

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 11, 2021

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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March 9, 2021

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

Re: Assessment Office February Monthly Activity Report

The 2020 assessment cycle as related to the township assessment level, is now complete. Tax rates will be calculated by the McHenry County Clerk's Office, and shortly after that the 2020 Tax Bills will be calculated and mailed by the McHenry County Treasurer.

The preparation of the 2021 assessment roll is underway. Preliminary numbers for the 2021 assessment year point to an expansion of the assessment roll from the 2020 assessment level. This will be due primarily to a positive equalization factor, as well as new construction being added to the assessment roll. However, we will undoubtedly see an increase in appeals for some property classes thru-out the township as we begin to unpack the impact on property values due the Covid-19 Pandemic.

2021 is off to a strong start in terms of the number of sales that have been keyed. 100 sales which have been keyed in February, this is above the median level of sales keyed for the four previous years same point in time (41 sales) In addition, the 209 Sales volume which has been keyed year to date reflect a 64% increase above the median level reported year/year based on the four previous years reported which was 127.

The average sale price of the improved residential properties which have been qualified and keyed for the month of February was \$260,246. The average sale price a year earlier was \$215,600 which reflects a robust increase of +20.71%. Additional breakdown is detailed later within this report.

The township website has been updated with 351 photos and drawings in February.

Additional office activity as well as additional information is shown on the following pages.

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 / February					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	55	43	43	67	110
Number of Sales	44	38	35	55	100
YTD Parcels Transferred	158	140	124	177	238
YTD Number of Sales	129	124	98	159	209

Office Support Staff Activity				
Updates Office Generated February				
2017	2018	2019	2020	2021
35	32	29	29	29
Updates Office Generated YTD				
82	94	70	90	74

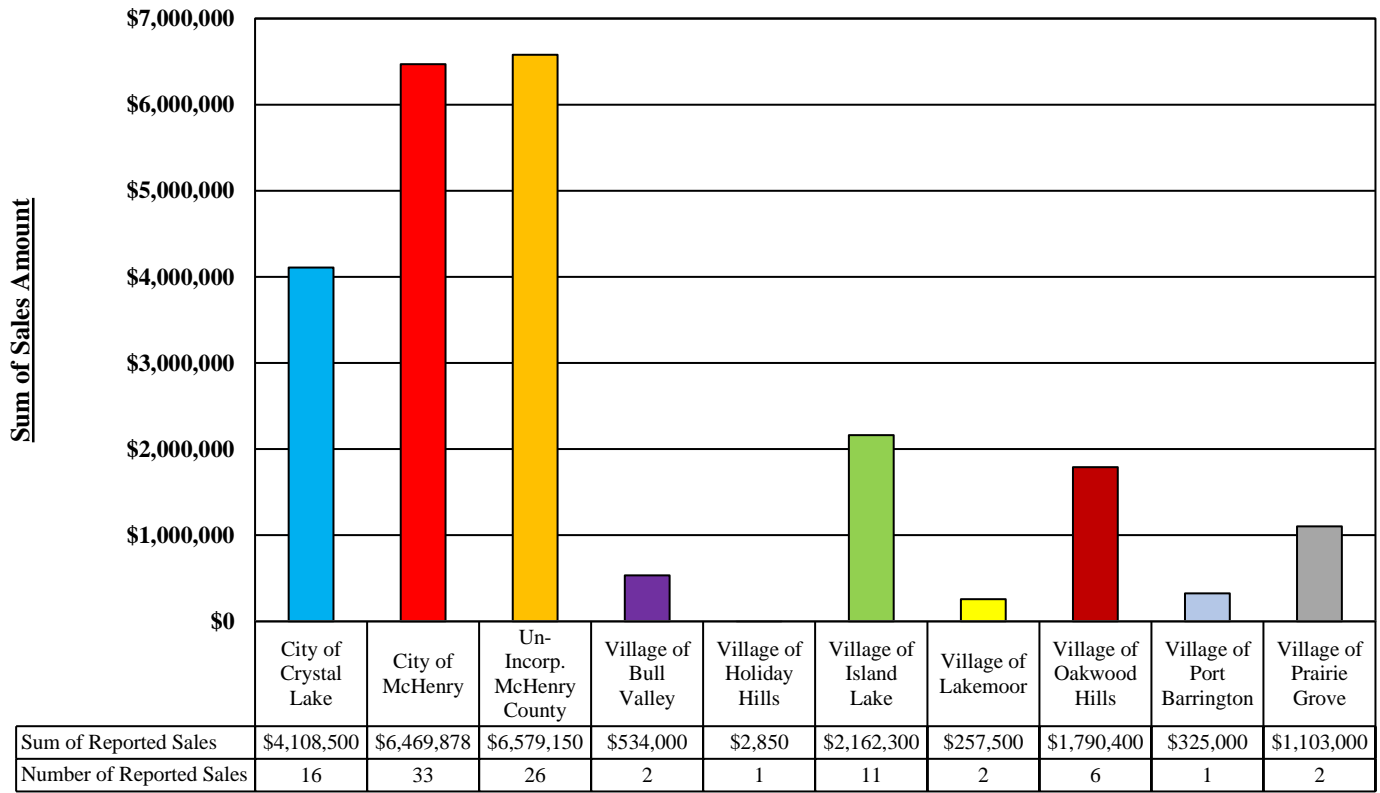
Office Support Activity				
Building Permits Keyed February				
2017	2018	2019	2020	2021
95	58	88	87	71
Building Permits Keyed YTD				
285	150	360	406	247

Data Collection Activity / February	
Building Permit Activity	114
Update Activity	46
February Website Media Uploaded	351

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.

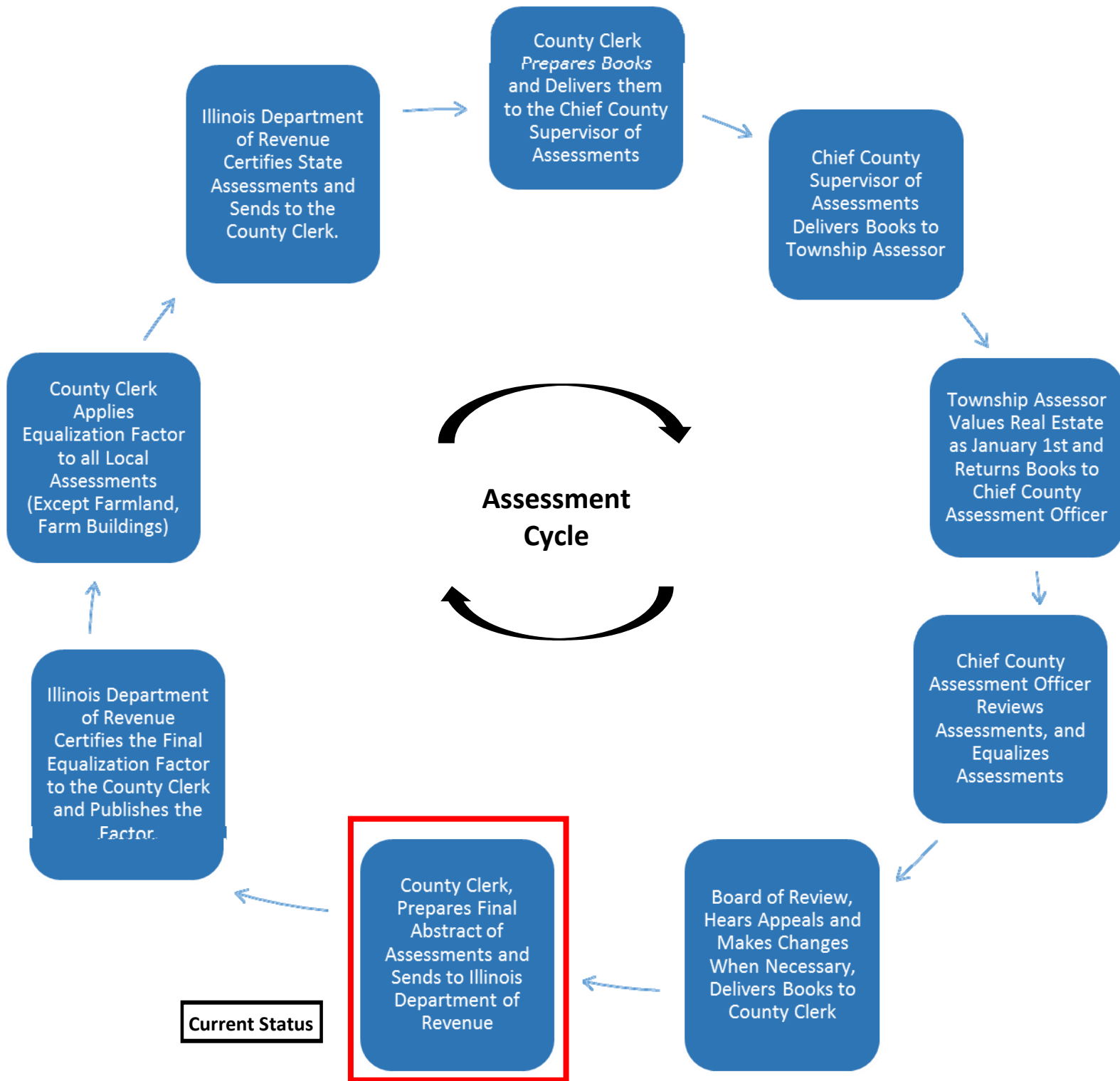
Summary of February Keyed Sales Activity



100 Sales \$23,332,578 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	34	82
City of McHenry	5	0	61	0	66
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	0	0	0
Grand Total	5	0	116	34	155



Meet your Assessment Team

Assessor

Mark is your Nunda Township Assessor. Mark was elected your Nunda Township Assessor effective January 1st, 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.