

## 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

December 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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December 3, 2020

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

Re: Assessment Office November Monthly Activity Report

During the month of November office activity has moved onto resolving and responding to appeals that have been filed directly with the McHenry County Board of Review. The official filing period of assessment appeals concluded on November 5, 2020. We anticipate completing our responses for formal appeals during the month of December and any necessary hearings will take place during December and January.

47 sales have been keyed during the month of November. This is below the Median level of 64 sales keyed for the 4 years being reported month / month. The 898 sales keyed year to date is below the 2018 high level mark of 919 sales keyed. The 898 keyed sales to year to date is 5.77% above the Median of 849 keyed sales for the 4 previously reported years.

November average sale price of keyed sales is \$276,108. The average sales priced for the year earlier same point in time was \$221,931 reflecting a difference of + 24.41%. The YTD comparison of the average sales price from 2019 (\$238,620) to 2020 (\$261,922) indicates an increase of 9.97%.

18 updates have been generated for the month of November. 215 building permits have been keyed during November. Overall YTD the 1,345 permits that have been keyed remain below the median level of 1,511 keyed permits based on the 4 previously reported years.

Data collection remains active, data collectors followed up on 244 open Building Permits, in addition to visiting 15 additional properties to follow up on open update requests. Residential new construction shows 154 open permits at various levels of completion. The township website has been updated with 233 new photos and drawings during November.

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 / November					
Sale Year	2016	2017	2018	2019	2020
Parcels Transferred	89	80	79	67	51
Number of Sales	75	57	67	60	47
YTD Parcels Transferred	1,112	992	1,089	904	1,006
YTD Number of Sales	842	856	919	768	898

Office Support Staff Activity				
Updates Office Generated				
November				
2016	2017	2018	2019	2020
36	43	36	24	18
Updates Office Generated YTD				
490	521	492	433	339

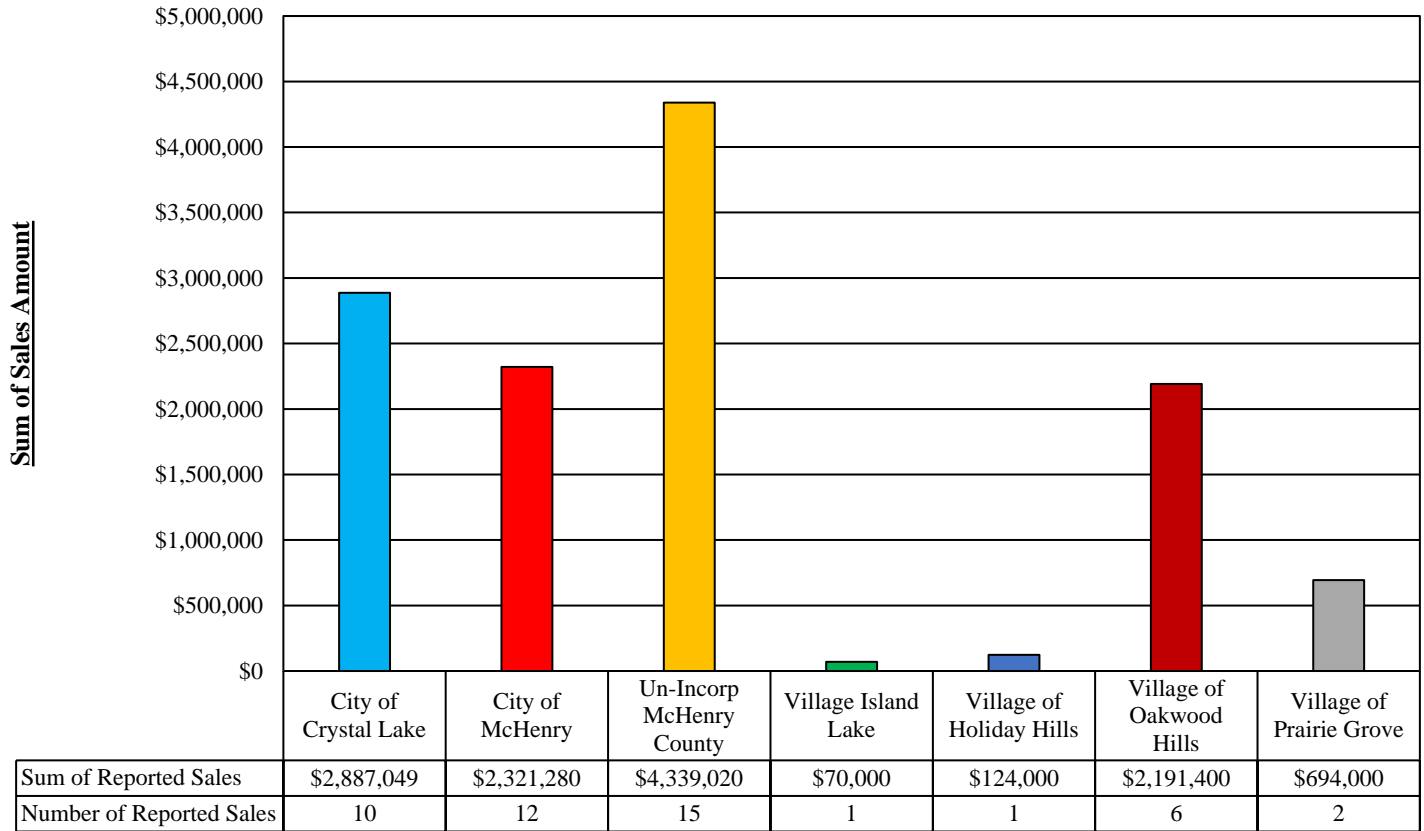
Office Support Activity				
Building Permits Keyed				
November				
2016	2017	2018	2019	2020
167	141	197	2	215
Building Permits Keyed YTD				
1,520	1,608	1,175	1,501	1,345

Data Collection Activity /	
November 2020	
Building Permit Activity	244
Update Activity	15
November Website Media Uploaded	233

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 November Keyed Sales Activity



**47 Sales \$12,626,749 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>

December 7, 2020

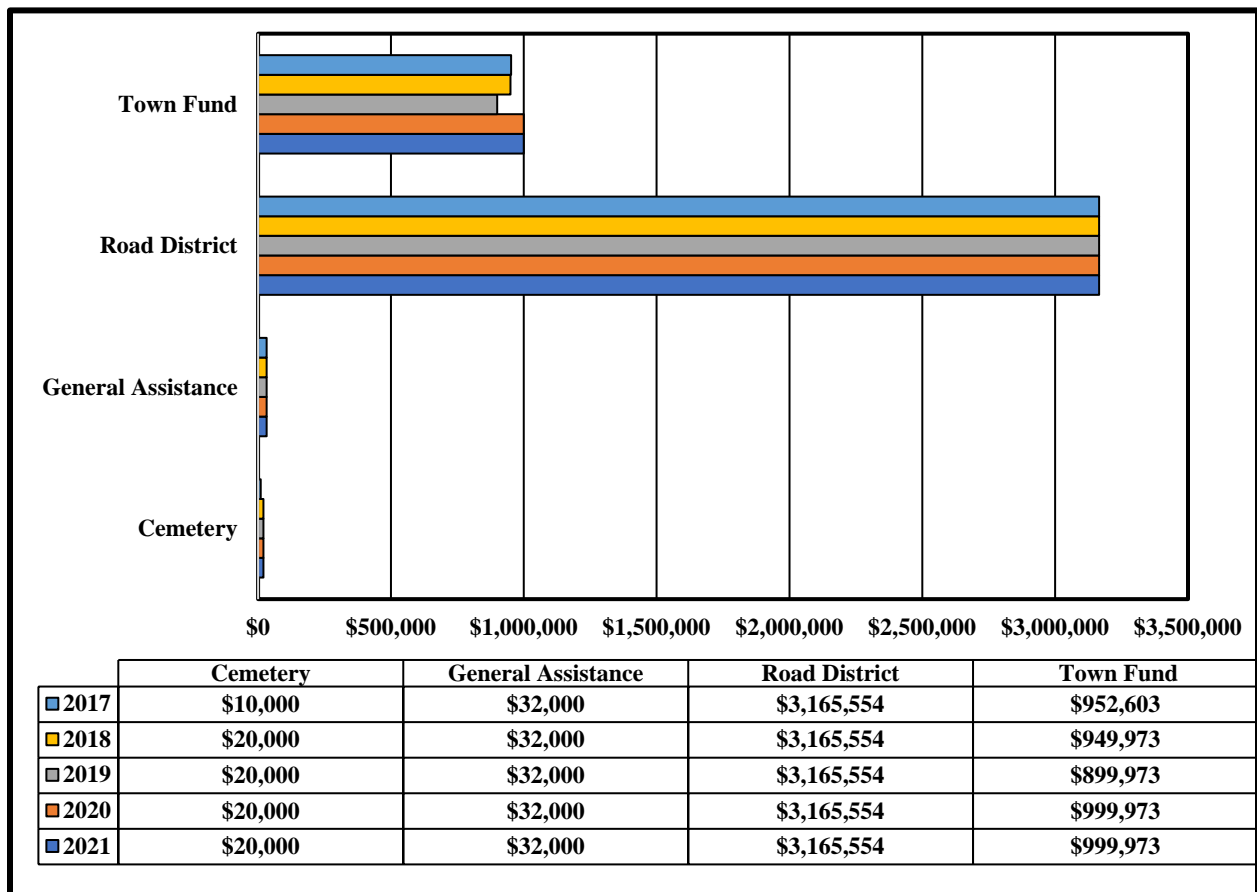
The filing deadline for 2020 assessment appeals was November 5, 2020. We will be reviewing appeals that were filed directly with the McHenry County Board of Review, and whenever possible we will work to resolve any open appeals with you or your agent.

The McHenry County Board of Review will begin reviewing open appeals within Nunda Township beginning the second week of December.

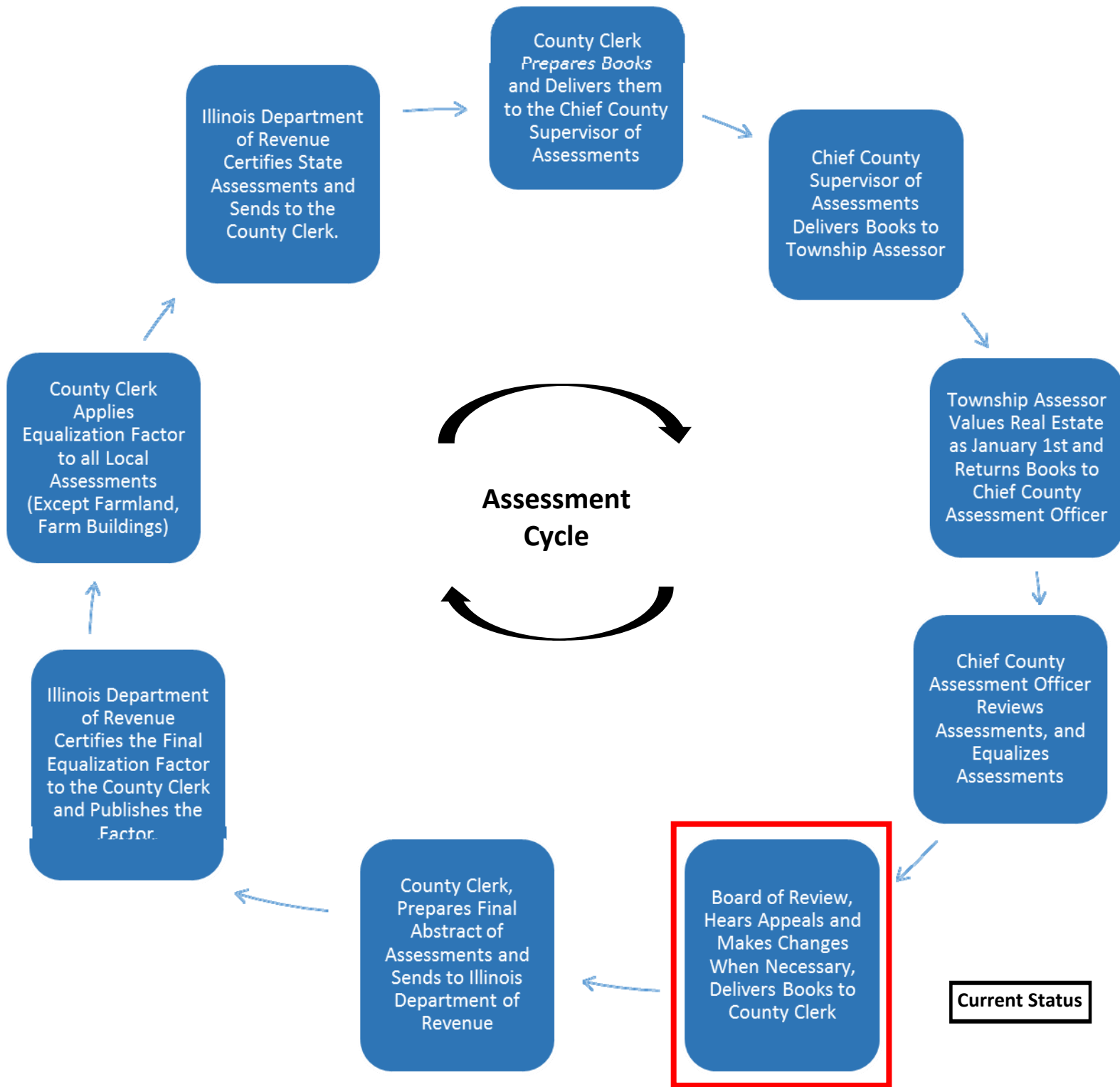
Please continue to visit your Nunda Township website where you can review important information that is being posted, continue to monitor sales activity in your township, and review monthly meeting reports.

Remember it is important to continue to monitor the tax burden that is created thru the Levy and Budget process. Taxing bodies are now creating Levies for the next tax cycle and budgets will soon follow.

Listed below is a brief history of the Tax Levies for Nunda Township, Tax Levies, the 2021 Levies were approved by the Nunda Township Town Board on November 12, 2020.



Town Fund Levy Listed Above for 2017 reflects \$100,000 Abatement (Actual Levy was \$1,052,603)  
 Town Fund Levy Listed Above for 2018 reflects \$50,000 Abatement (Actual Levy was \$999,973)  
 Town Fund Levy Listed Above for 2019 reflects \$100,000 Abatement (Actual Levy was \$999,973)



## 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.