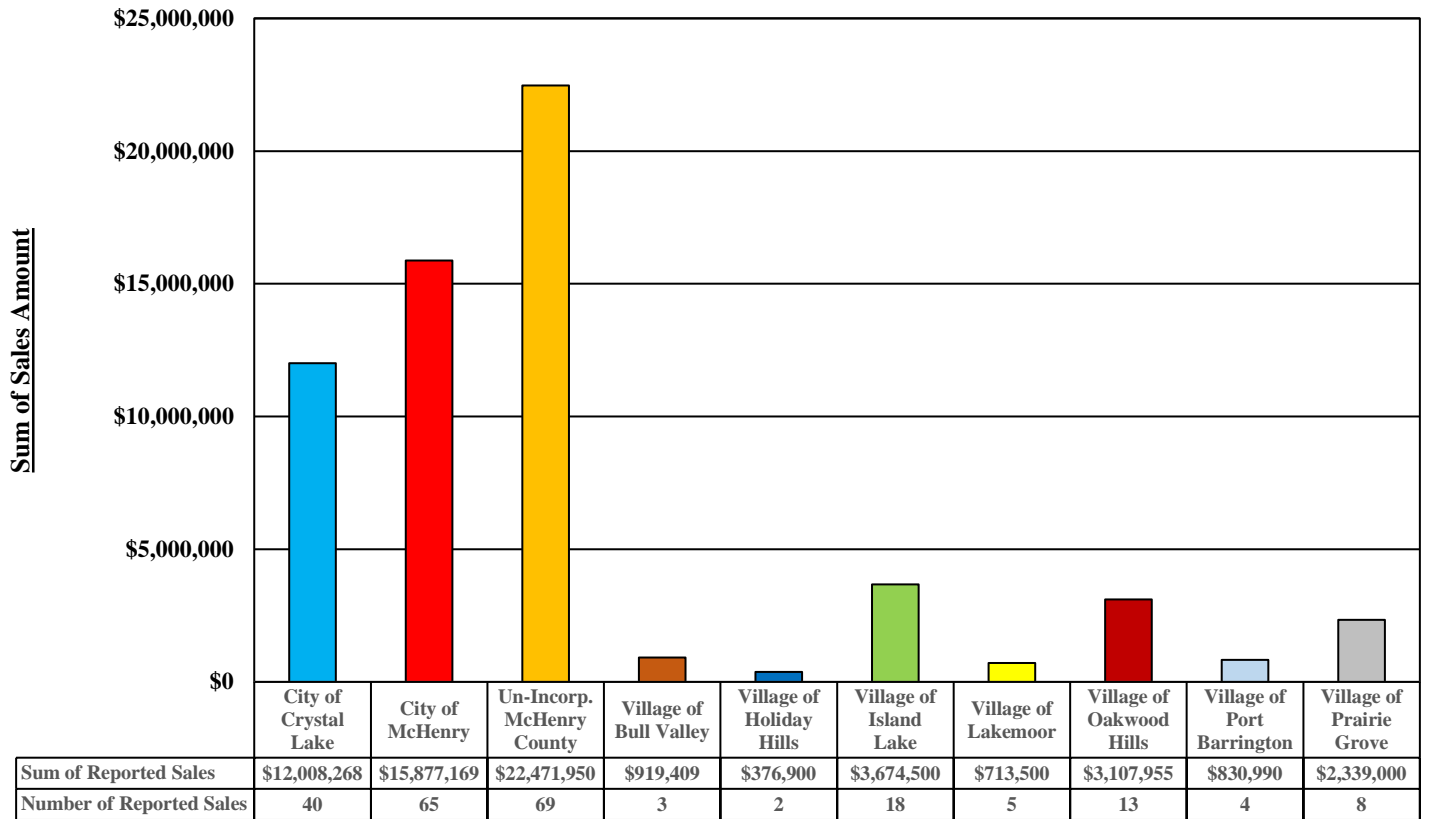
Office Support Staff Activity				
Building Permits Keyed December				
2016	2017	2018	2019	2020
138	188	96	39	426
Building Permits Keyed YTD				
1,658	1,696	1,271	1,540	1,772

Data Collection Activity / December	
Building Permit Activity	67
Update Activity	26
December Website Media Uploaded	1,063

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 December Keyed Sales Activity

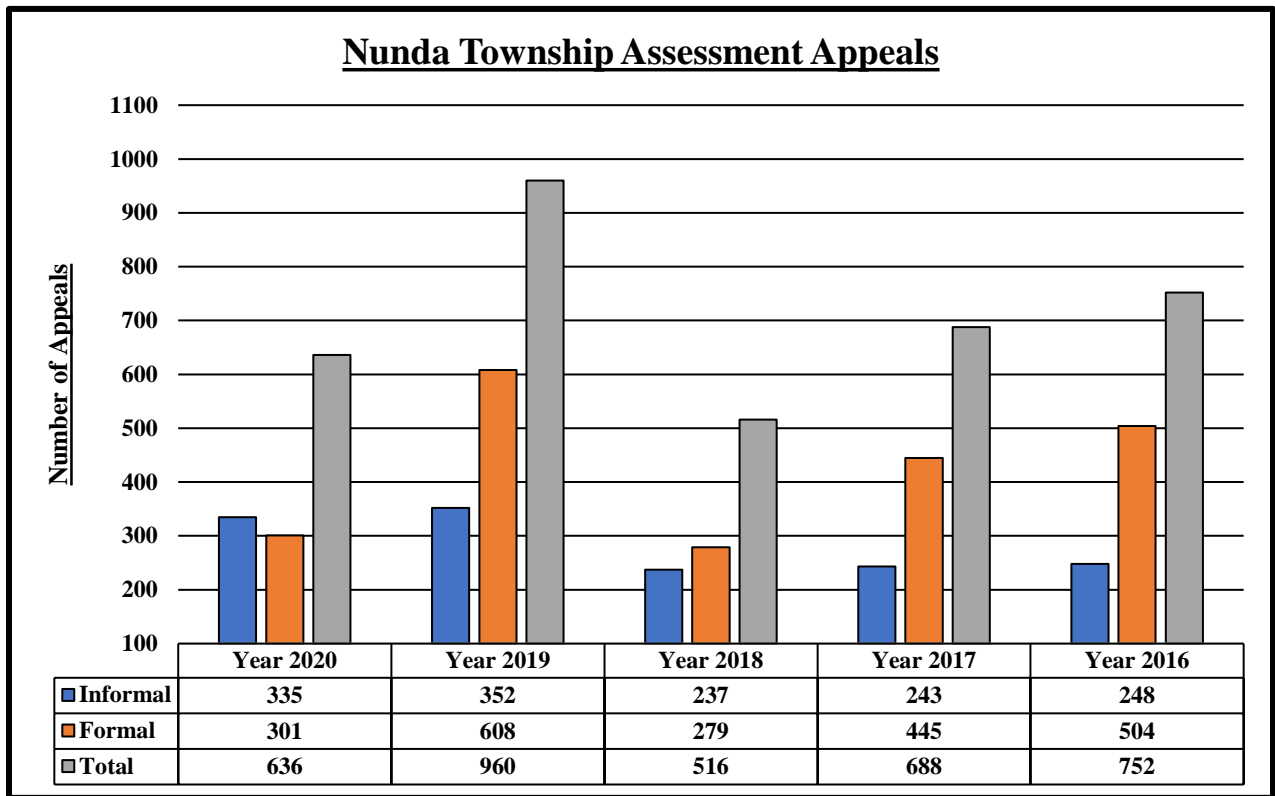


227 Sales \$62,319,641 Total Recorded Sales Amount

Current Snapshot of Residential New Construction (Currently underway or building permits have been issued, status less than 100%)

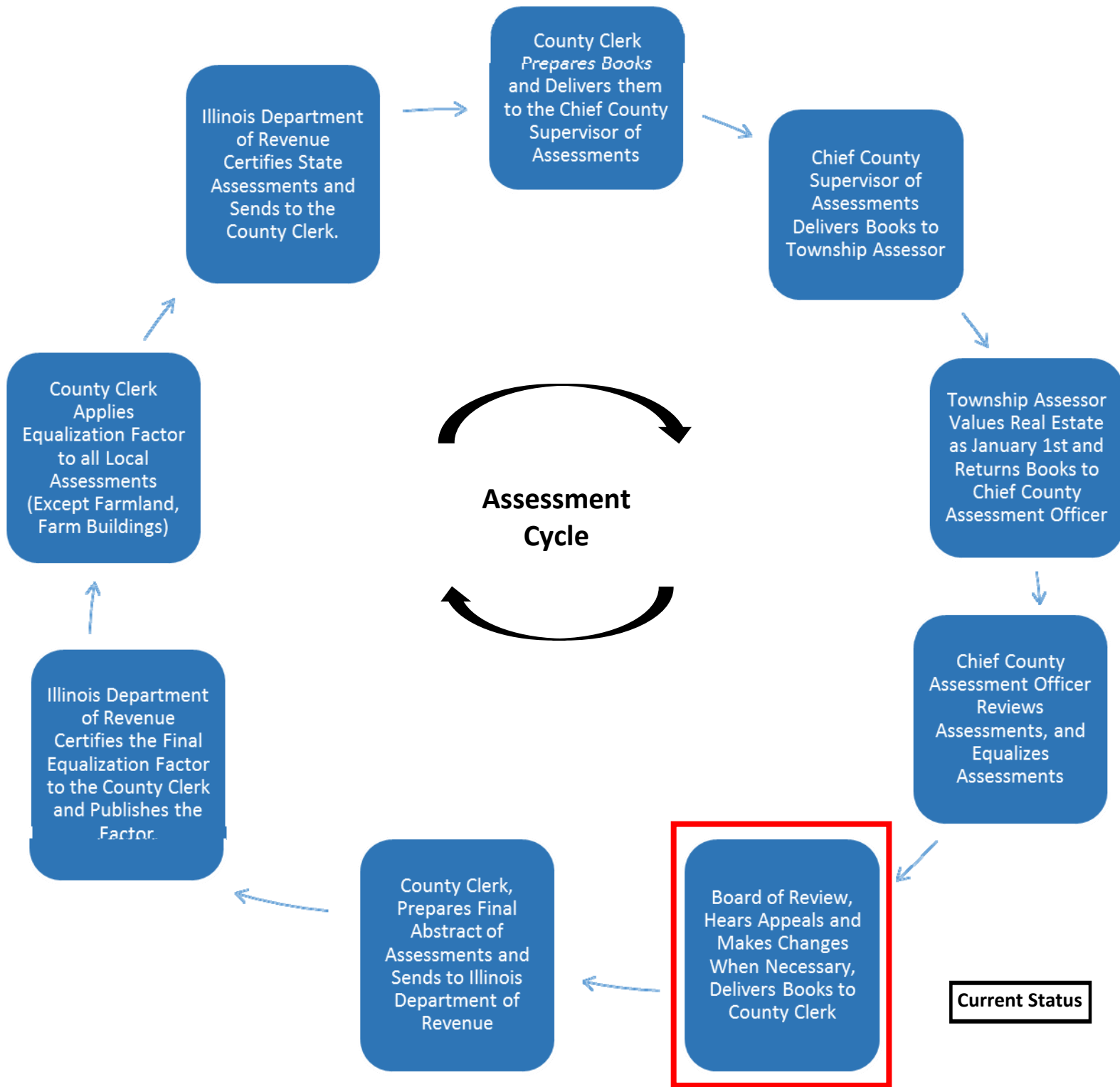
Active Residential New Construction (Permit Issued, Less than 100%)					
Municipality / Village	Duplex	Multi-Family	Single Family Home	Townhome	Grand Total
City of Crystal Lake	0	0	49	33	82
City of McHenry	4	0	80	0	84
Un-Incorporated McHenry County	0	0	6	0	6
Village of Bull Valley	0	0	1	0	1
Village of Island Lake	0	0	1	0	1
Village of Oakwood Hills	0	0	0	0	0
Village of Prairie Grove	0	0	1	0	1
Grand Total	4	0	138	33	175

Nunda Township Assessment Appeals



Informal Appeals reflect property owners that worked directly with our office which may have resulted in no need to file a formal appeal with the McHenry County Board of Review.

Formal Appeals reflect property owners that filed with the McHenry County Board of Review at which time our office reviewed the appeal which in many cases resulted in no need for a Hearing or Non-Hearing to be conducted by the McHenry County Board of Review.



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.