

## 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

November 12, 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

3510 BAY ROAD

CRYSTAL LAKE, IL 60012

[www.nundatownship.com](http://www.nundatownship.com)

Phone 815-459-6140

Fax 815-459-5399

November 10, 2020

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

Re: Assessment Office October Monthly Activity Report

During the month of October, the assessment office activity centered on working with taxpayers or their representatives relating to the many questions that arise during the annual publication of the assessment roll. The official filing period of assessment appeals concluded on November 5, 2020.

Once again, during the 30 days of publication (10/06/2020 – 11/05/2020) your Nunda Township Assessment Team stepped up and resolved many questions and concerns as related to the 2020 property assessments and exemptions, etc. In many cases the informal review eliminated the need for taxpayers to file formal appeals with the McHenry County Board of Review.

Many of the reported monthly activities will fall outside of the typical measures reported, as again, a great deal of time and effort was put in related to the publication of the assessment roll, that being said 63 sales have been keyed during the month of October, this is below the Median of 90 for the 4 years being reported month / month.

It would appear a better indicator where we are as far as sales activity is trending, would be year / year YTD numbers, as these reported numbers would take into consideration the Annual Assessment Roll Publication. Based on this the 851 sales keyed YTD basically matches the high-water mark of 2018 and is 8.68% above the Median of 783 for the 4 previously reported years.

The average sale price of keyed sales for the month of October was \$314,722. In comparison, the average sales priced for the year earlier same point in time was \$258,361 this represents a robust change of + 21.81%. The year to date comparison of the average sales price from 2019 (\$240,113) to 2020 (\$261,292) indicates an increase of 8.82%.

15 updates have been generated for the month of October. This is well below all previous years reported month / month. YTD office generated updates continue to trend below all previous years to date. The trending downward of office generated updates should continue, as this is a direct reflection of the overall level current information being on file.

The keying of building permits suffered during the month of October due to the publication of the assessment roll. See chart on following page. Overall YTD the 1,129 permits that have been keyed are off the indicated median level of 1,410 permits based on the previous years reported.

Residential new construction continues to remain active with 154 open building permits. Data Collectors have followed up on 151 open building permits as well as 21 office generated updates during the month of October. The township website has been updated with 179 new photos and drawings during October.

Please remember I am available for any questions or concerns.

Respectively submitted,  
**Mark S. Dzemske**  
Nunda Township Assessor  
CIAO –M

Additional Office Activity (Related to Publication)			
Publication	10/06/2020 – 11/05/2020	10/22/2019 – 11/21/2019	08/07/2018 – 09/06/2018
Phone Calls	536	667	464
Lobby Activity	269 Visitors	539 Visitors	325

Office Support Staff Activity					
Nunda Township Sales Keyed / October					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	96	113	119	92	71
Number of Sales	84	95	101	81	63
YTD Parcels Transferred	1,023	912	1,009	837	955
YTD Number of Sales	767	799	852	708	851

Office Support Staff Activity				
Updates Office Generated October				
2016	2017	2018	2019	2020
42	66	49	43	15
Updates Office Generated YTD				
454	478	456	411	321

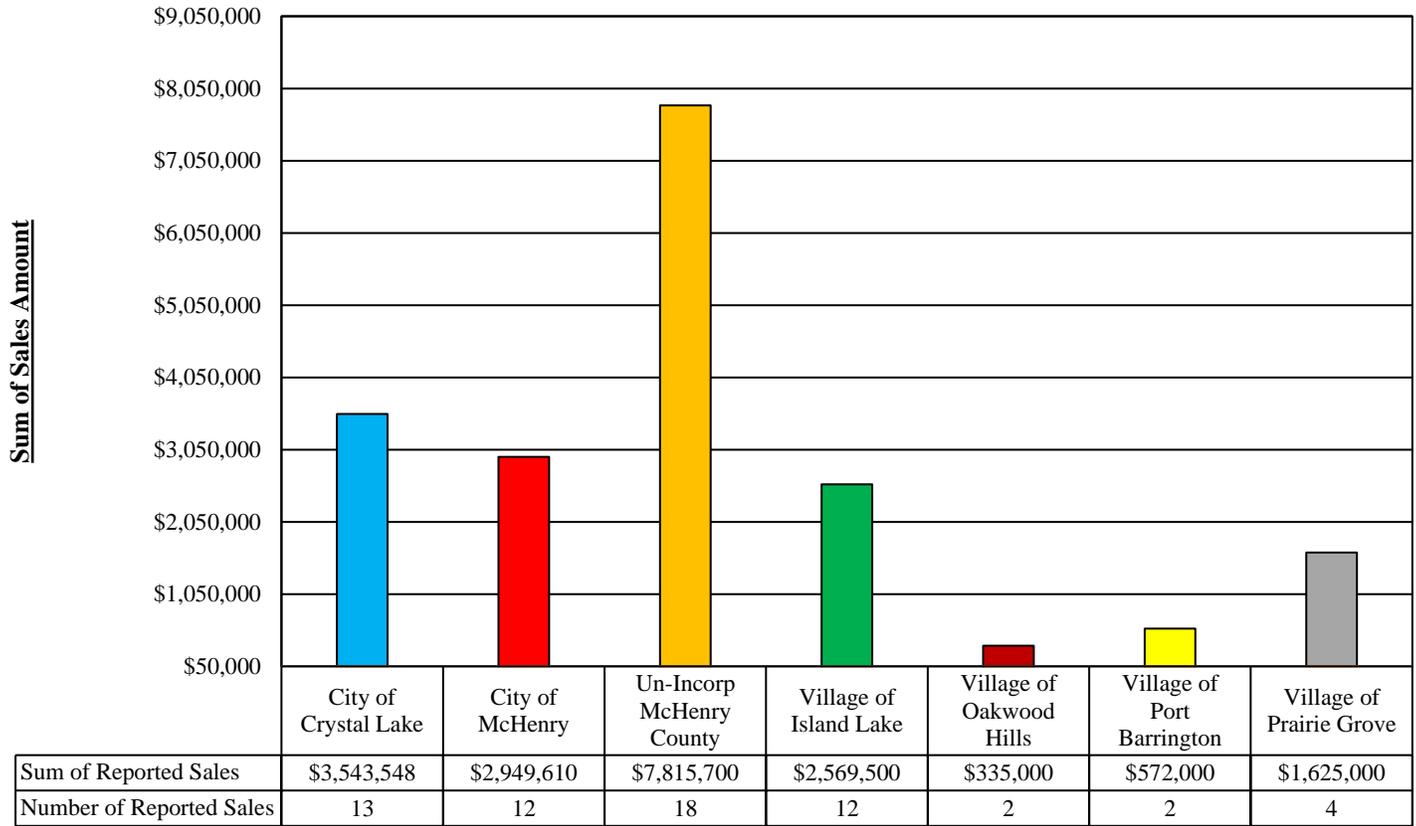
Office Support Activity				
Building Permits Keyed October				
2016	2017	2018	2019	2020
179	247	175	76	40
Building Permits Keyed YTD				
1,353	1,467	978	1,499	1,129

Data Collection Activity / October 2020	
Building Permit Activity	151
Update Activity	21
October Website Media Uploaded	179

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.

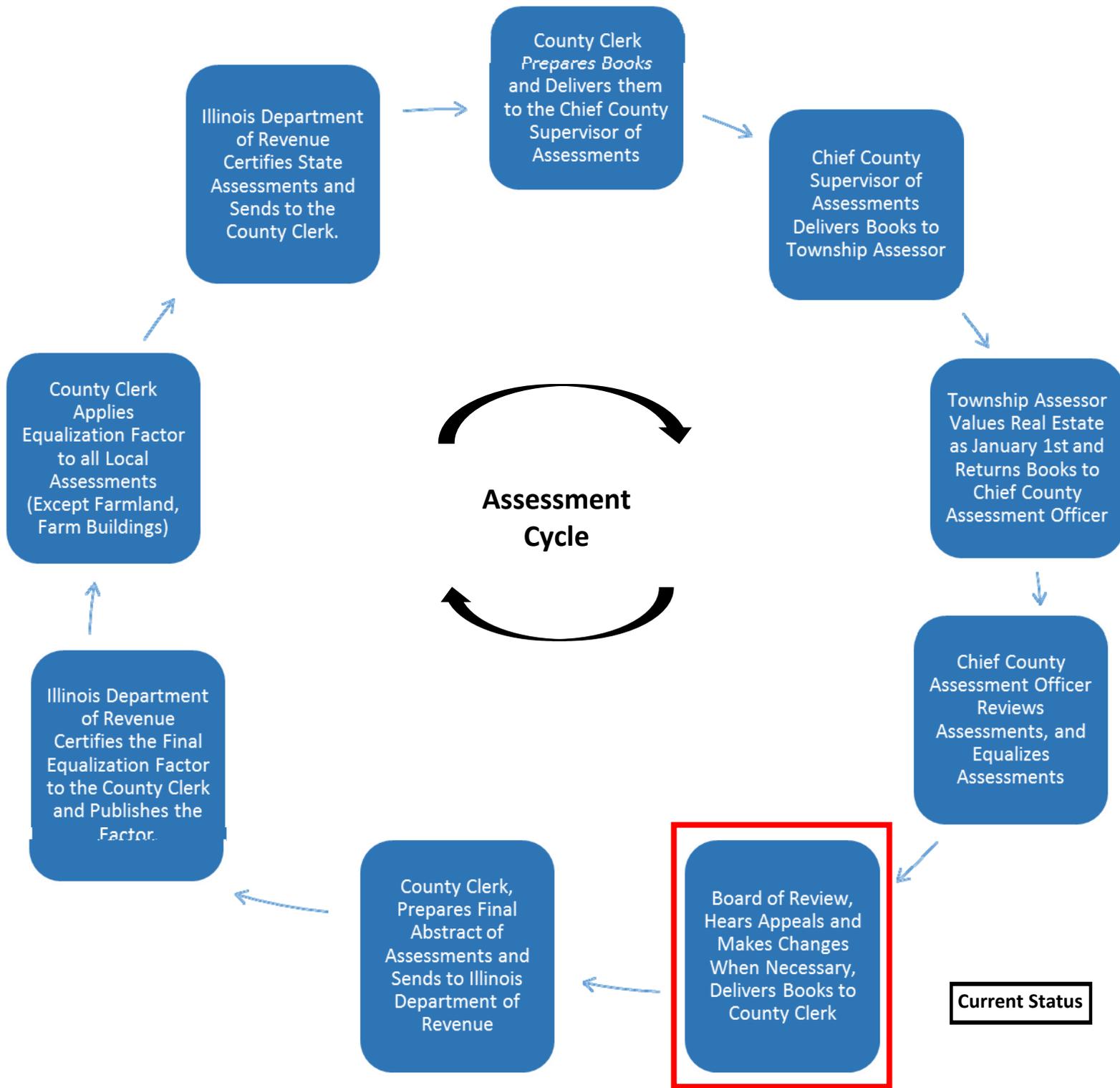
### Summary of October Keyed Sales Activity



**63 Sales \$19,410,358 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	48	27	75
City of McHenry	3	0	68	0	71
Un-Incorporated McHenry County	0	0	5	0	5
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
<b>Grand Total</b>	<b>3</b>	<b>0</b>	<b>124</b>	<b>27</b>	<b>154</b>



## 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.