

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

March 9, 2017

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

Phone 815-459-6140

Fax 815-459-5399

March 8, 2017

Lee Jennings
Angela Koscavage
Bill Boltz
Ed Dvorak
Mike Shorten
Karen Tynis

Re: Assessor's Office February Monthly Activity Report

The office support staff has completed the keying of the January sales activity, we have seen an increase in the overall number of sales that have occurred in the township over the last two years, in addition building permits that have been keyed for 2017 show a substantial increase from 2015 and basically no change from the 2016 February Level. The updates that have been generated by our office for 2017 have outpaced the prior two years month / month levels.

The data collection team has been spending a great deal of time in the field due to the weather being so cooperative. Update inspections completed by the team show a significant increase over the prior two years month / month. Building permit inspections by the team for February 2017 show an overall decrease from 2016 this is due to a change in procedure as well as an emphasis of completing our updating of photos as soon as possible. As expected due to the focus on updating photos of the township properties there has been an expected increase in the number pictures updated month / month.

The assessment team members have been spending a significant amount of time working on 2017 assessments as they relate to changes to existing inventory, processing Home Improvement Exemptions, adding and removing Annual Homestead Exemptions, and working on mapping changes as they are received. Once again as we were able to complete the 2016 assessment cycle in a timely manner this has allowed the assessment team to spend additional time on additional projects, and a great deal of time is being spent on the preliminary work for our 2019 General Assessment year.

The McHenry County Board of Review has completed the remainder of the 2016 McHenry County appeals and has delivered the county assessment roll to the County Clerk as of March 7, 2017.

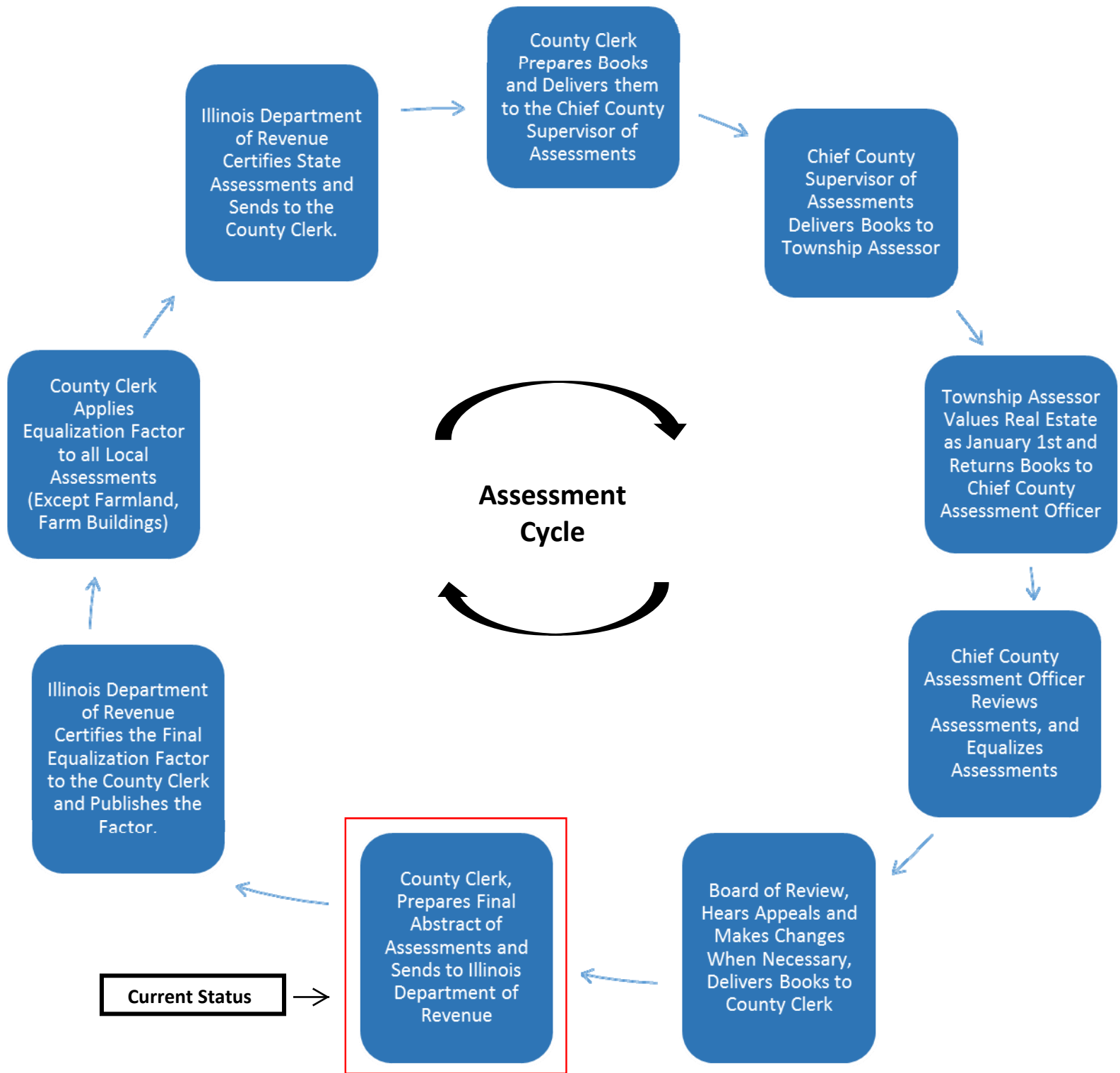
The assessment office continues to move forward towards our goal of turning the assessment roll over to the county by May of 2017.

As always, I am available for any questions or concerns.

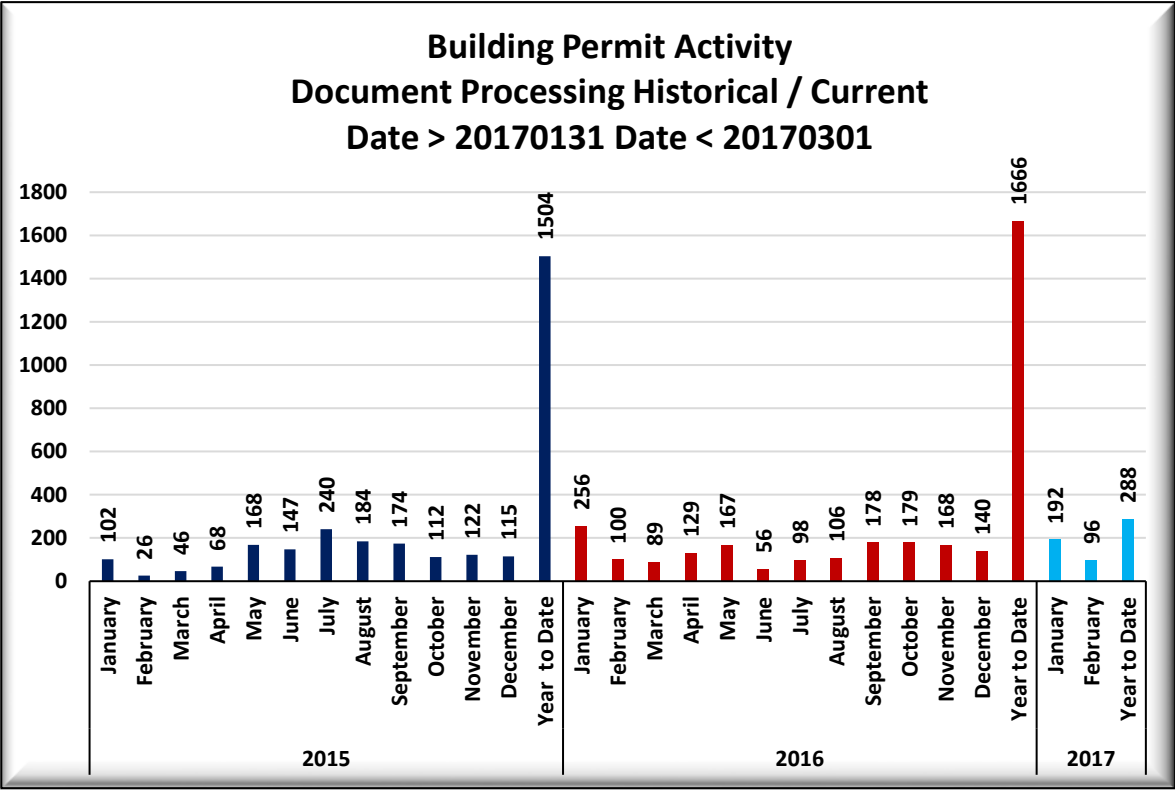
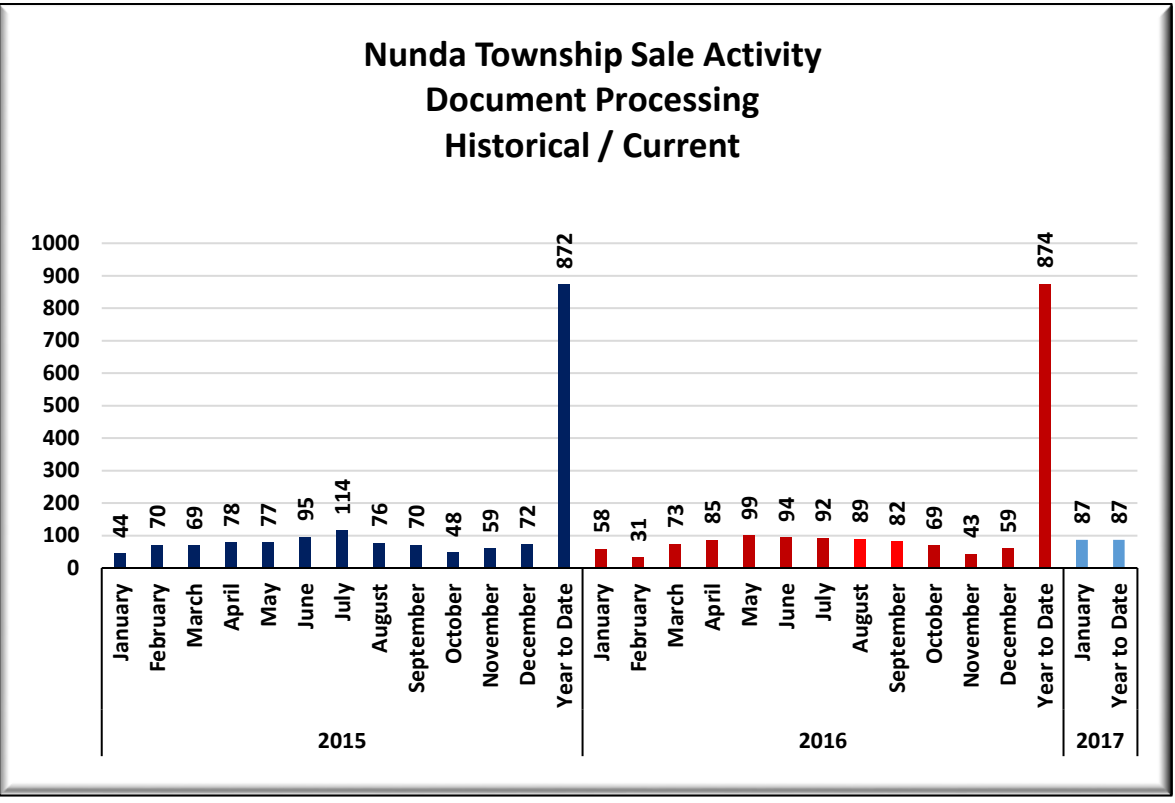
Sincerely,

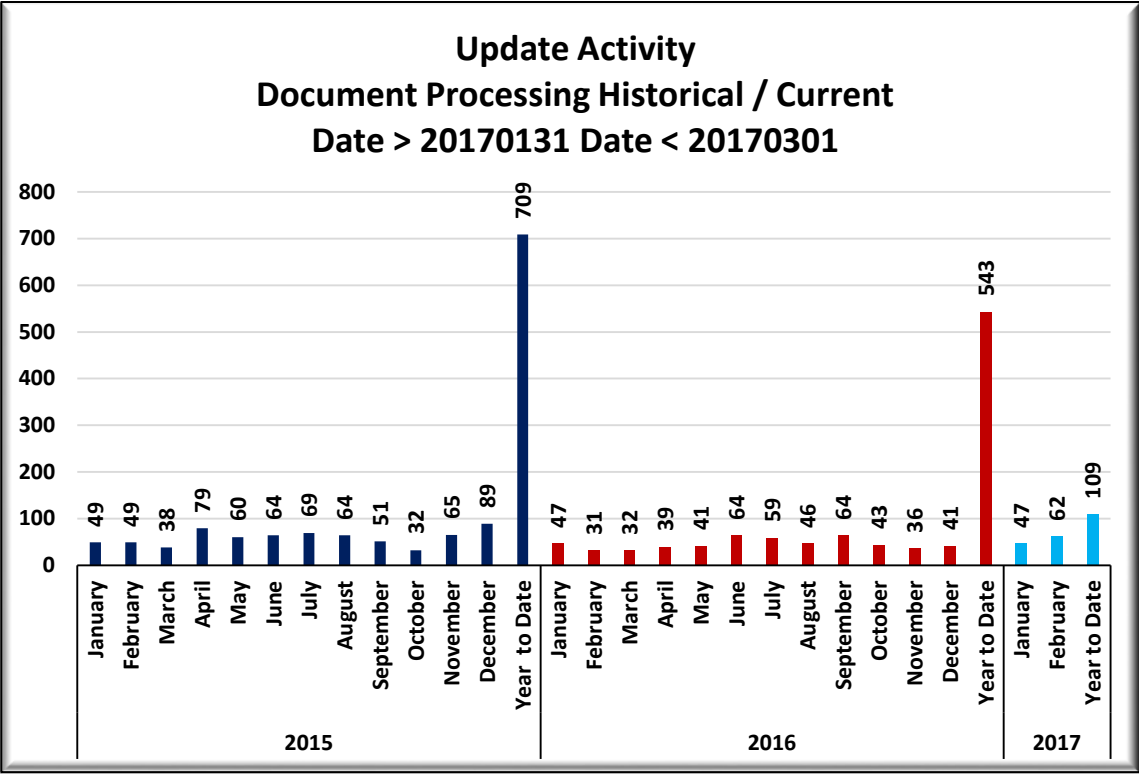
Mark S. Dzemske

Nunda Township Assessor
C.I.A.O. -M

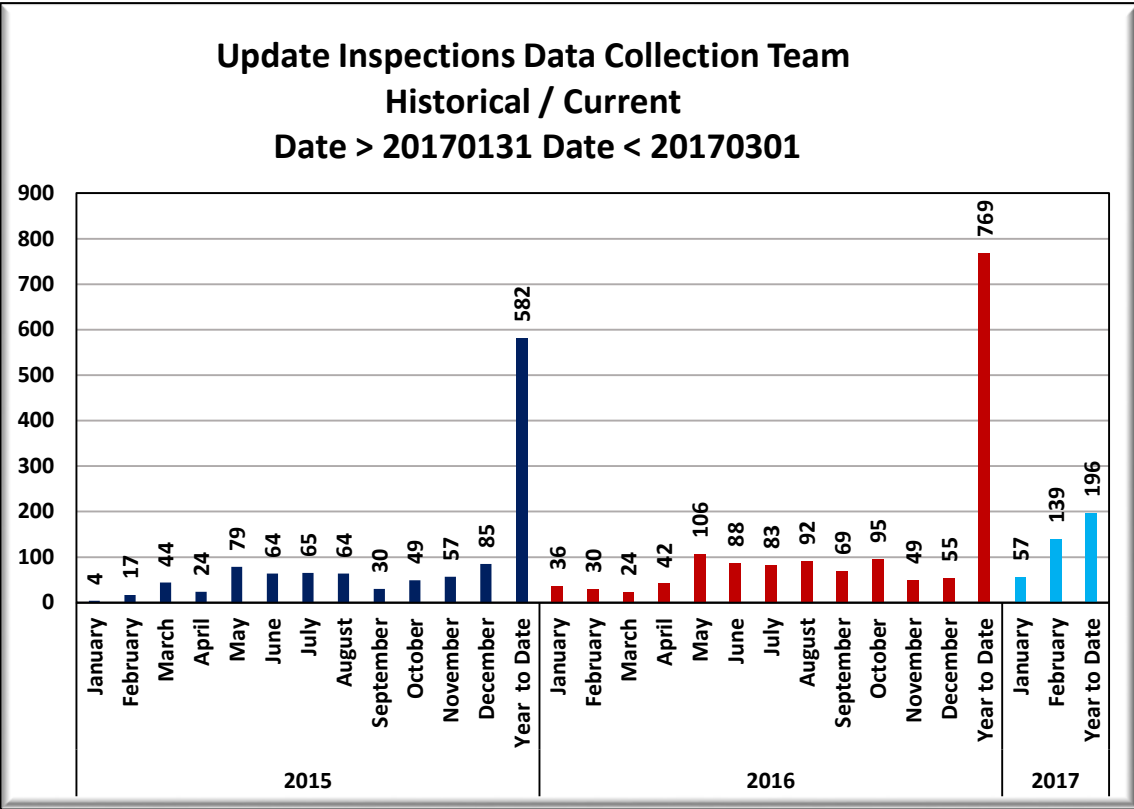


Activities Completed by Office Support Team Members

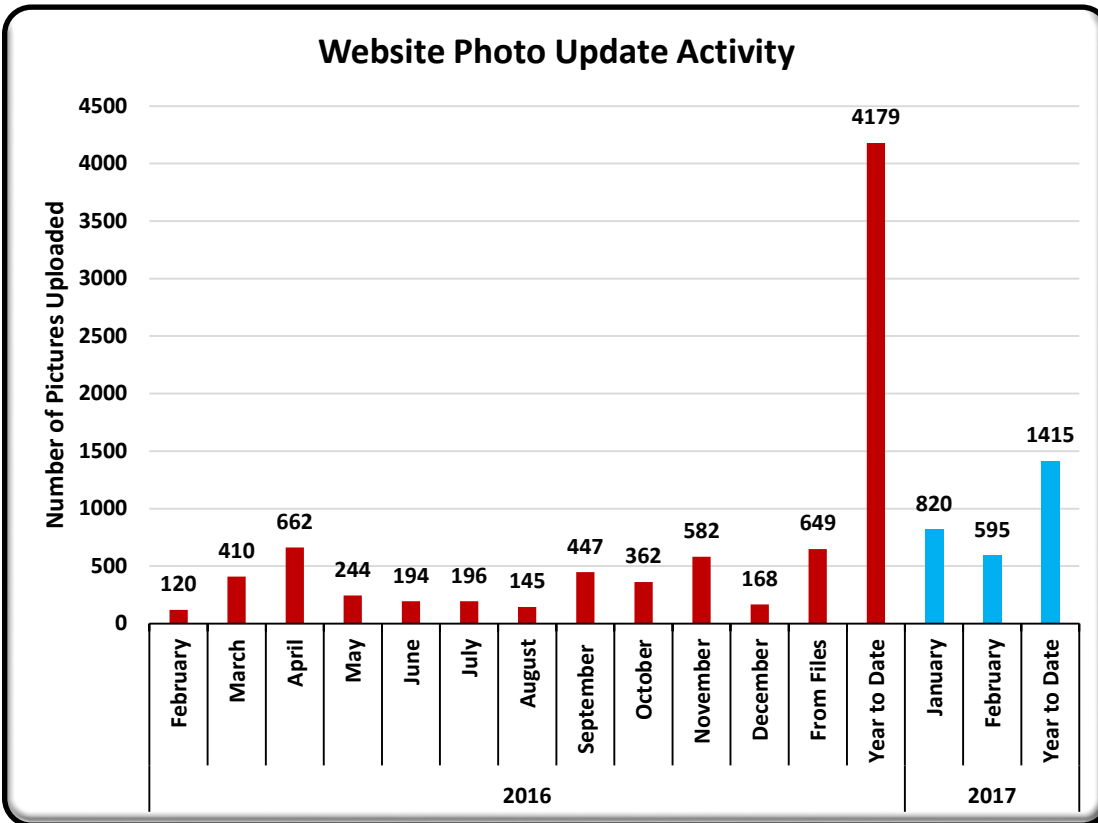
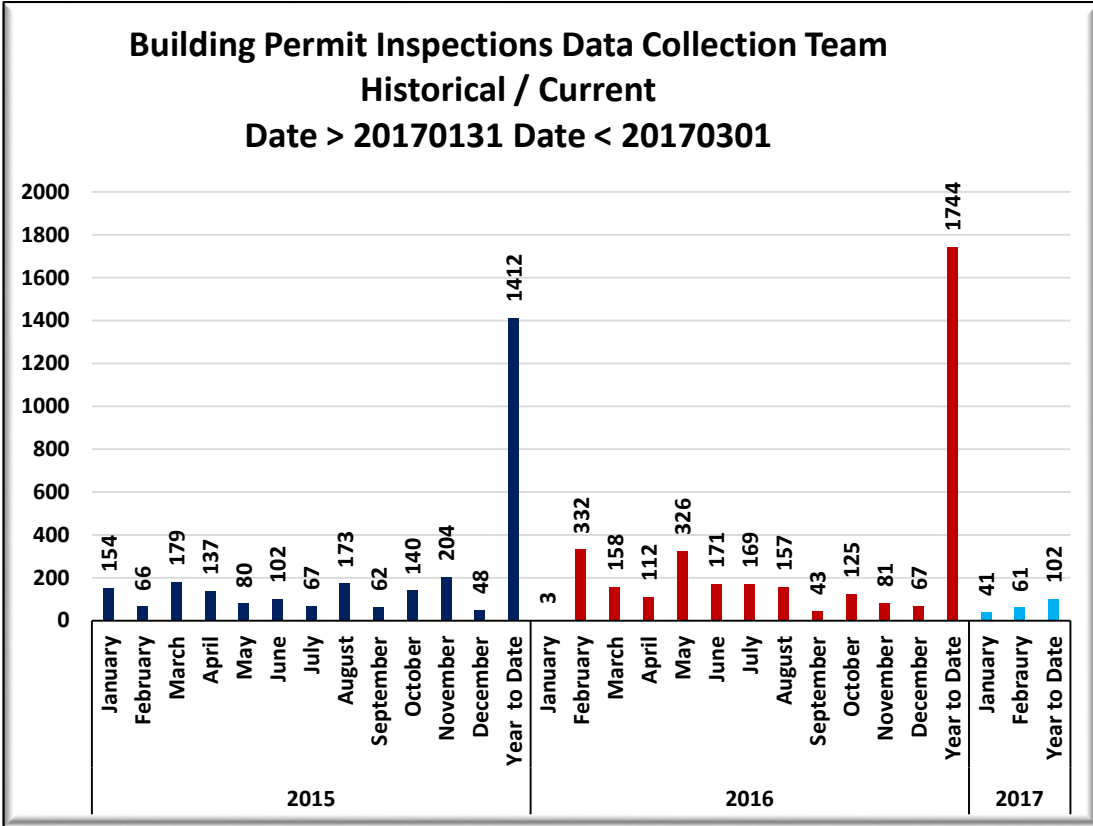




**Activities Completed by Office
Support Team Members**



**Activities Completed by Data
Collection Team Members**



Activities Completed by
Data Collection Team Members

Additional Comments

Please note if you appealed your 2016 assessment with the McHenry County Board of Review the decisions will be mailed March 8, 2017. If you are not in agreement with the decision that was rendered by the board you are given 30 days to appeal the decision, the 30 days is based off of the date on the letter. If you have any questions please feel free to contact our office.

As our office is now preparing the 2017 assessment roll it is a good time for you to start looking at the market activity and assessments for your neighborhood. Have you visited your Nunda Township web site? If not the assessment page has some valuable information, such as property record cards, sales information, exemption information as well as previous monthly meeting reports. If you have any issues finding the information you are looking for, please feel free to visit our office or contact us and a member of the assessment staff will be happy to assist you.

The following pages show a sample property record card from the website as well as a sample page from our sales file that can be viewed on the website. In addition, you are able to go directly from the property record card to the county website where you are able to view and print additional information, such as your tax bill, an image of you parcel from the county GIS system. (A sample of these pages are attached).

It is important to note, your Nunda Township Assessor's office spends a great deal of time, effort and resources collecting data. We are a large repository of information. Some additional users of the information we collect and maintain is utilized by, appraisers, real estate professionals, insurance companies, other governmental bodies, etc.

The collection and verification of data leads to the use of quality data and information when determining assessments across the township, which helps to develop an overall high quality and supportable assessment.

Property Record Card (Web Edition)

Parcel #: **14-04-251-017**

Property Information

Address: **513 BROOKWOOD TRAIL**
 City: **MCHENRY, IL 60050**
 Subdivision: **Winding Creek**

Owner Information

Name: **DZEMSKE MARK AND IRIS**
 Address: **513 BROOKWOOD TRAIL**
 City: **MCHENRY, IL 60050**



Legal Description

Legal Description: **WINDING CREEK UNIT 2; LOT 1 SEC 04 TWP44N NE1/4 R8E; .40 ACRES APPROX.17,500 SQ.FT. (80X125X200X173.28) slightly irregular**

Lot Sqft: **17,500**

Lot Acres: **0.40**

Property Class: **0040 Residential**

Building # 1 Information

Story Description: **2.0 Story**
 Model Name: **Winchester Model**
 Total Building Sq Ft: **1,738**
 Basement: **Partial 994 Sq. Ft**
 Crawl:
 Lower Level:
 Garage: **2 Car Attached 396 Sq. Ft**

Year Built: **1987**
 Total Rooms: **0**
 Total Bedrooms: **3**
 Baths: **2.1**
 Central Air: **Yes**
 Fireplace: **No**

Sales Information

| Sale Date | Amount | Doc # |
|------------|-----------|--------------|
| 09/01/2004 | \$224,900 | 2004R0087896 |
| 06/01/1987 | \$112,770 | 993 065 |

Assessment Information

| Year | Type | Unimproved Land | Improved Land | Other Buildings | Buildings | Total |
|------|--------|-----------------|---------------|-----------------|-----------|--------|
| 2016 | Normal | 0 | 13,628 | 0 | 44,018 | 57,646 |
| 2015 | Normal | 0 | 12,785 | 0 | 41,297 | 54,082 |

Our property information database is continually being updated. We cannot guarantee the accuracy or completeness of the information presented above.

FROM THE OFFICE OF: **REAL ESTATE TAX BILL**
 GLENDA L. MILLER **1ST INSTALLMENT COUPON PAYMENT**
 McHENRY COUNTY TREASURER

ASSESSED TO: **DZEMSKE, MARK IRIS**
 PIN: **14-04-251-017**



MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR

****DUPLICATE****

DZEMSKE MARK IRIS
 513 BROOKWOOD TR
 MCHENRY IL 60050

| | |
|---|-----------------------|
| 1ST INSTALLMENT FOR 2015 DUE BY 06/13/2016 | \$3,129.54 |
| INTEREST | |
| COSTS | |
| TOTAL PAID | Paid on 06/08/2016 |

1-2015

PAID BY: CHECK ___ CASH ___ MAIL ___ CREDIT CARD ___

1404251017000031295417

FROM THE OFFICE OF: **REAL ESTATE TAX BILL**
 GLENDA L. MILLER **2ND INSTALLMENT COUPON PAYMENT**
 McHENRY COUNTY TREASURER

ASSESSED TO: **DZEMSKE, MARK IRIS**
 PIN: **14-04-251-017**



MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR

****DUPLICATE****

DZEMSKE MARK IRIS
 513 BROOKWOOD TR
 MCHENRY IL 60050

| | |
|---|-----------------------|
| 2ND INSTALLMENT FOR 2015 DUE BY 09/13/2016 | \$3,129.54 |
| INTEREST | |
| COSTS | |
| TOTAL PAID | Paid on 08/31/2016 |

2-2015

PAID BY: CHECK ___ CASH ___ MAIL ___ CREDIT CARD ___

1404251017000031295429

| Taxing Body | Rate | Percent | Tax This Year | Tax Last Year |
|----------------------------------|------------------|---------|-------------------|-------------------|
| MCHENRY COUNTY | 0.911855 | 7.00 | \$438.44 | \$458.02 |
| MCHENRY COUNTY PENSION | 0.166293 | 1.28 | \$79.96 | \$80.52 |
| NUNDA TWP CEMETERY | 0.002005 | 0.02 | \$0.96 | \$0.96 |
| MCHENRY CO CONSV | 0.276611 | 2.12 | \$133.00 | \$134.01 |
| COLLEGE DISTRICT 528 MCC | 0.428928 | 3.30 | \$206.24 | \$209.69 |
| COLLEGE DISTRICT 528 MCC PENSION | 0.005830 | 0.04 | \$2.80 | \$0.43 |
| SCHOOL DIST 15 | 5.787153 | 44.46 | \$2,782.58 | \$2,662.27 |
| SCHOOL DIST 15 PENSION | 0.163520 | 1.26 | \$78.62 | \$98.64 |
| SCHOOL DIST 156 | 2.857365 | 21.95 | \$1,373.88 | \$1,322.05 |
| SCHOOL DIST 156 PENSION | 0.085579 | 0.66 | \$41.15 | \$40.17 |
| MCHENRY FIRE DIST | 0.628240 | 4.83 | \$302.07 | \$296.28 |
| MCHENRY LIBRARY | 0.381684 | 2.93 | \$183.52 | \$181.19 |
| NUNDA TOWNSHIP | 0.116047 | 0.89 | \$55.80 | \$55.61 |
| NUNDA TWP RD & BR | 0.316886 | 2.43 | \$152.36 | \$155.25 |
| NUNDA TWP RD & BR PENSION | 0.016008 | 0.12 | \$7.70 | \$4.26 |
| MCHENRY CITY | 0.417238 | 3.21 | \$200.61 | \$209.05 |
| MCHENRY CITY PENSION | 0.456261 | 3.50 | \$219.39 | \$203.76 |
| Totals | 13.017503 | | \$6,259.08 | \$6,112.16 |



MCHENRY COUNTY 2015 REAL ESTATE TAX BILL

LEGAL DESCRIPTION:
 DOC 2004R0087896
 LT 1
 WINDING CREEK UNIT 2

ASSESSED TO:
DZEMSKE, MARK IRIS

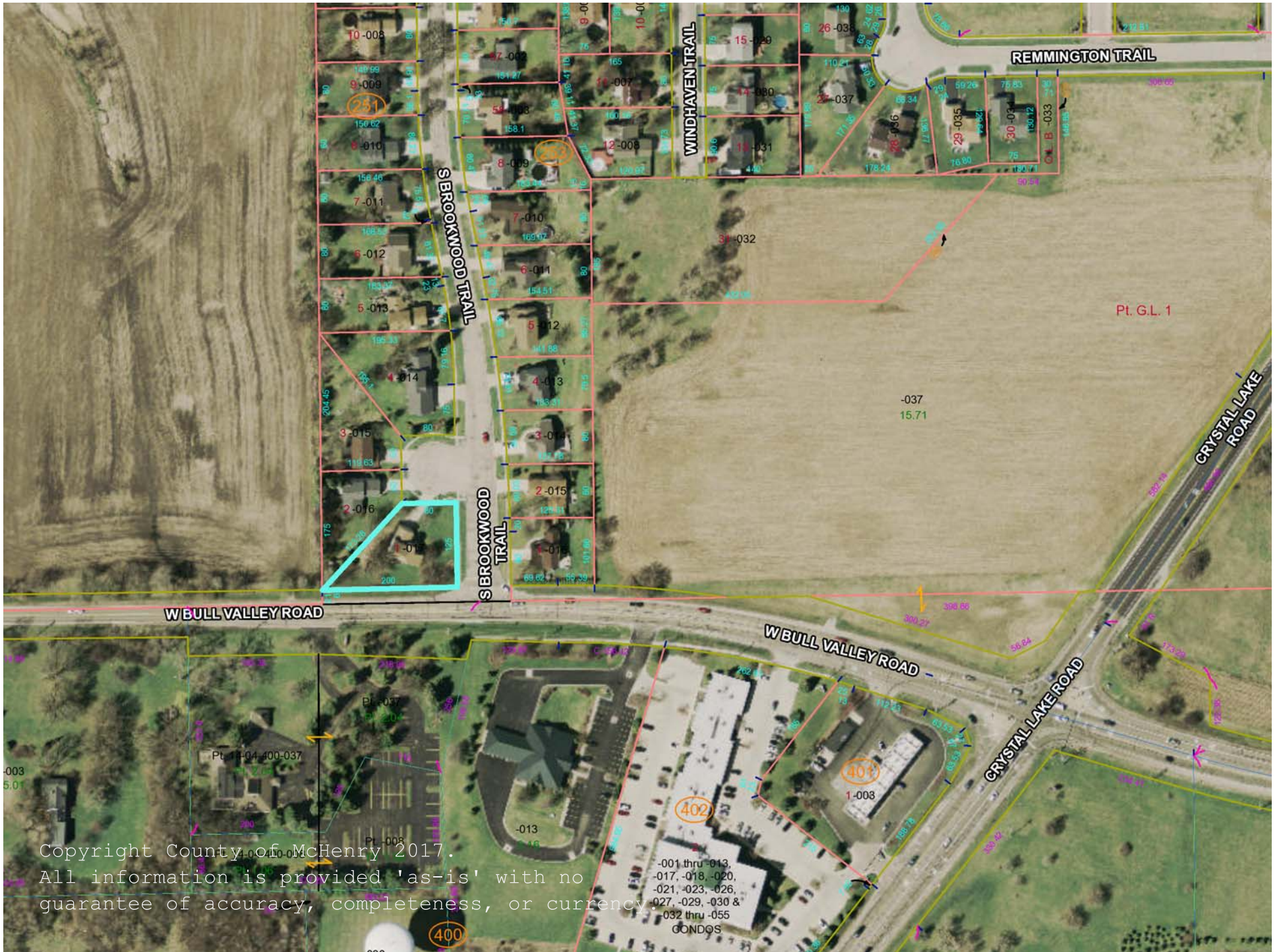
SITE ADDRESS:
 513 BROOKWOOD TR
 MCHENRY, IL

If paid after due date, pay amount below which includes 1.5% per month penalty: **FIRST INSTALLMENT** **SECOND INSTALLMENT**

| | | |
|---------------|----------|----------|
| 06/14 - 07/13 | 3,176.48 | |
| 07/14 - 08/13 | 3,223.43 | |
| 08/14 - 09/13 | 3,270.37 | |
| 09/14 - 10/13 | 3,317.31 | 3,176.48 |
| 10/14 - 11/13 | 3,364.26 | 3,233.43 |
| 11/14 - 11/15 | 3,411.20 | 3,280.37 |

| | | |
|-----------------------------|-----------------------|------------------------|
| PIN 14-04-251-017 | | |
| Township NU | Tax Code 14013 | Property Class 0040 |
| Sub Lot | Acres | |
| 1st Install | 2nd Install | |
| | \$3,129.54 | \$3,129.54 |
| Interest | Interest | |
| Costs | Costs | |
| Total Paid | Total Paid | |
| Paid on 06/08/2016 | Paid on 08/31/2016 | |

| | | |
|-----------------------------------|-------------------|---|
| Fair Cash Value | 162,260 | |
| S/A Value | 53,189 | |
| S/A Multiplier | 1.0168 | X |
| S/A Equalized Value | 54,082 | = |
| Brd. of Review Value | 54,082 | |
| Brd. of Review Multiplier | 1.0000 | X |
| Brd. of Review EQ Value | 54,082 | = |
| Home Improv./Vet Exemptions | 0 | - |
| State Multiplier | 1.0000 | X |
| State Equalized Value | 54,082 | = |
| Farmland and Bldgs. Value | 0 | + |
| Total Amt. Prior to Exemptions | 54,082 | = |
| Annual Homestead Exemptions | 6,000 | - |
| Sr. Freeze Abated Amount | 0 | - |
| Elderly Homestead Exemption | 0 | - |
| Disabled Vet Homestead Ex | 0 | - |
| Disabled Person Exemption | 0 | - |
| Returning Veteran Exemption | 0 | - |
| Net Taxable Amount | 48,082 | = |
| Local Tax Rate | 13.017503 | X |
| Total Current Year Tax Due | \$6,259.08 | = |



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 All information is provided 'as-is' with no
 guarantee of accuracy, completeness, or currency.