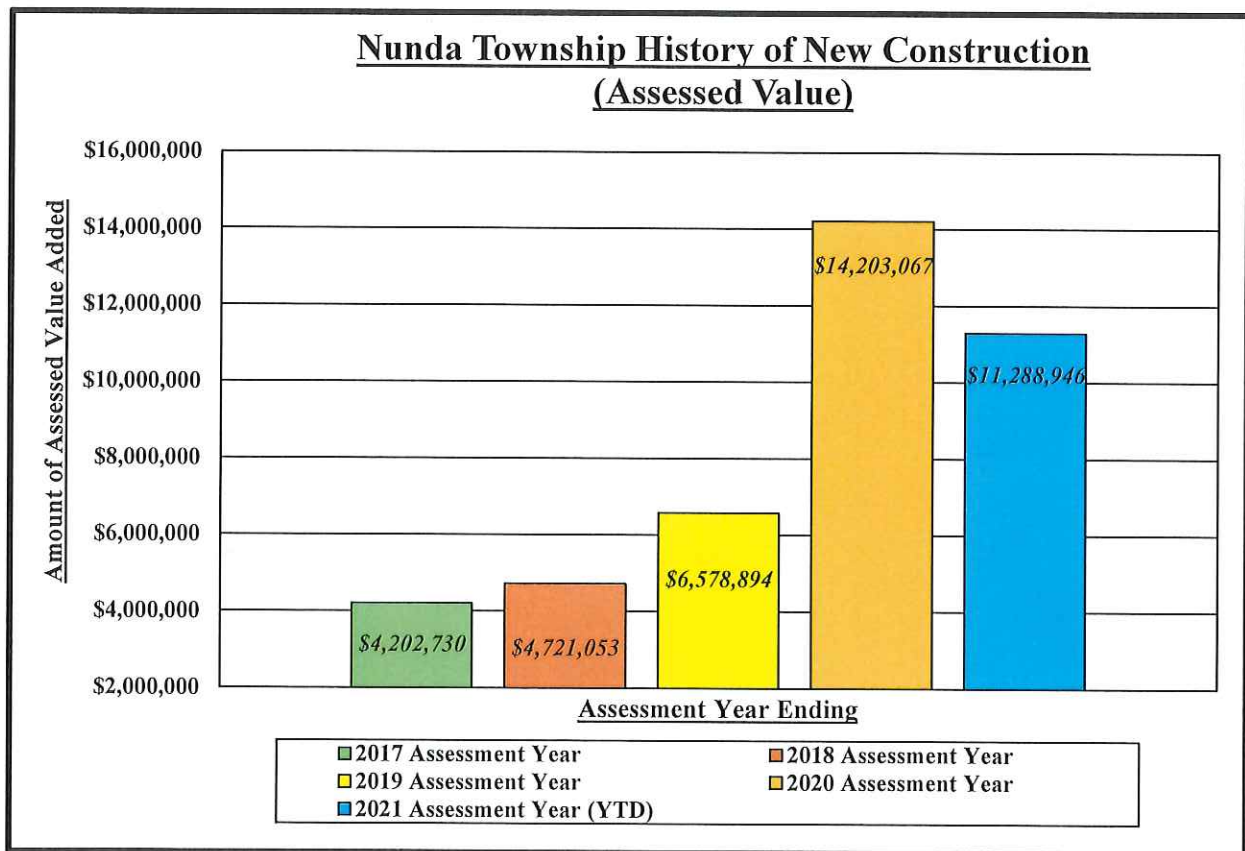


Nunda Township Assessor's Monthly Meeting Report

May 13, 2021

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.



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

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May 11, 2021

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

Re: Assessment Office April Monthly Activity Report

The 2020 Tax Bills were mailed on May 7, 2021. The first installment is due Monday June 7, 2021 and the second installment is due Tuesday September 7, 2021.

Residential improved property which was keyed for the month of April point to an average sale price of \$281,264 this reflects a 7.09% increase above the average sale price from April 2020 which was \$262,634. Year to date comparison from 2020 to 2021 indicates a 11.27% increase from April of 2020 which was \$245,560.

The number of sales for April of 2021 remains relatively unchanged from April of 2020, however year to date the keyed 456 sales indicate an 83.87% increase above the median level of 248 keyed sales for the 4 previous years being reported.

170 building permits have been keyed during the month of April. This is above the median of 102 which were keyed during the same point in time for the previous years being reported. The 451 permits keyed year to date is below the median level of 502 for the four previous years reported.

Data collection remains active, currently there are 136 open permits for Residential new construction that is less than 100%. In addition, our data collectors have visited 143 properties for open building permits, as well as visiting 45 properties to follow up on open office generated update requests.

Within Nunda Township we have many property owners that have multiple parcels that can be combined to reduce the cost of government services, such as: printing and mailing multiple Assessment Notices and Tax Bills, as well as the cost of the publication of the Assessment Roll. Our office has mailed over 300 letters to property owners requesting them to consider combining parcels. This was well received and to date we have retired 180 parcels due to the combining of parcels.

The township website has been updated with 486 photos and drawings during the month of April.

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 / April					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	67	98	123	123	158
Number of Sales	62	64	92	106	107
YTD Parcels Transferred	288	320	304	367	542
YTD Number of Sales	240	256	240	329	456

Office Support Staff Activity				
Updates Office Generated				
April				
2017	2018	2019	2020	2021
41	32	46	55	67
Updates Office Generated YTD				
155	154	161	173	189

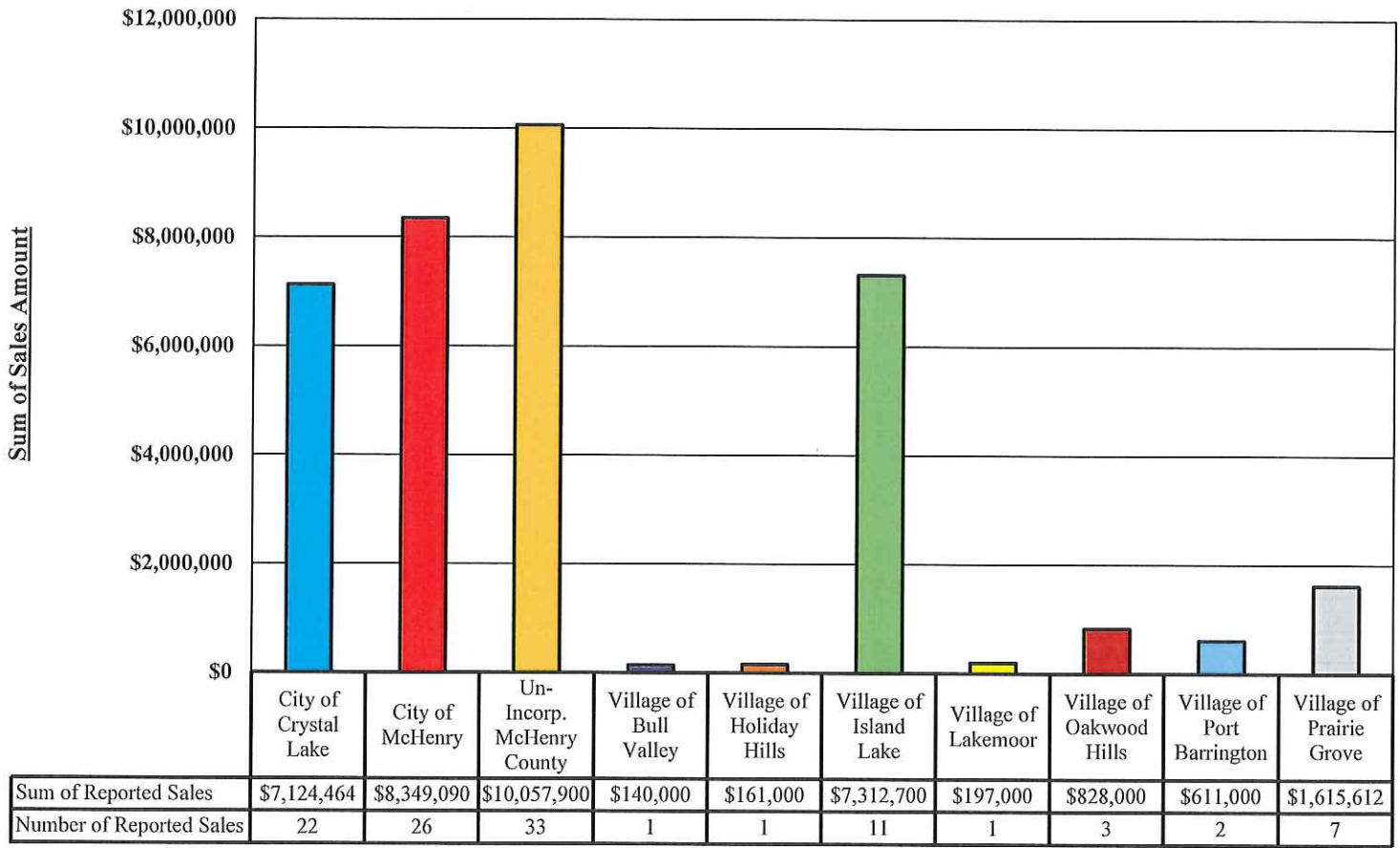
Office Support Activity				
Building Permits Keyed				
April				
2017	2018	2019	2020	2021
116	96	107	52	170
Building Permits Keyed YTD				
484	301	520	530	451

Data Collection Activity / April	
Building Permit Activity	143
Update Activity	45
April Website Media Uploaded	486

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 April Keyed Sales Activity



107 Sales \$36,396,766 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	23	71
City of McHenry	4	0	55	0	59
Un-Incorporated McHenry County	0	0	4	0	4
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	4	0	109	23	136

Sample Tax Amount Comparison Year / Year
 \$225,000 Market Value and Claiming Annual Homestead Exemption

Municipality / Village	Market Value	Taxable Value	2020 Tax Rate	Indicated 2020 Tax Bill	2019 Tax Rate	2019 Tax Bill	% Change
City of Crystal Lake	\$225,000	\$68,993	.09933843	\$6,853.66	.10148740	\$7,001.92	-2.12%
City of McHenry	\$225,000	\$68,993	.10010984	\$6,906.88	.10306431	\$7,110.72	-2.87%
Un-Incorp. McHenry County	\$225,000	\$68,993	.09349511	\$6,450.51	.09617775	\$6,635.59	-2.79%
Village of Bull Valley	\$225,000	\$68,993	.10041284	\$6,927.78	.10283596	\$7,094.96	-2.36%
Village of Holiday Hills	\$225,000	\$68,993	.09645325	\$6,654.60	.09915794	\$6,841.20	-2.73%
Village of Island Lake	\$225,000	\$68,993	.10119206	\$6,981.54	.10555505	\$7,282.56	-4.13%
Village of Lakemoor	\$225,000	\$68,993	.09776900	\$6,745.38	.10084141	\$6,957.35	-3.05%
Village of Oakwood Hills	\$225,000	\$68,993	.09888195	\$6,822.16	.10192410	\$7,032.05	-2.98%
Village of Port Barrington	\$225,000	\$68,993	.09764370	\$6,736.73	.10171428	\$7,017.57	-4.00%
Village of Prairie Grove	\$225,000	\$68,993	.09802229	\$6,762.85	.10080708	\$6,954.98	-2.76%

Effective Level of Taxation Year / Year \$225,000 Market Value and Claiming Annual Homestead Exemption (Note 2019 Two Villages had Same Level of Taxation)				
Municipality / Village	2020 ELT	2019 ELT	2020 Rank	2019 Rank
City of Crystal Lake	3.05%	3.11%	4	6
City of McHenry	3.07%	3.16%	3	2
Un-Incorp. McHenry County	2.87%	2.95%	10	9
Village of Bull Valley	3.08%	3.15%	2	3
Village of Holiday Hills	2.96%	3.04%	9	8
Village of Island Lake	3.10%	3.24%	1	1
Village of Lakemoor	3.00%	3.09%	7	7
Village of Oakwood Hills	3.03%	3.13%	5	4
Village of Port Barrington	2.99%	3.12%	8	5
Village of Prairie Grove	3.01%	3.09%	6	7

The table listed above as well as on the previous page clearly show a decline in the overall Effective Level of Taxation,

The Median Level of Taxation for 2019 indicated is 3.12% whereas the indicated Median Level of Taxation indicated for 2020 is 3.02%. As the assessment roll continues to expand if Taxing Authorities control spending, we will continue to see decreasing effective overall level of taxation.

The Following Page is a Request for Parcel Combination, if you own multiple parcels and they are contiguous parcels, please consider combining them. This is a way you can directly help reduce the cost of government services. If you have any questions or concerns, please contact our office.



**MCHENRY COUNTY OFFICE OF ASSESSMENTS
MAP DIVISION**

Mailing Address: 2200 N SEMINARY AVE, WOODSTOCK, IL 60098
Location: 667 Ware Rd, Room 106, Woodstock, IL 60098
Phone (815)-334-4290 Fax (815) 334-4939
Email assessments@mchenrycountyil.gov

REQUEST FOR TAX PARCEL COMBINATION OR DIVISION

In the area provided below, list requested permanent index numbers to be combined or divided.

PERMANENT INDEX NUMBERS TO BE:
(CHECK ONE)

_____ COMBINED _____ DIVIDED

1. _____ 3. _____
2. _____ 4. _____

- Parcels must be contiguous, in the same township and have the same tax code. Ownership/title to each parcel must be **exactly** the same in official records (deeded the same.)
- Requests for divisions with a metes and bounds description should be accompanied by a survey.
- To see how this request would affect your assessment(s), please contact your local township assessor's office.

You must be the owner of the parcel(s) or have legal control to file this request.

PRINT INFORMATION BELOW:

Requestor's Name: _____

Mailing Address: _____

_____ ZIP _____

Phone Number: _____

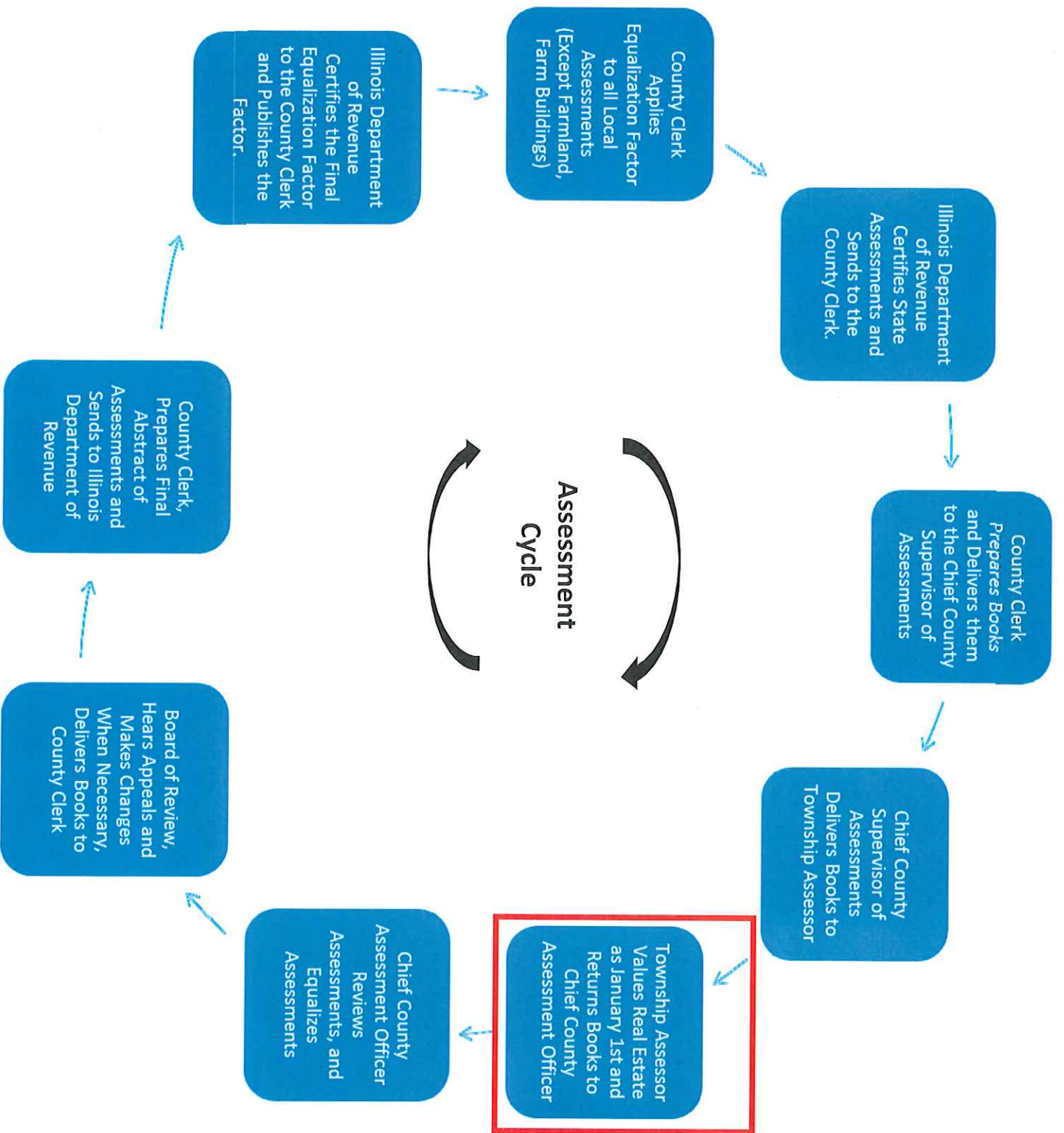
E-mail address: _____

I hereby certify that:

- I am the owner, trustee, or person having power of attorney for owner of the above listed parcels.
- I understand that combining/dividing these parcels may affect the application of zoning ordinances or building codes and that creating a new tax parcel does not guarantee that the parcel may be built upon or improved due to local permitting requirements. *Please contact your local municipality (or, if unincorporated, McHenry County Planning & Development) for building and permit requirements.*
- There are no outstanding taxes due on the PIN(s) listed above.

Requestor's Signature _____ **Date** _____

Explanation of partial or no combination. (OFFICE USE ONLY)		
_____ Not in same township	_____ Not in same tax code	_____ Not contiguous
_____ Not in same title	_____ Not in same section	
_____ Other _____		
Signed _____	Date: _____	



Current Status

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 and David complete 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.

David works closely with Lisa on the many tasks listed above. In addition, David spends a great deal of time in the field working under the direction of Mary in the many aspects of data collection.

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 as well as lending support to the rest of the team completing various tasks.

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.