

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

February 11, 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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February 4, 2021

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

Re: Assessment Office January Monthly Activity Report

I anticipate the completion of outstanding 2020 assessment appeals for Nunda Township by the second week of February. It appears all outstanding appeals will be completed during the third week of February for the remainder of the county.

2021 is the third year since the 2019 General Assessment Year and as such, many of the changes that will occur to the 2021 Nunda Township Assessment Roll, we be related to, New Construction, Demolition, Mapping Changes, or other changes that will occur under various building permits to the existing construction within the township.

As of this time I am projecting an increase in assessments thru-out the township due to equalization. I am anticipating a 2021 equalization factor of 1.0325, based on a Three-Year average level of assessment within the township of 32.28% which is below the state required level of 33.33% Again this is a preliminary factor, and it will be finalized after some final procedures between our office and the McHenry County Supervisor of Assessments Office.

109 sales have been keyed in January. The 109 sales which have been keyed is above the median level of sales keyed for the four previous years reported and just above the level from 2020.

The average sale of the of the improved residential properties which have been qualified and keyed for the month of January was \$278,789. The average sale price a year earlier was \$234,796 which reflects a difference of +18.74% and finally the average sale price in January 2019 was \$231,248 reflecting a difference of +20.56%. Again, this is township wide and across all types of residential property. Further breakdown is detailed later within this report.

The township website has been updated with 359 photos and drawings in January.

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

The proposed 2021 – 2022 budget for the Assessor's Office has been prepared and forwarded to the Township Supervisor as of January 29, 2021.

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					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	103	97	82	110	128
Number of Sales	85	86	63	104	109
YTD Parcels Transferred	103	97	82	110	128
YTD Number of Sales	85	86	63	104	109

Office Support Staff Activity				
Updates Office Generated				
January				
2017	2018	2019	2020	2021
47	62	41	61	45
Updates Office Generated YTD				
47	62	41	61	45

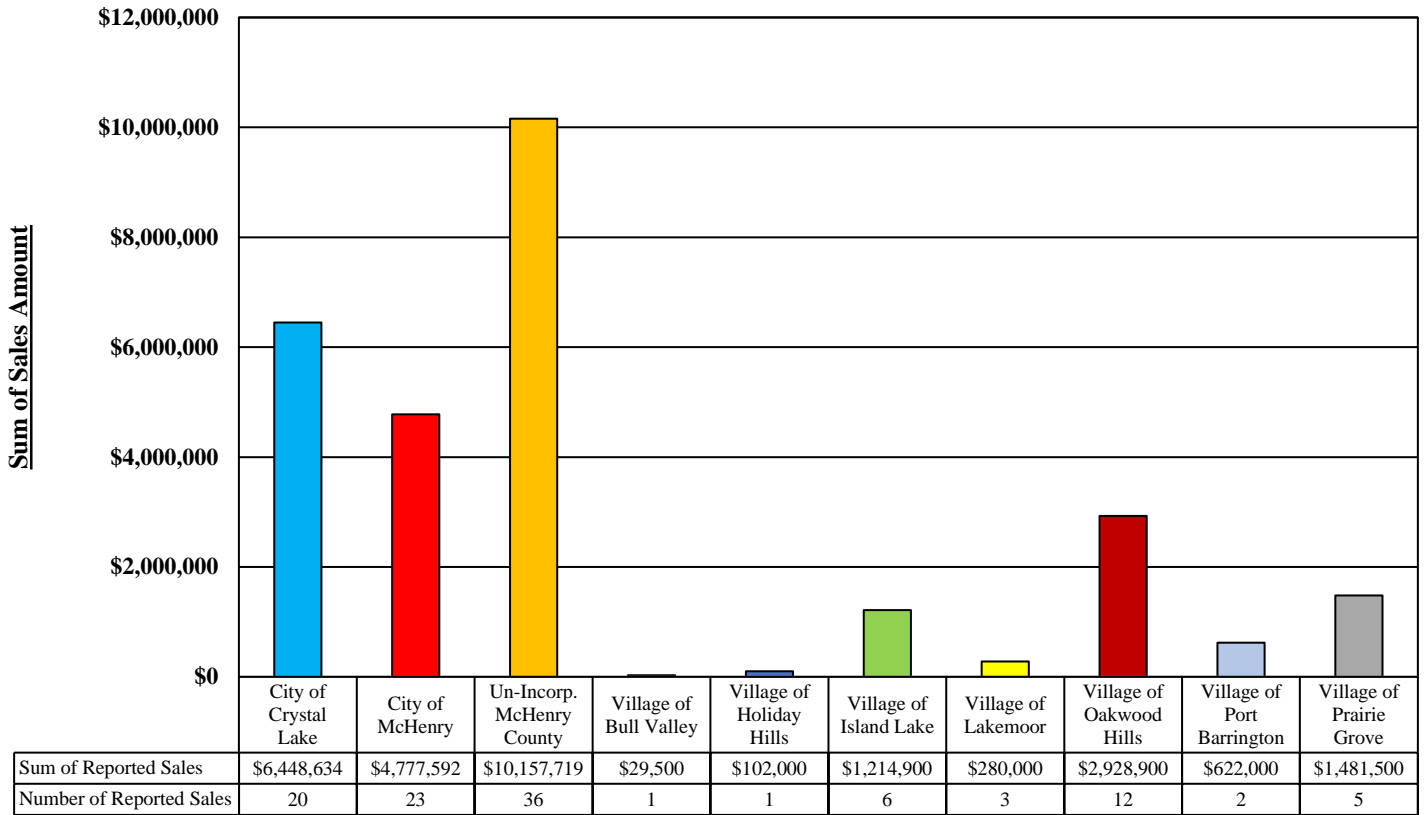
Office Support Activity				
Building Permits Keyed				
January				
2017	2018	2019	2020	2021
190	92	272	319	176
Building Permits Keyed YTD				
190	92	272	319	176

Data Collection Activity / January	
Building Permit Activity	123
Update Activity	6
January Website Media Uploaded	359

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 January Keyed Sales Activity

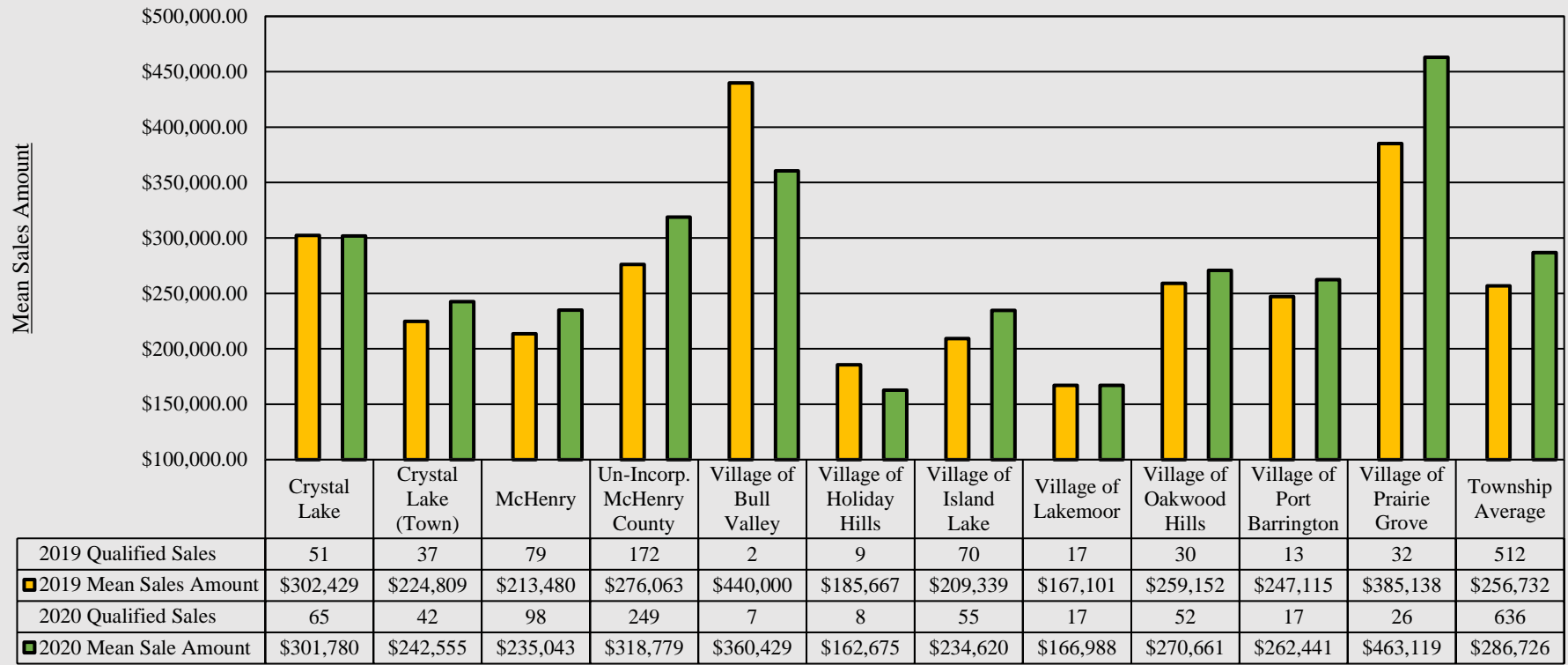


109 Sales \$28,042,745 Total Recorded Sales Amount

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

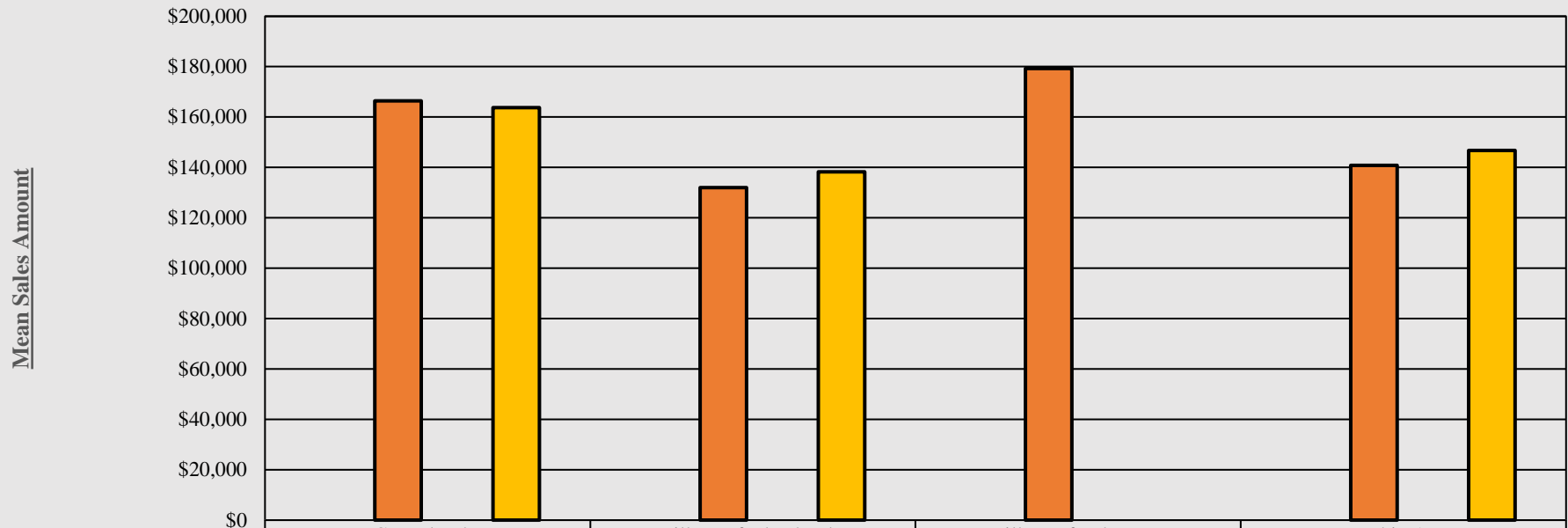
Active Residential New Construction (Permit Issued, Less than 100%)					
Municipality / Village	Duplex	Multi-Family	Single Family Home	Townhome	Grand Total
City of Crystal Lake	0	0	61	33	94
City of McHenry	4	0	80	0	84
Un-Incorporated McHenry County	0	0	6	0	6
Village of Bull Valley	0	0	1	0	1
Village of 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	150	33	187

2019 and 2020 Keyed Qualified Single Family Home Sales Activity



■ 2019 Mean Sales Amount
 ■ 2020 Mean Sale Amount

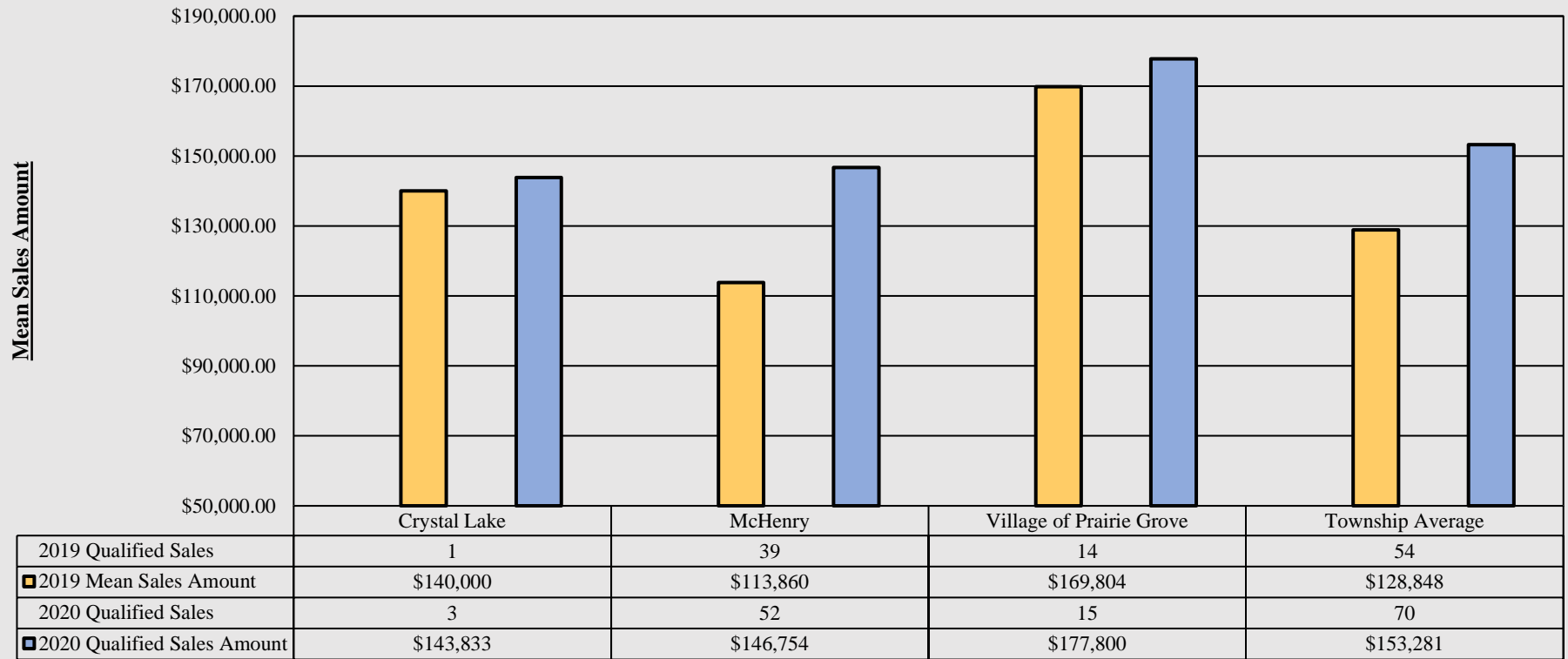
2019 and 2020 Keyed Qualified Townhome Sales



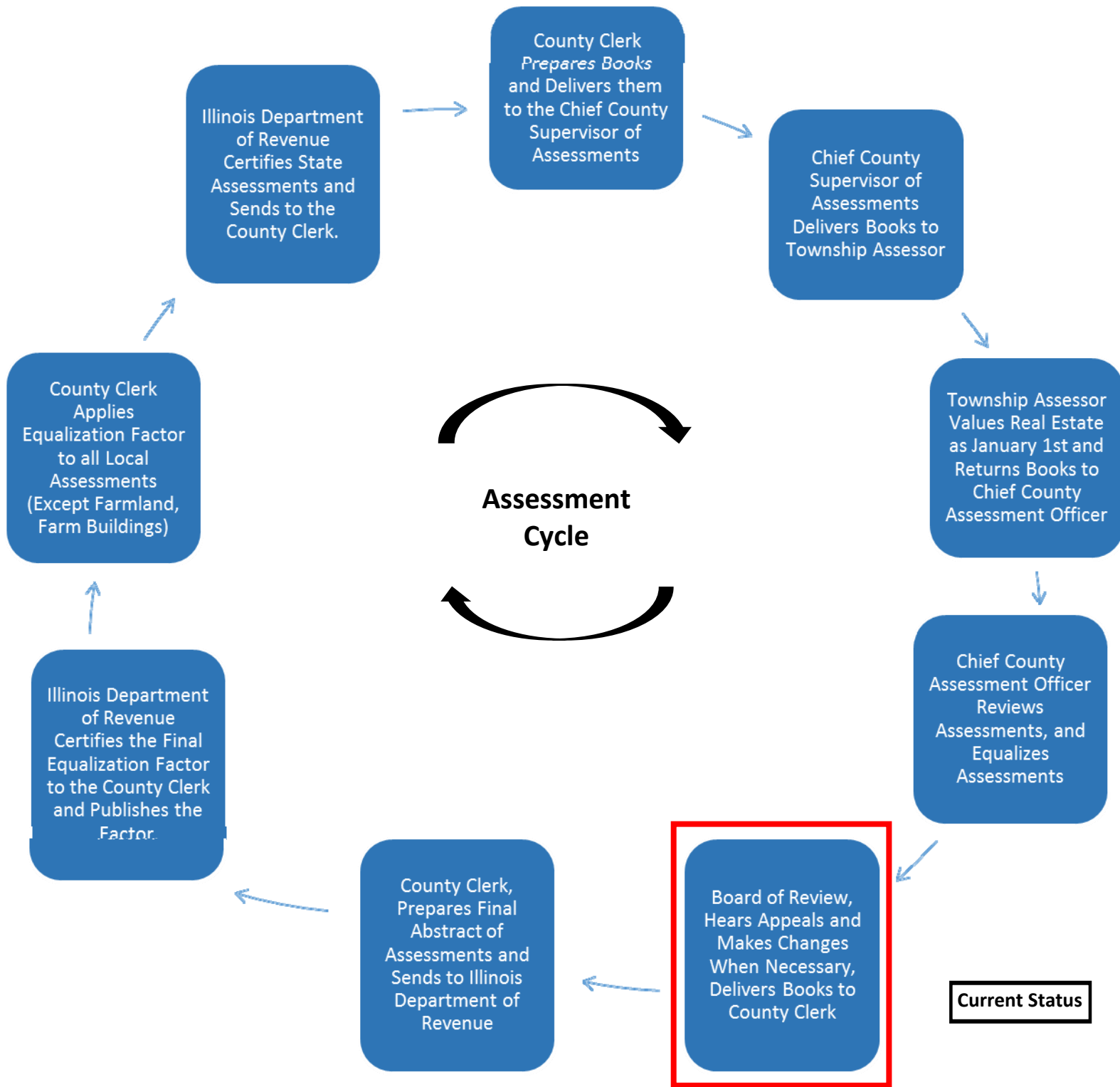
	Crystal Lake	Village of Island Lake	Village of Lakemoor	Township Average
2019 Qualified Sales	7	29	2	38
2019 Mean Sales Amount	\$166,429	\$131,959	\$179,250	\$140,798
2020 Qualified Sales	15	30	0	45
2020 Mean Sales Amount	\$163,720	\$138,283	\$0	\$146,762

■ 2019 Mean Sales Amount
 ■ 2020 Mean Sales Amount

2019 and 2020 Keyed Qualified Condominium Sales



■ 2019 Mean Sales Amount
 ■ 2020 Qualified Sales Amount



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.