

## 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

January 9, 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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January 6, 2020

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

Re: Assessment Office December Monthly Activity Report

With the formal 2019 assessment appeal period ending effective November 21, 2019 the office activity has now shifted to responding to appeals that have been formerly filed with the McHenry County Board of Review. We anticipate concluding responses and hearings for the formal appeals around the second week of February.

Keyed sales for 2019 finished below the level of all four previous years that are being reported. The number of sales being reported for 2019 reflect an 11% decrease in the number of keyed sales, year over year. It is noted the keying of transfers is trailing behind the 2018 level primarily due to the timing of the 2019 assessment publication date.

For the month of December residential improved property throughout the township show an average sale price of \$232,568 for 2019. The average sale price in December 2018 was \$267,092. The indicated change in sales prices based on a month to month comparison is – 12.93%. Again, this is an average township wide.

The office generated updates for year end 2019 is -9.32% below the 2018 level and -32.05% below the peak level from 2015. I expect these office generated updates to continue trending downward, primarily due to more current information on file. In addition, due to the decrease in the number of sales the number of office generated updates will be impacted.

The number of keyed building permits for 2019 reflect a 21.15% increase over the 2018 level. Overall the keyed permits for 2019 falls just below the median level of the reported years, which is 1,616 keyed permits. Residential new construction remains active with 182 currently open building permits.

The favorable weather has allowed for continued data collection in the field. The following up on open permits and office generated updates in 2019 has outpaced our 2018 level. The township website has been updated with 138 new photos during the month.

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 / January – December					
Sale Year	2015	2016	2017	2018	2019
Parcels Transferred	1,020	1,173	1,069	1,308	1,026
Number of Sales	864	889	920	969	865

Office Support Staff Activity				
Updates Office Generated January – December				
2015	2016	2017	2018	2019
702	531	557	526	477

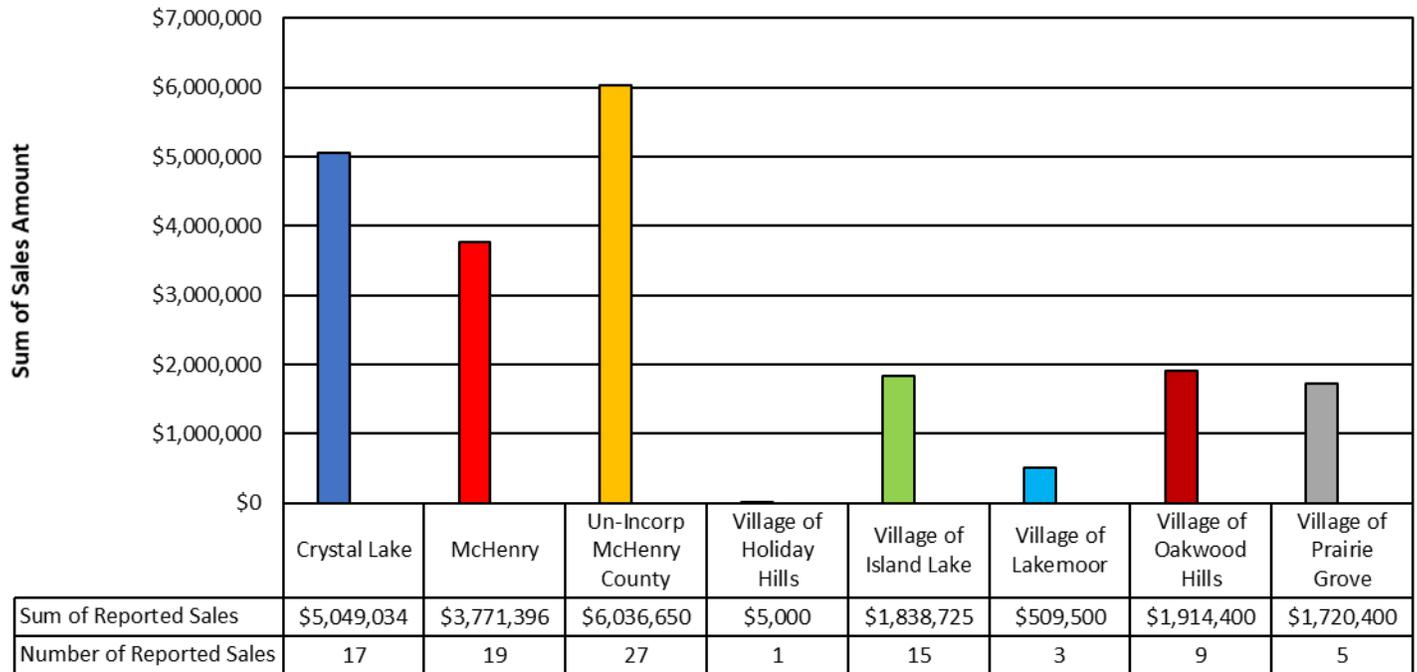
Office Support Activity				
Building Permits Keyed January – December				
2015	2016	2017	2018	2019
1,570	1,662	1,696	1,272	1,541

Data Collection Activity / January – December					
Activity	2015	2016	2017	2018	2019
Building Permit Activity	1,515	1,455	944	721	1,000
Update Activity	892	778	842	856	974
November Website Photos Uploaded					138

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.

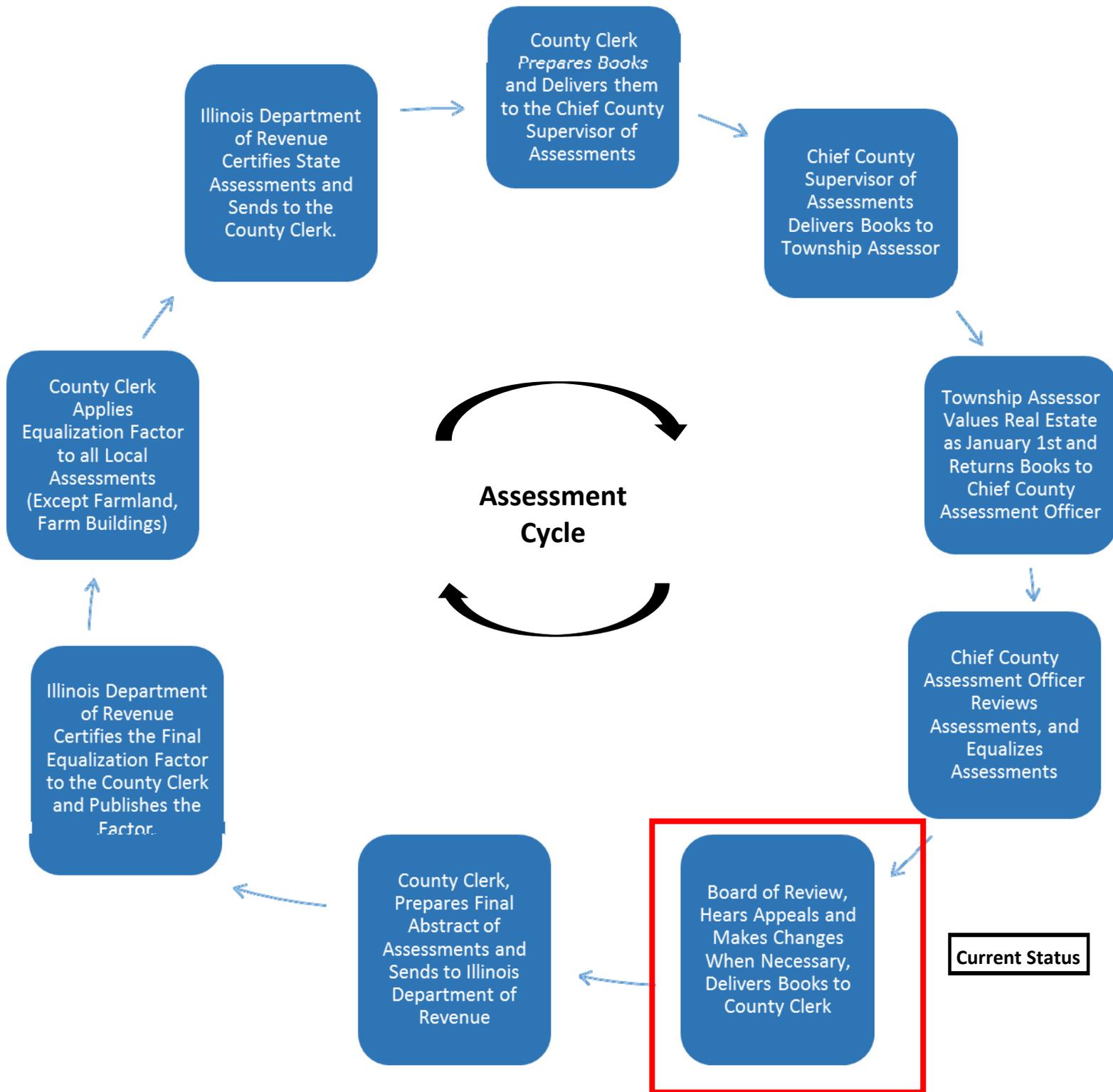
### Summary of December Keyed Sales Activity



**96 Sales \$20,845,105 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	61	35	97
City of McHenry	3	9	62	0	74
Un-Incorporated McHenry County	0	0	5	0	5
Village of Bull Valley	0	0	2	0	2
Village of Holiday Hills	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	3	0	3
<b>Grand Total</b>	<b>4</b>	<b>9</b>	<b>134</b>	<b>35</b>	<b>182</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.