

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

April 14, 2020

Meeting Time

7:45 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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April 14, 2020

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

Re: Assessment Office March Monthly Activity Report

Keyed Sales activity for the month of March indicates a 29% increase above the median level of the 4 previous years being reported month / month, see table on following page. In addition, keyed sales activity year to date is running approximately 30% above the median level of the 4 previous years being reported.

Keyed March residential improved property show an average sale price of \$247,849 township wide for 2020, this is approximately 3.36% above the value from March 2019 which was \$239,800. The year to date comparison from 2019 to 2020 indicates a slight increase from \$232,635 to \$234,604 respectively.

The office generated updates for March 2020 are running just below the median level of the 4 years being reported based on month to month comparison. Year to date office generated updates are trending above the median level of the previous reported years

The 72 keyed March building permits are just above the median of 69 keyed permits for the 4 previous years reported during the same point in time. Year to date, the level of keyed permits for 2020 continue to trend well above previous reported years, during the same point in time.

Residential new construction remains active with 206 open building permits. New construction projects currently under development are Woodlore Estates in the City of Crystal Lake, Legend Lakes, The Oaks at Irish Prairie, and Patriot Estates all within the City of McHenry.

The data collection out of the office was very active during the month of March with 181 properties that had open building permits or office generated updates were visited. The township website has been updated with 61 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 / March					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	57	64	82	57	67
Number of Sales	49	49	68	50	64
YTD Parcels Transferred	214	222	228	184	244
YTD Number of Sales	166	178	192	148	223

Office Support Staff Activity				
Updates Office Generated March				
2016	2017	2018	2019	2020
32	31	28	29	28
Updates Office Generated YTD				
110	113	122	96	118

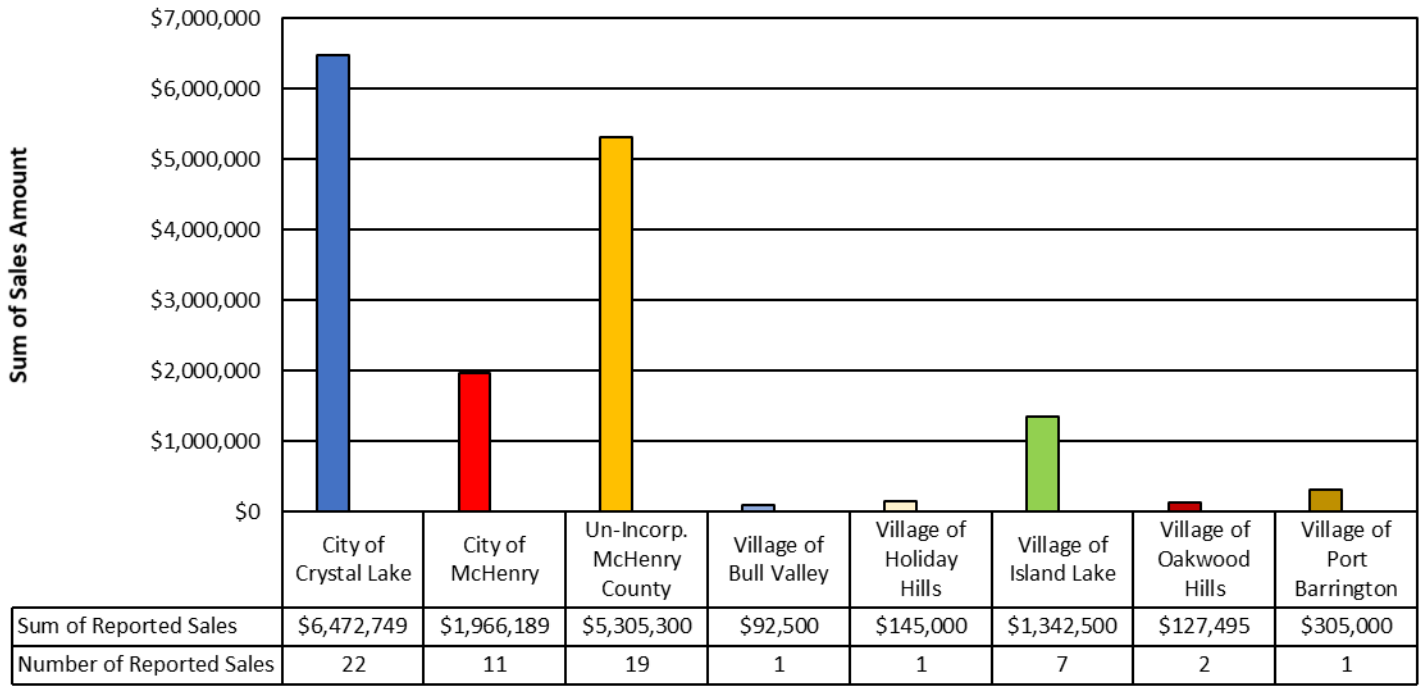
Office Support Activity				
Building Permits Keyed March				
2016	2017	2018	2019	2020
89	83	55	53	72
Building Permits Keyed YTD				
445	368	205	415	478

Data Collection Activity / March 2020	
Building Permit Activity	150
Update Activity	31
March Website Photos Uploaded	61

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.

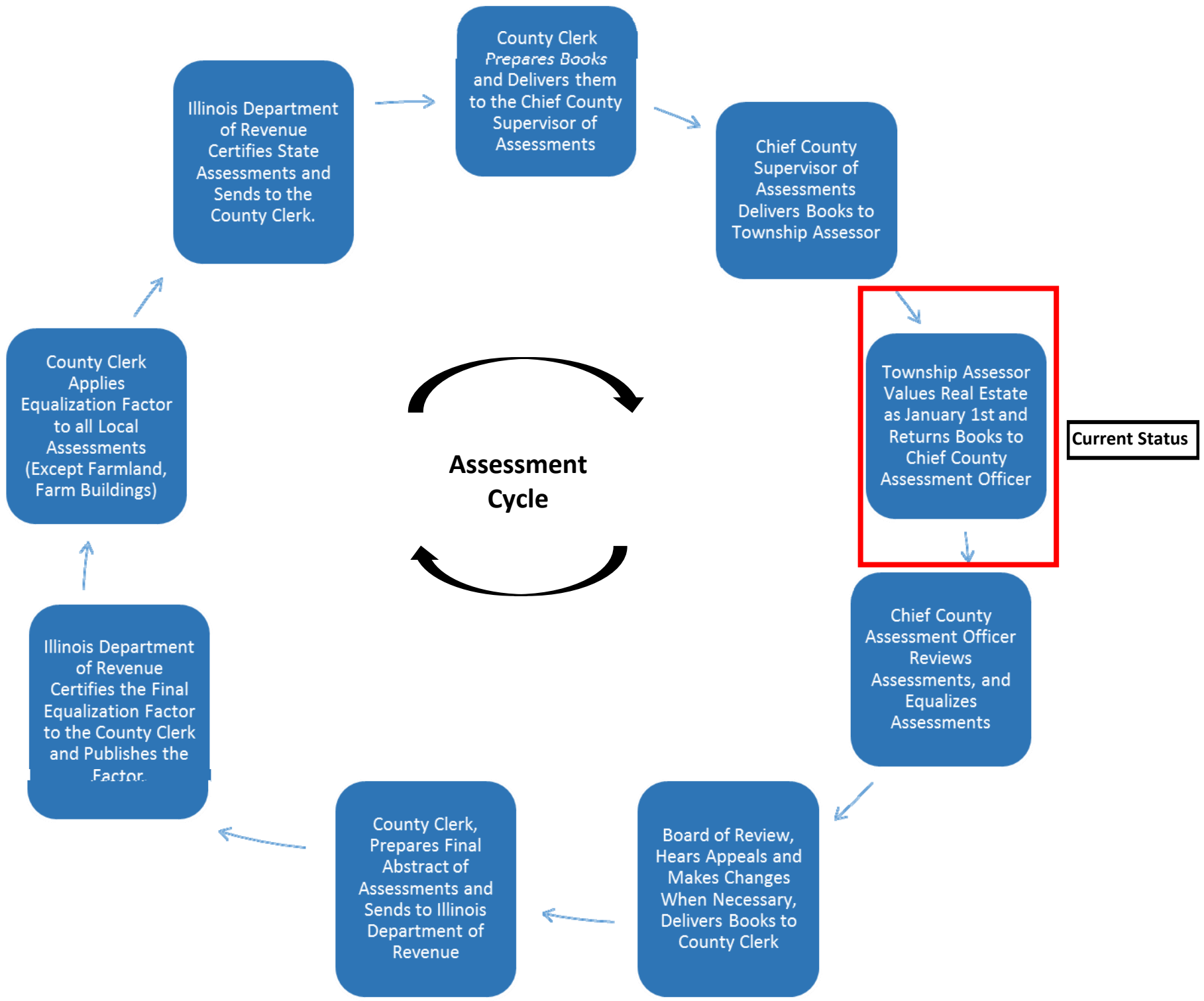
Summary of March Keyed Sales Activity



64 Sales \$15,756,733 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	77	35	113
City of McHenry	3	9	66	0	78
Un-Incorporated McHenry County	0	0	7	0	7
Village of Bull Valley	0	0	2	0	2
Village of Holiday Hills	0	0	0	0	0
Village of Island Lake	0	0	2	0	2
Village of Oakwood Hills	0	0	1	0	1
Village of Prairie Grove	0	0	3	0	3
Grand Total	4	9	158	35	206



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.