

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 13, 2020

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 13, 2020

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

Re: Assessment Office January Monthly Activity Report

Final changes have been entered for the 2019 assessment year, and we will be posting the final changes to our website within the next week. We are anticipating the closing of the McHenry County Board of Review for 2019 by March 1st, and the McHenry County Board of Review Notices of Final Decision to be mailed out by the 2nd week of March.

2020 is off to a strong start in terms of the number of keyed sales. January keyed sales show a 65% increase in the number of sales over the January 2019 level. The number of keyed sales for January 2020 is above all four years that are being reported.

January residential improved property throughout the township show an average sale price of \$234,796 for 2020. The average sale price in January 2019 was \$231,248. The indicated change in sales prices based on a month to month comparison is +1.53%. Again, this is an average township wide.

The office generated updates for January 2020 are running above the median level of the 4 years being reported based on month to month comparison.

Keyed building permits for January 2020 reflect an approximate 17% increase from January 2019 level. Overall the 319 keyed permits for January 2020 sets the upper end of all previous reported levels on a month to month comparison. The Residential new construction remains active with 193 open building permits.

Most of new construction is centered in the City of Crystal Lake which currently shows 100 open new construction permits, followed by the City of McHenry with 80 open new construction permits.

The data collection is off to a strong start for 2020, with the following up on 158 open building permits, as well as visiting 105 properties, due to open office generated updates. The township website has been updated with 159 new photos

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	2016	2017	2018	2019	2020
Parcels Transferred	85	103	103	81	110
Number of Sales	66	85	86	63	104

Office Support Staff Activity				
Updates Office Generated January				
2016	2017	2018	2019	2020
47	47	62	41	61

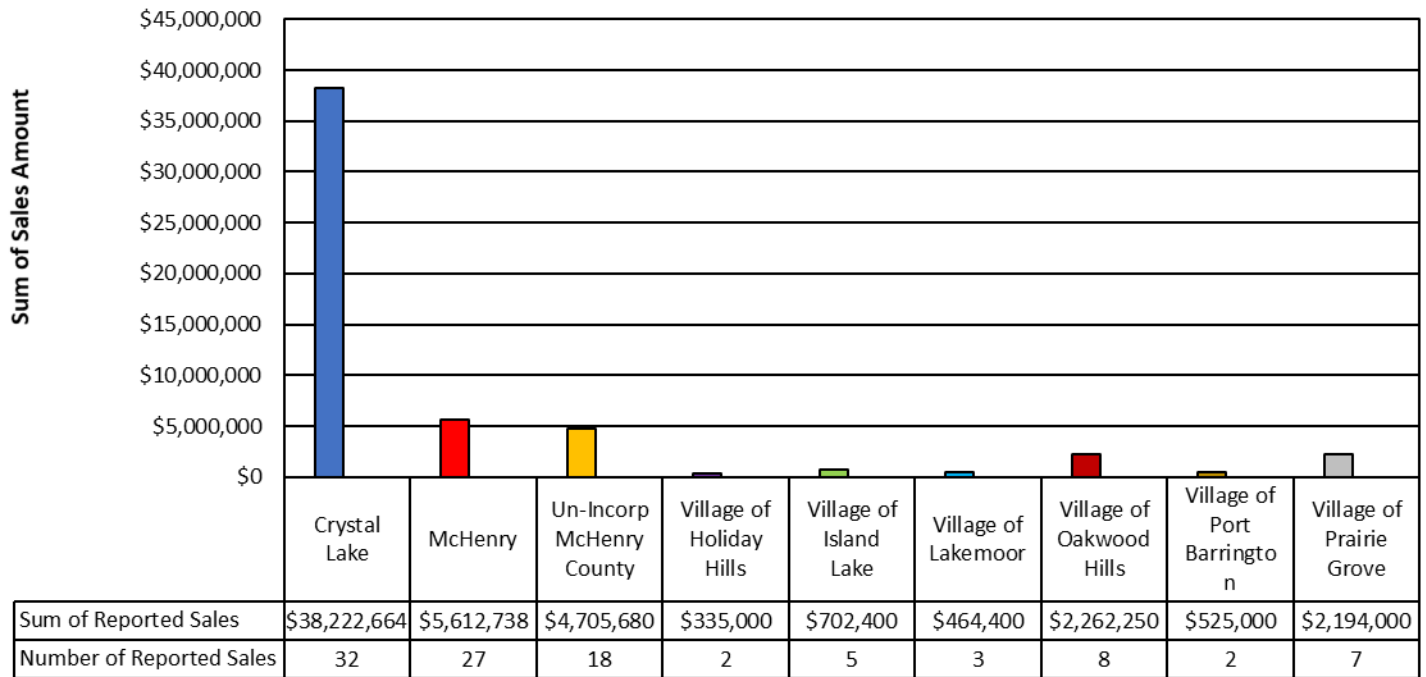
Office Support Activity				
Building Permits Keyed January				
2016	2017	2018	2019	2020
256	190	92	272	319

Data Collection Activity / January 2020	
Building Permit Activity	158
Update Activity	105
January Website Photos Uploaded	159

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.

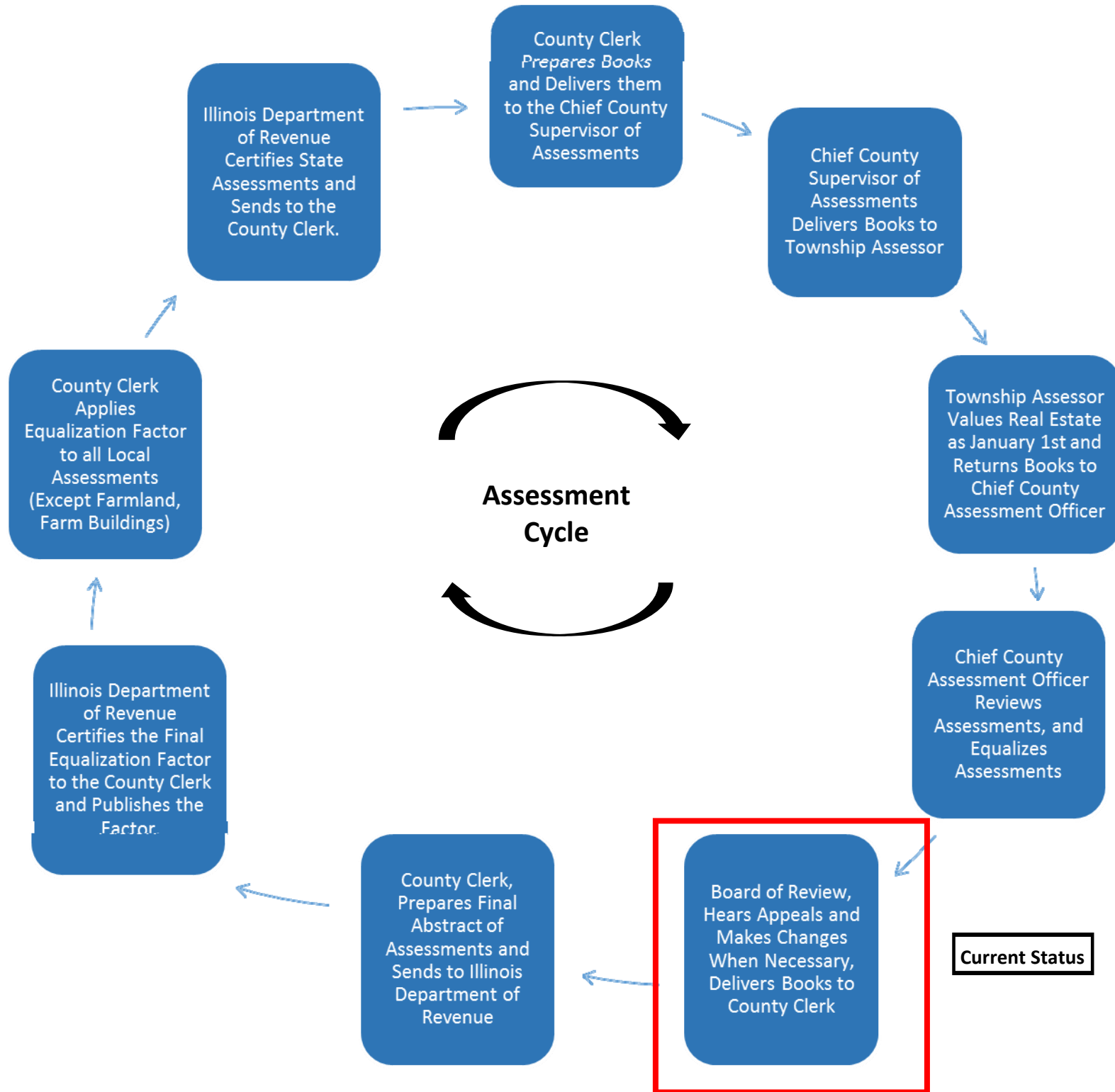
Summary of January Keyed Sales Activity



104 Sales \$55,024,132 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	64	35	100
City of McHenry	4	9	67	0	80
Un-Incorporated McHenry County	0	0	6	0	6
Village of Bull Valley	0	0	2	0	2
Village of Holiday Hills	0	0	0	0	0
Village of Island Lake	0	0	1	0	1
Village of Oakwood Hills	0	0	1	0	1
Village of Prairie Grove	0	0	3	0	3
Grand Total	5	9	144	35	193



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.