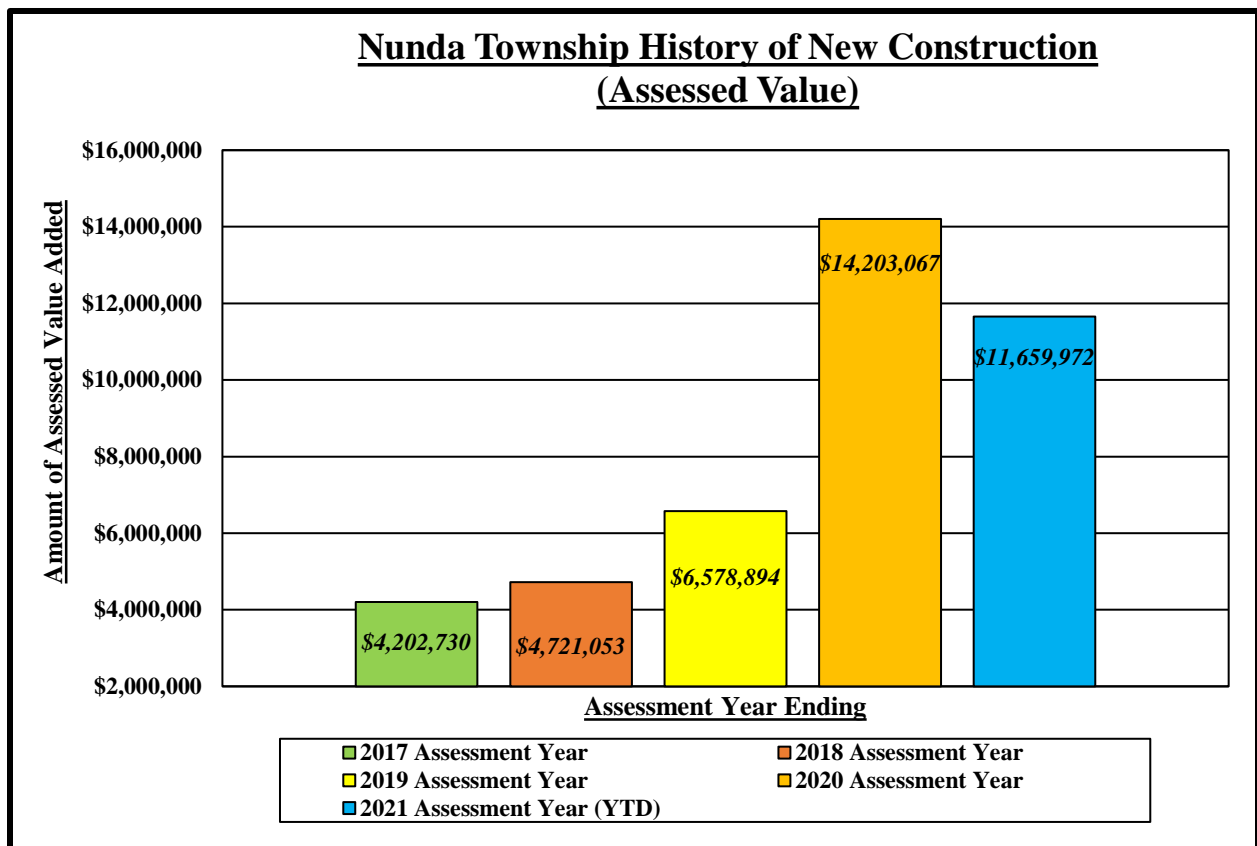


Nunda Township Assessor's Monthly Meeting Report

June 10, 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

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June 2, 2021

Leda Drain
Joni Smith
Johanna Donahue
Rob Parrish
Tim Parrish
Karen Tynis

Re: Assessment Office May Monthly Activity Report

The first installment of the 2020 tax bills was due Monday June 7, 2021. The second installment is due Tuesday September 7, 2021. Questions and issues regarding the 2020 tax bills have been minimal and have mainly centered on questions regarding exemptions for property owners.

Residential improved property which was keyed for the month of May point to an average sale price of \$298,434 this reflects a 15.34% increase above the average sale price from May 2020 which was \$258,750. Year to date comparison from 2020 to 2021 indicates an 11.98% increase from 2020 which was \$247,645.

The number of sales for May of 2021 point to an increase of 86.96% above the May of 2020 level. Year to date the keyed 542 sales indicate an 50.97% increase above the median level of 359 keyed sales for the 4 previous years being reported.

109 building permits have been keyed during the month of May. This is above the median of 52 which were keyed during the same point in time for the previous years' being reported. The 560 permits keyed year to date is below the median level of 573 for the four previous years reported.

Data collection remains active, staff has been spending time in a few neighborhoods walking and speaking with property owners and updating records. There are 144 open permits for Residential new construction that is less than 100%. Data collectors have visited 132 properties for open building permits, as well as visiting 5 properties to follow up on open office generated update requests.

The township website has been updated with 687 photos and drawings during the month of May.

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 / May					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	121	132	72	52	99
Number of Sales	106	116	66	46	86
YTD Parcels Transferred	409	452	376	418	641
YTD Number of Sales	346	372	306	375	542

Office Support Staff Activity				
Updates Office Generated				
May				
2017	2018	2019	2020	2021
44	49	38	21	27
Updates Office Generated YTD				
197	203	188	193	189

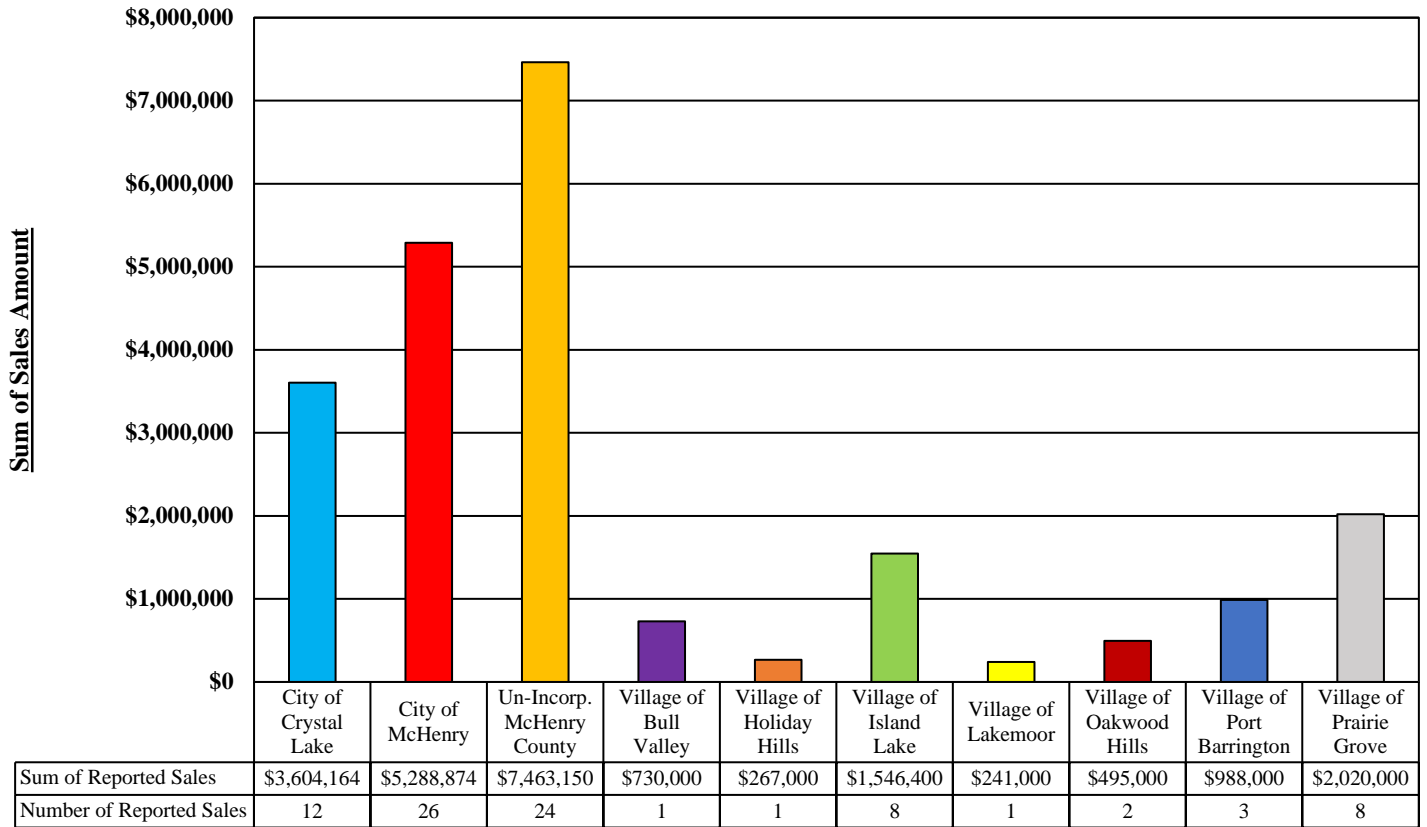
Office Support Activity				
Building Permits Keyed				
May				
2017	2018	2019	2020	2021
136	49	41	55	109
Building Permits Keyed YTD				
620	350	561	585	560

Data Collection Activity /	
May	
Building Permit Activity	132
Update Activity	5
May Website Media Uploaded	687

The above listed activities are samples of the measurable activity that is on-going within the assessment office.

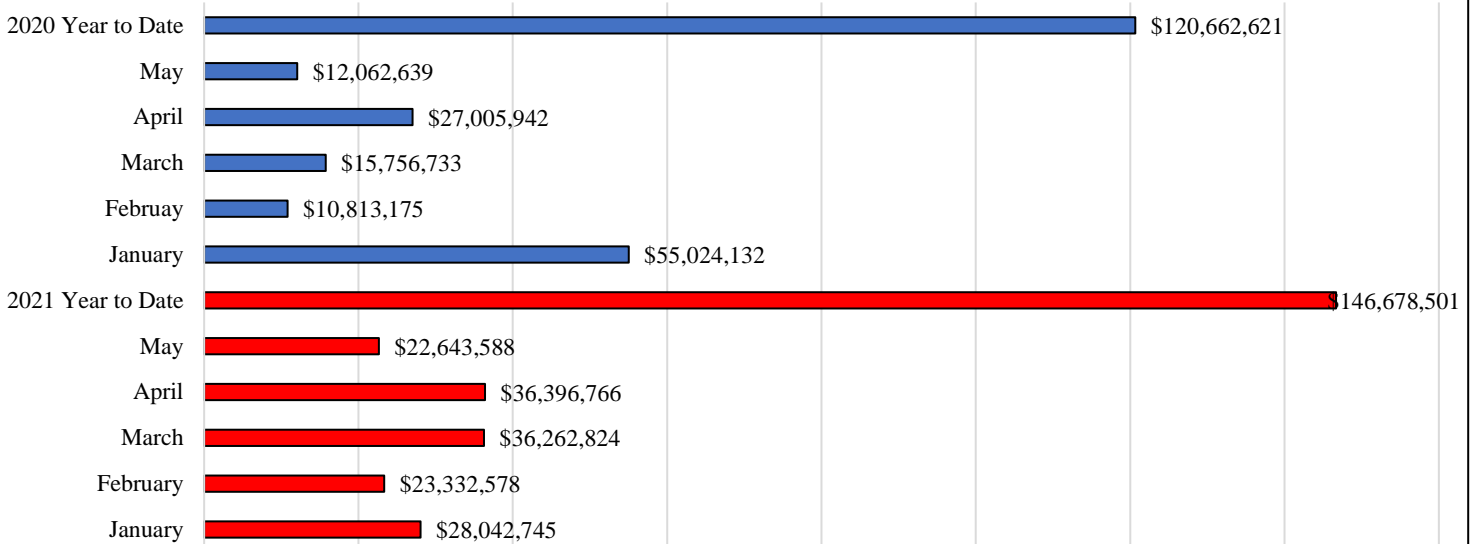
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of May Keyed Sales Activity



86 Sales \$22,643,588 Total Recorded Sales Amount

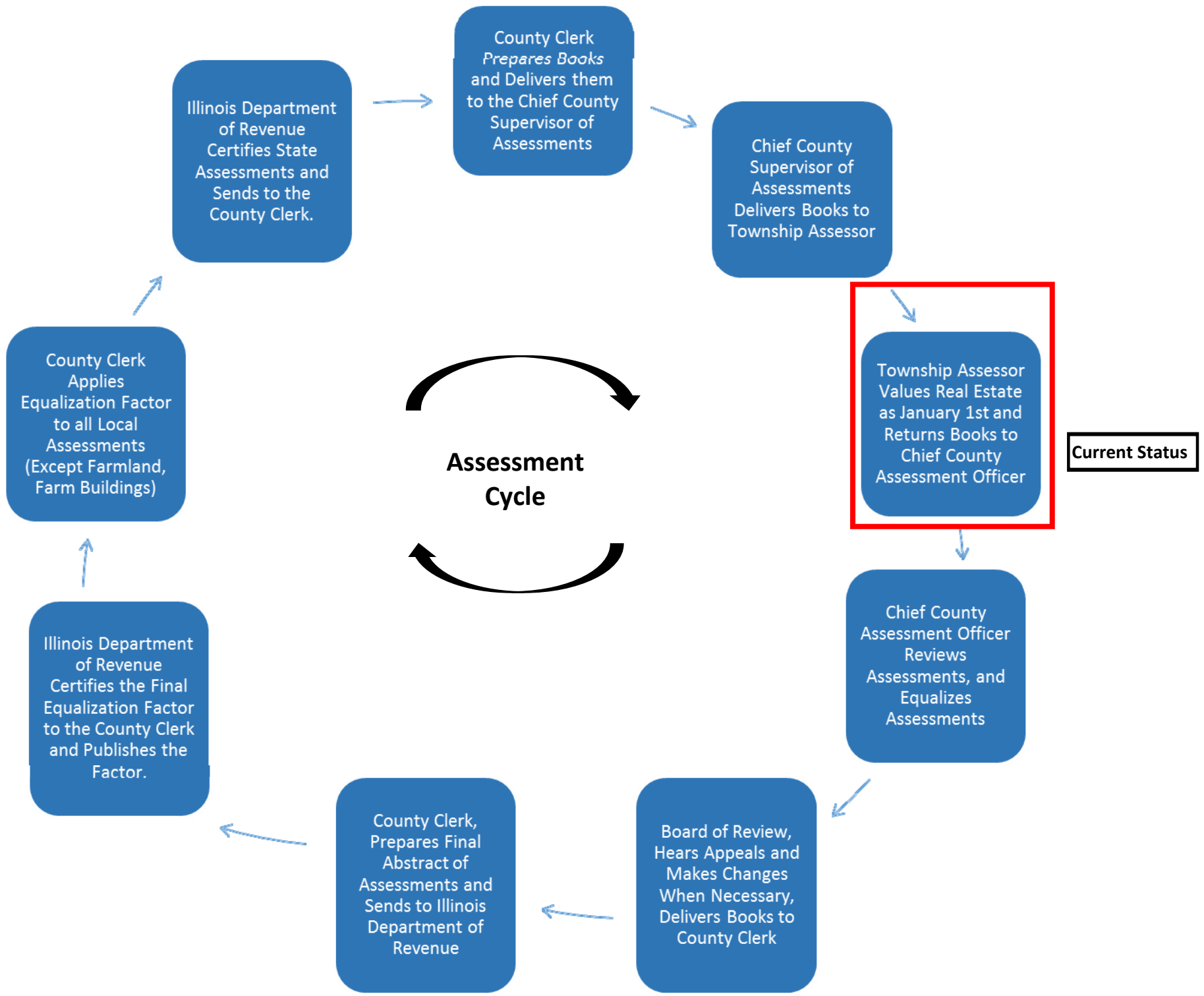
Year / Year Keyed Sales Activity



	January	February	March	April	May	2021 Year to Date	January	February	March	April	May	2020 Year to Date
Sum of Sales	\$28,042,745	\$23,332,578	\$36,262,824	\$36,396,766	\$22,643,588	\$146,678,501	\$55,024,132	\$10,813,175	\$15,756,733	\$27,005,942	\$12,062,639	\$120,662,621
Number of Keyed Sales	109	100	140	107	86	542	104	55	64	106	46	375

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	51	23	74
City of McHenry	5	0	62	0	67
Un-Incorporated McHenry County	0	0	3	0	3
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	23	144



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.