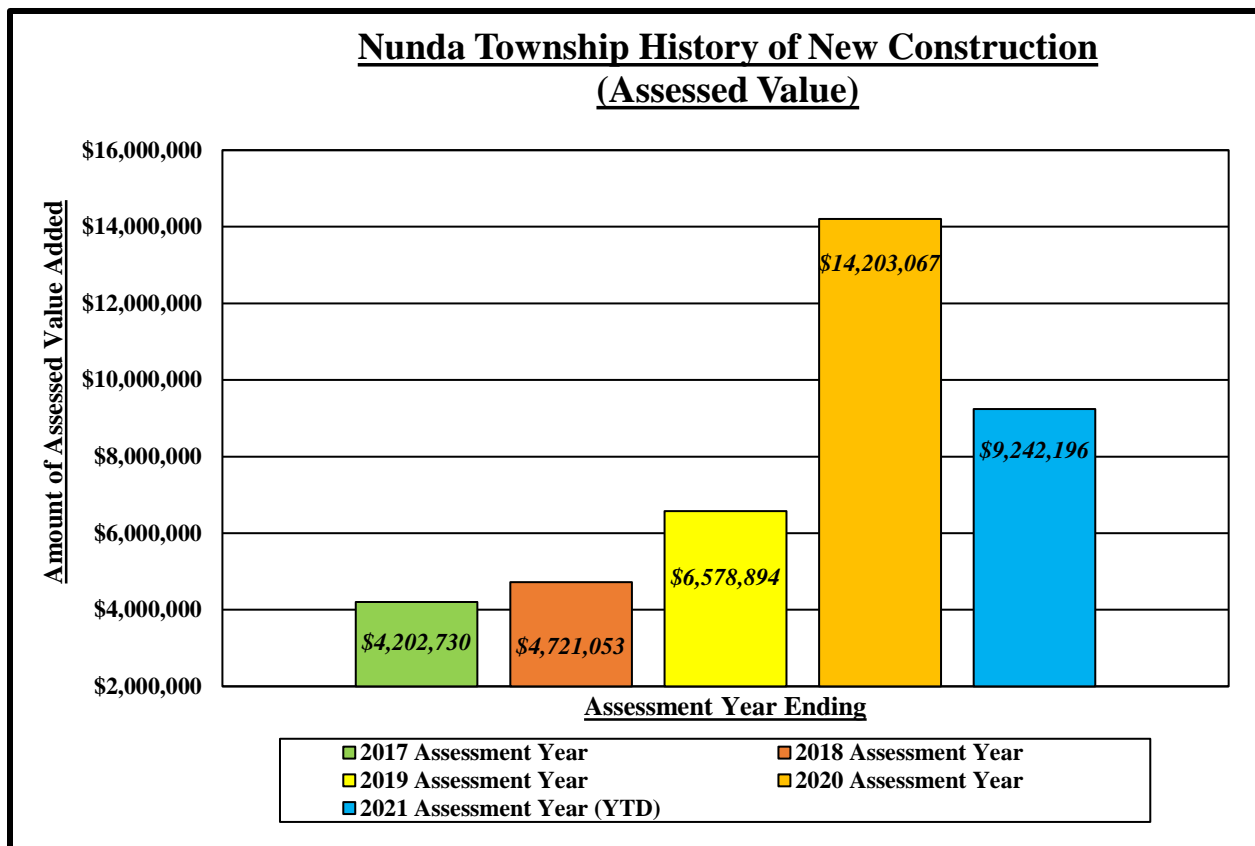


Nunda Township Assessor's Monthly Meeting Report

April 13, 2021

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.



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

April 11, 2021

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

Re: Assessment Office March Monthly Activity Report

The preparation of the 2021 assessment roll remains at the forefront of office activity. We have a tentative deadline of August 9, 2021 to return the completed 2021 assessment roll to the McHenry County Supervisor of Assessments.

New construction remains active, primarily centered in Crystal Lake and McHenry. During the 2020 assessment year we added more than \$14,000,000 in assessed value due to new construction thru-out the township, this represented just under 29% of the total of \$49,487,835 which was added in new construction county wide. The next closest township in terms of new construction being added to the assessment roll was Grafton Township which added \$12,512,816 in new construction for assessment year 2020.

As of this date we have added \$9,242,196 in assessed value due to new construction. Based on current permit activity it is hard to imagine that we will not eclipse the \$14,000,000 in new construction that was added in 2020.

Sales activity remains strong thru-out the township, both in terms of volume and sale prices. In March 140 sales have been keyed and verified, this is well above the median level of sales keyed for the four previous years at the same point in time (57 sales). The 349 sales which has been keyed year to date reflect an 88.65% increase above the median level reported year/year based on the four previous years reported which was 185.

The March average sale price of the improved residential properties which have been qualified and keyed is \$269,913. The average sale price a year earlier was \$247,849 which reflects an increase of 8.90% year over year.

The township website has been updated with 394 photos and drawings during the month of March.

Additional office activity as well as 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 / March					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	64	82	57	67	146
Number of Sales	49	68	50	64	140
YTD Parcels Transferred	222	222	181	244	384
YTD Number of Sales	178	192	148	223	349

Office Support Staff Activity				
Updates Office Generated March				
2017	2018	2019	2020	2021
31	28	34	27	45
Updates Office Generated YTD				
113	122	103	117	119

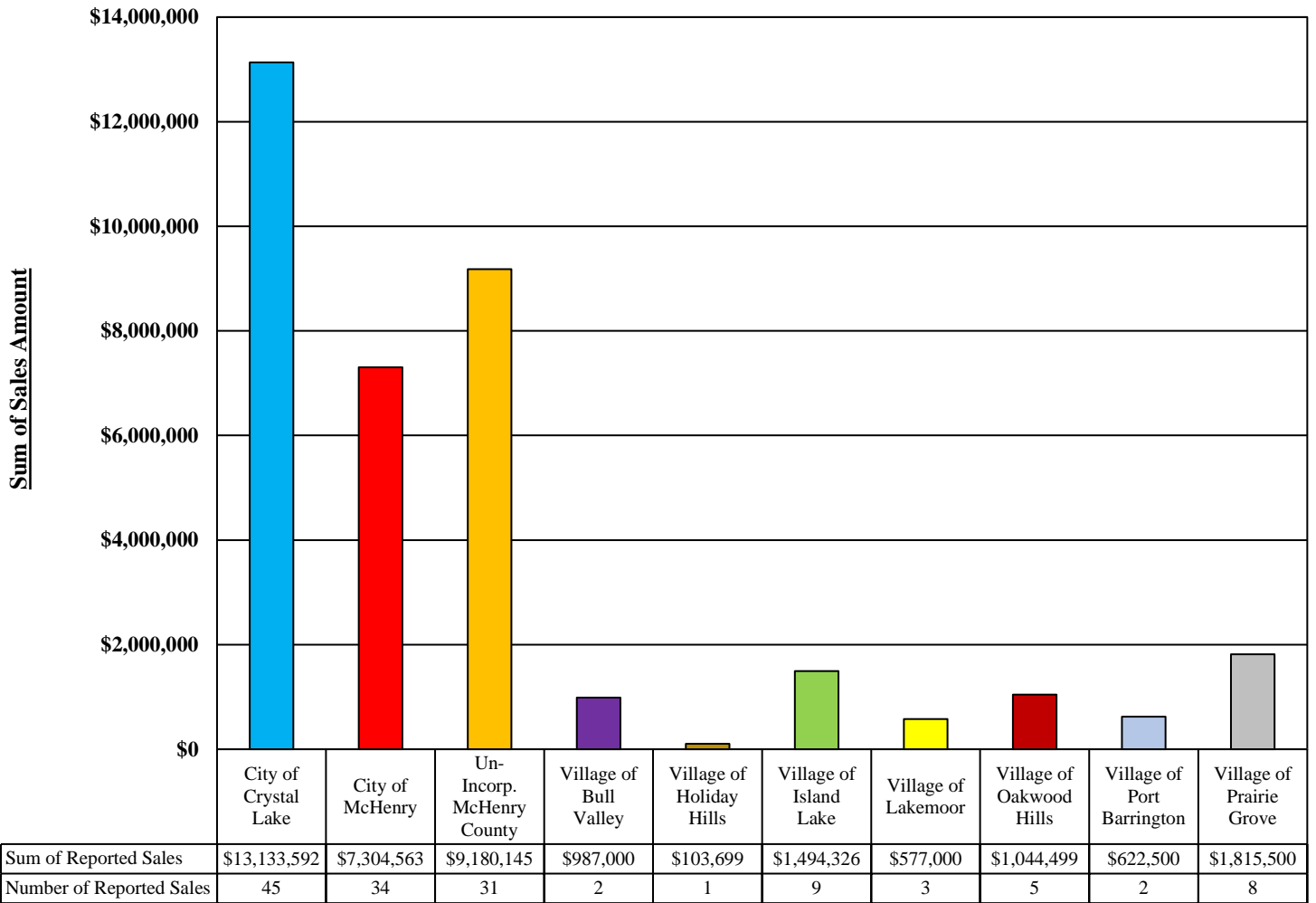
Office Support Activity				
Building Permits Keyed March				
2017	2018	2019	2020	2021
83	55	53	72	36
Building Permits Keyed YTD				
368	205	413	478	281

Data Collection Activity / March	
Building Permit Activity	164
Update Activity	47
March Website Media Uploaded	394

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.

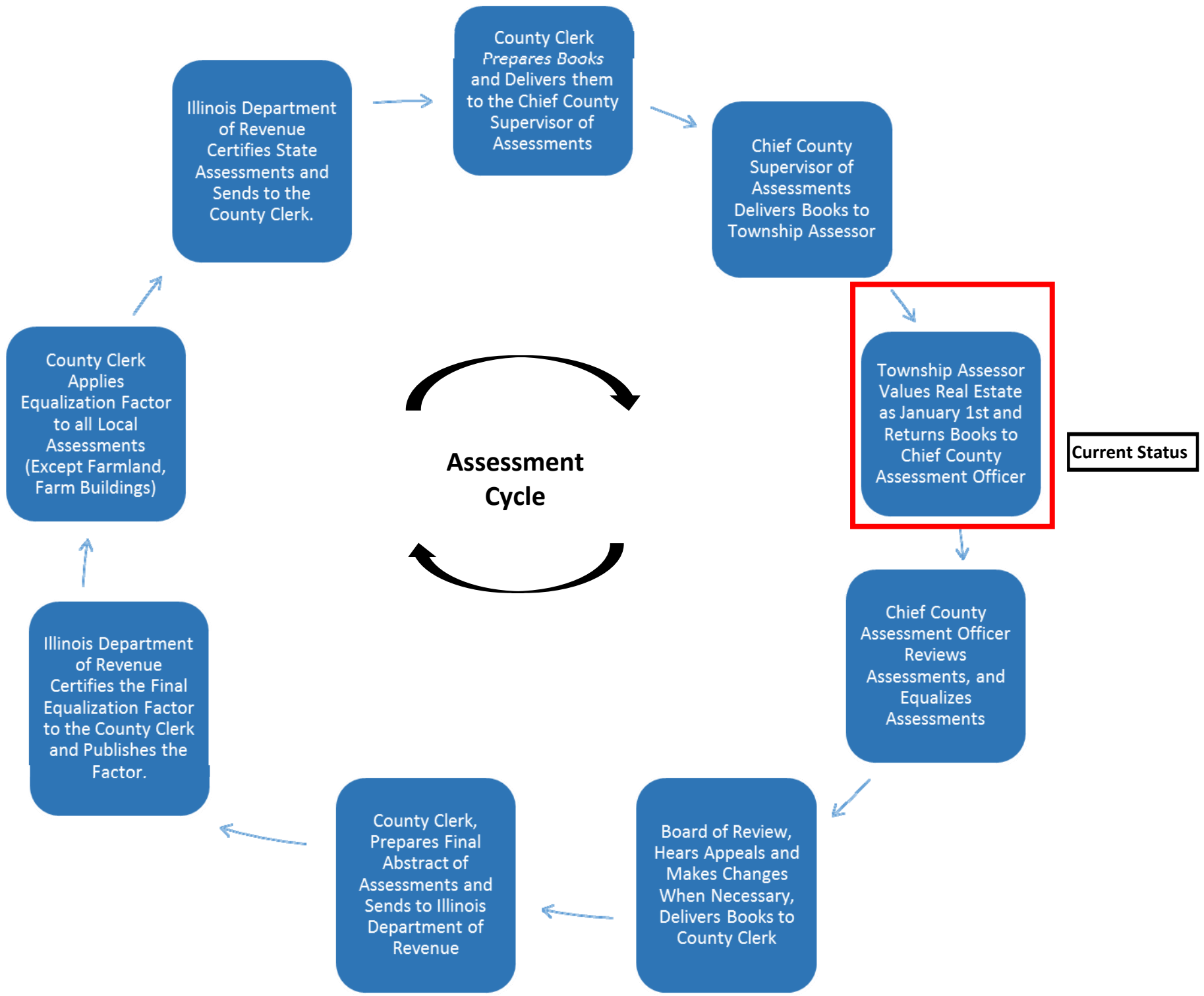
Summary of March Keyed Sales Activity



140 Sales \$36,262,824 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	53	22	75
City of McHenry	3	0	64	0	67
Un-Incorporated McHenry County	0	0	5	0	5
Village of Bull Valley	0	0	1	0	1
Village of Island Lake	0	0	2	0	2
Village of Oakwood Hills	0	0	0	0	0
Village of Prairie Grove	0	0	0	0	0
Grand Total	3	0	125	22	150



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 and David complete 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.

David works closely with Lisa on the many tasks listed above. In addition, David spends a great deal of time in the field working under the direction of Mary in the many aspects of data collection.

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 as well as lending support to the rest of the team completing various tasks.

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.