

## 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

September 10, 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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September 4, 2020

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

Re: Assessment Office August Monthly Activity Report

The office activity for the month of August centered on necessary tasks to complete the 2020 assessment roll. Certification of the assessment roll to the McHenry County Supervisor of Assessments took place on August 31. The county will now complete some necessary tasks on their end, and I anticipate the publication of the assessment roll to take place no later than the second week of October.

96 Sales have been keyed for the month of August. The 96 keyed sales are slightly above the median level of 90 keyed sales month / month based on the four previous years.

August residential improved property reveals an average sale price of \$264,717 township wide for 2020, this is an increase of 11.81% above the August of 2019 average of \$236,753. The year to date comparison of the average sales price from 2019 (\$237,267) to 2020 (\$256,884) indicates an increase of 8.27%.

The 43 Keyed office generated updates for August 2020 is below the median level of 51 shown by the 4 previous years reported month / month. The 275 keyed updates year to date are approximately 19% below the median level of the previous reported years (338 Updates)

124 building permits have been keyed for the month of August. This number is 16.98% above the median level of the four previous years reported month / month. Year to date, the level of keyed permits for 2020 (996) is below the median level (1,048 keyed permits) of the previous reported years, during the same point in time.

Residential new construction continues to remain active with 134 open building permits.

166 open building permits as well as 88 office generated updates were followed up on by our data collectors in August. The township website has been updated with 366 new photos and drawings.

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 / August					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	74	118	99	102	113
Number of Sales	71	109	83	96	96
YTD Parcels Transferred	818	711	802	671	769
YTD Number of Sales	579	626	671	558	689

Office Support Staff Activity				
Updates Office Generated				
August				
2016	2017	2018	2019	2020
46	62	22	58	43
Updates Office Generated YTD				
349	376	326	321	275

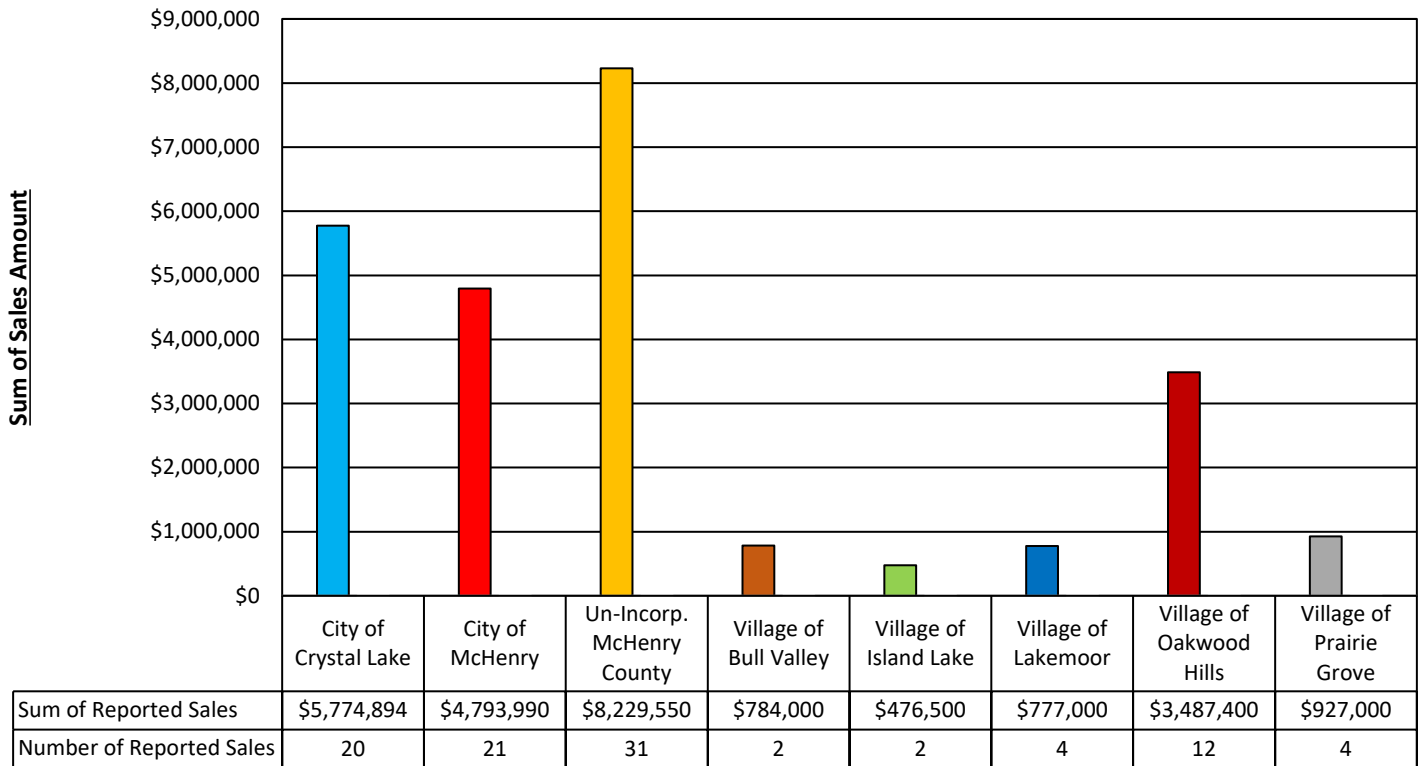
Office Support Activity				
Building Permits Keyed				
August				
2016	2017	2018	2019	2020
105	106	45	249	124
Building Permits Keyed YTD				
997	1,099	673	1,236	996

Data Collection Activity / August 2020	
Building Permit Activity	166
Update Activity	88
July Website Media Uploaded	366

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 August Keyed Sales Activity



**96 Sales \$25,250,334 Total Recorded Sales Amount**

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

<b>Active Residential New Construction (Permit Issued, Less than 100%)</b>					
<b>Municipality / Village</b>	<b>Duplex</b>	<b>Multi-Family</b>	<b>Single Family Home</b>	<b>Townhome</b>	<b>Grand Total</b>
City of Crystal Lake	1	0	48	30	79
City of McHenry	1	0	50	0	51
Un-Incorporated McHenry County	0	0	6	0	6
Village of Bull Valley	0	0	0	0	0
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
<b>Grand Total</b>	<b>2</b>	<b>0</b>	<b>106</b>	<b>30</b>	<b>138</b>

## **Assessor's Office News and Updates**

The certification of the Nunda Township Assessment Roll to the McHenry County Supervisor of Assessments office took place on August 31<sup>st</sup>, 2020. The McHenry County Supervisor of Assessments Office will spend a few weeks completing some necessary tasks prior to publication and mailing of the assessment notices, which I would expect to occur no later than the second week of October.

After you review your Assessment Notice, and if you are not in agreement with the proposed Assessment you are given 30 days from the date on the letter to appeal your assessment.

During the 30 days we will once again conduct informal reviews of information provided by property owners or their representatives that would indicate a possible change to your proposed assessment.

An informal review may eliminate the need to file a formal appeal with the McHenry County Board of Review.

Your Nunda Township Assessment Office Website is a valuable tool and resource for reviewing and collecting information related to Market Value and Property Assessments. There are sale books for you to review that show sale activity thru-out the township, in addition there are tools to search and select comparable property sales as well as comparable assessments. There are monthly reports that are submitted for monthly meetings that touch on market activity as well current office activities.

Information that you would like to provide our office for an informal review, can be e-mailed to our office, our e-mail address is [assessor@nundatownship.com](mailto:assessor@nundatownship.com), You will need to provide page 1 of the McHenry County Board of Review appeal form, primarily your contact information, your estimate of assessed value, in addition if you are appealing based on comparable sales or assessments a completed grid should be submitted.

A link to the McHenry County forms can be found by visiting our website.

In addition to e-mailing our office, we have a mail slot where you can drop off the information that you would like us to review. Our lobby is also open, we are practicing social distancing and do require a mask when visiting the office. In addition, due to the size of lobby we would ask when you arrive if the lobby is occupied please wait before entering until we are finished with the current visitor.

Please remember we are also available for your phone calls regarding your assessment or exemption questions. Listed below are types of exemptions, along with a short description of the qualifications for each exemption.

### **WHICH EXEMPTIONS DO YOU QUALIFY FOR?**

Through several different types of exemptions, this program either reduces or defers an increase in the equalized value of your property. The net effect of these exemptions is to lower the assessed valuation to which the tax rate is then applied.

As explained below, qualifications and application procedures vary for each program. However, you must own the property to qualify for any of these exemptions and be its principal resident

#### **General Homestead Exemption**

This exemption lowers the equalized assessed value of your property by \$6,000. To receive this exemption, you must have lived on the property January 1st of the tax year.

### **Senior Homestead Exemption**

This exemption lowers the equalized assessed value of your property by \$5,000 for the tax year. The taxpayer must be at least 65 years of age by December 31 of the assessment year.

### **Senior Citizens Assessment Freeze Homestead Exemption**

This exemption freezes the assessment of your home, it does not freeze the tax rate. This exemption may be claimed in addition to those described above. The actual taxes you pay may continue to increase based on the amounts levied by the taxing bodies where you reside (school districts, park districts, village/city, township, etc.). To receive this exemption, you must:

- Have fulfilled a property residency requirement as explained on the application form
- The taxpayer must be at least 65 years of age by December 31st of the assessment year.
- Have a maximum **household income** of \$65,000

This household income includes all persons using the property as their principal residence on January 1st of the tax year. All applicants are required to provide Proof of **TOTAL Household Income** with a copy of Page 1, 2 and Schedule 1 of the Federal Income Tax Forms (1040 or 1040A).

### **Disabled Persons Exemption**

Annually exempts \$2,000 from assessed value for a person who has a disability that has lasted or can expect to last more than a year, rendering them unable to engage in substantial gainful activity by reason of medically determinable mental or physical impairment.

### **Returning Veterans Exemption**

Provides a \$5,000 reduction from the assessed value of the veteran's principal residence for two (2) consecutive assessment years, the tax year and the following year that the veteran returns from active duty in an armed conflict involving the United States.

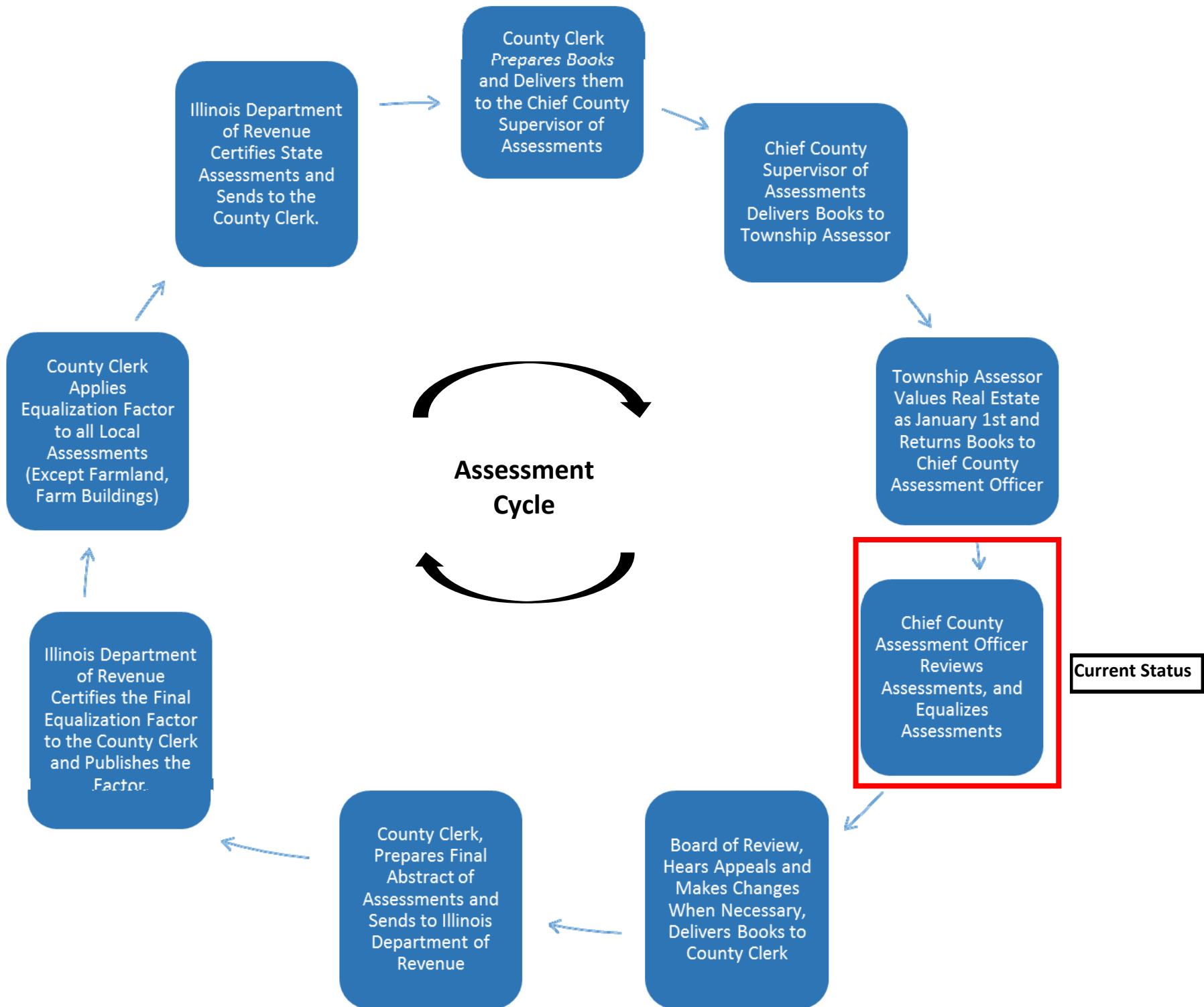
### **Disabled Veterans Standard Exemption**

If the veteran has a service-connected disability of 30% or more but less than 50%, then the annual exemption is \$2,500; if the veteran has a service-connected disability of 50% or more but less than 70%, then the annual exemption is \$5,000; and if the veteran has a service-connected disability of 70% or more, then the residential property is exempt from taxation under this Code.

### **Home Improvement Exemption**

This exemption defers for four (4) years any increase in the assessment of your property due to an addition or other improvement to your home for which the Township Assessor would add value. A maximum of \$25,000 of assessed value may be deferred under this program. The Township Assessor's office initiates this exemption.

Please visit our website [assessor@nundatownship.com](mailto:assessor@nundatownship.com) or contact our office 815-459-6140 for additional exemption information as well as additional exemption details.



## Meet your Assessment Team

### **Assessor**

Mark is your Nunda Township Assessor. Mark was elected your Nunda Township Assessor effective January 1<sup>st</sup>, 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.