

## 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

June 11, 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

3510 BAY ROAD

CRYSTAL LAKE, IL 60012

[www.nundatownship.com](http://www.nundatownship.com)

Phone 815-459-6140

Fax 815-459-5399

June 5, 2020

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

Re: Assessment Office May Monthly Activity Report

The 46 keyed sales for the month is well below the median level of 88 keyed sales based on the four previous years being reported month / month, see table on following page. Due to the strong start in reported sales activity in 2020 the keyed sales activity year to date reveal a 15% increase above the median level of the 4 previous years being reported.

May residential improved property shows an average sale price of \$258,750 township wide for 2020, this reflects an increase of 6.70% above the value from May 2019 which was \$242,500. The year to date comparison of the average sales price from 2019 (\$236,072) to 2020 (\$247,645) indicates a 4.90% increase.

Keyed office generated updates for May 2020 are running below the four previous years being reported based on month to month comparison. The 194 keyed updates year to date are basically at the median level of the previous reported years (193 Updates)

The 56 keyed building permits for May are below the four previous years reported during the same point in time. Year to date, the level of keyed permits for 2020 is just below the median level (592 keyed permits) of the previous reported years, during the same point in time.

Residential new construction remains active with 208 open building permits, again as I stated last month, many of the open new construction permits will be completed in the near future, once our final visits are completed at some point in June. (Dependent on the current pandemic situation)

Data collection has been altered due to the current pandemic situation, however during May, 89 properties that had open building permits (mostly new construction or vacant properties) and 54 properties with office generated updates have visited. The township website has been updated with 36 new photos.

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	2016	2017	2018	2019	2020
Parcels Transferred	79	121	132	73	52
Number of Sales	70	106	116	67	46
YTD Parcels Transferred	368	410	458	378	419
YTD Number of Sales	302	346	372	307	375

Office Support Staff Activity				
Updates Office Generated May				
2016	2017	2018	2019	2020
41	44	49	39	21
Updates Office Generated YTD				
189	197	205	182	194

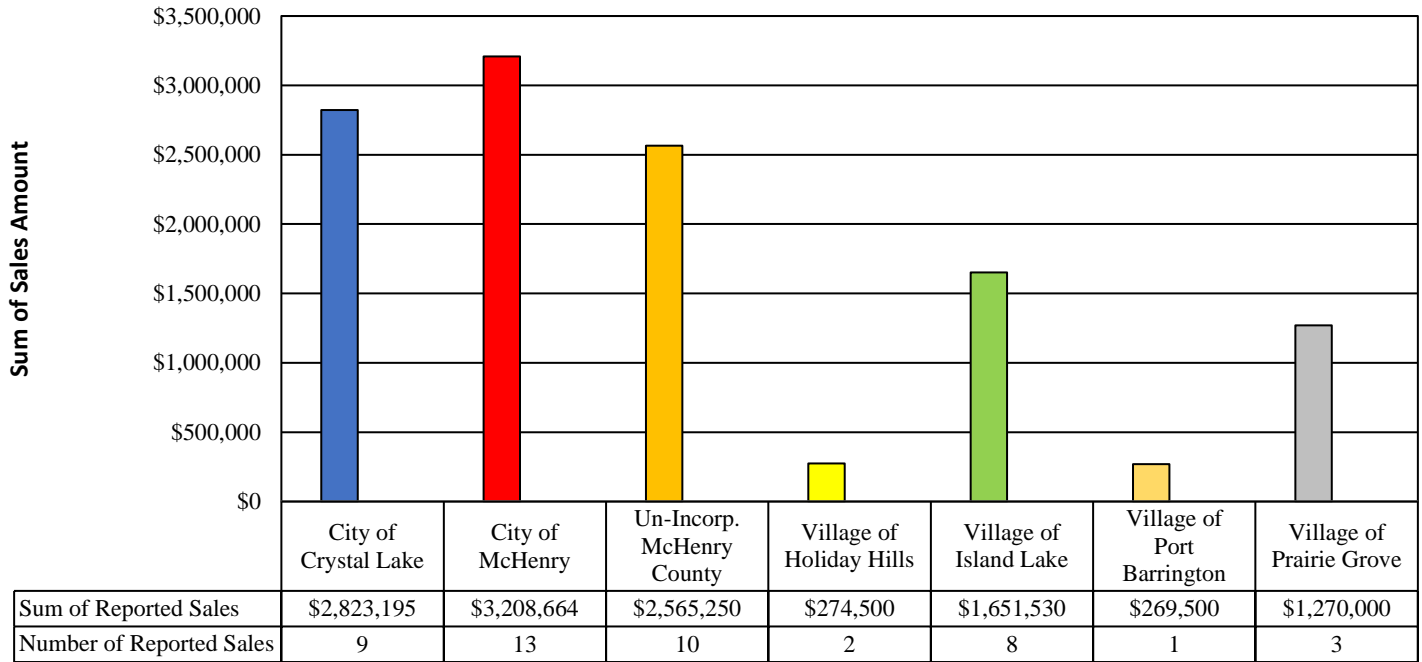
Office Support Activity				
Building Permits Keyed May				
2016	2017	2018	2019	2020
167	136	49	41	56
Building Permits Keyed YTD				
741	620	350	563	586

Data Collection Activity / May 2020	
Building Permit Activity	89
Update Activity	54
May Website Photos Uploaded	36

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.

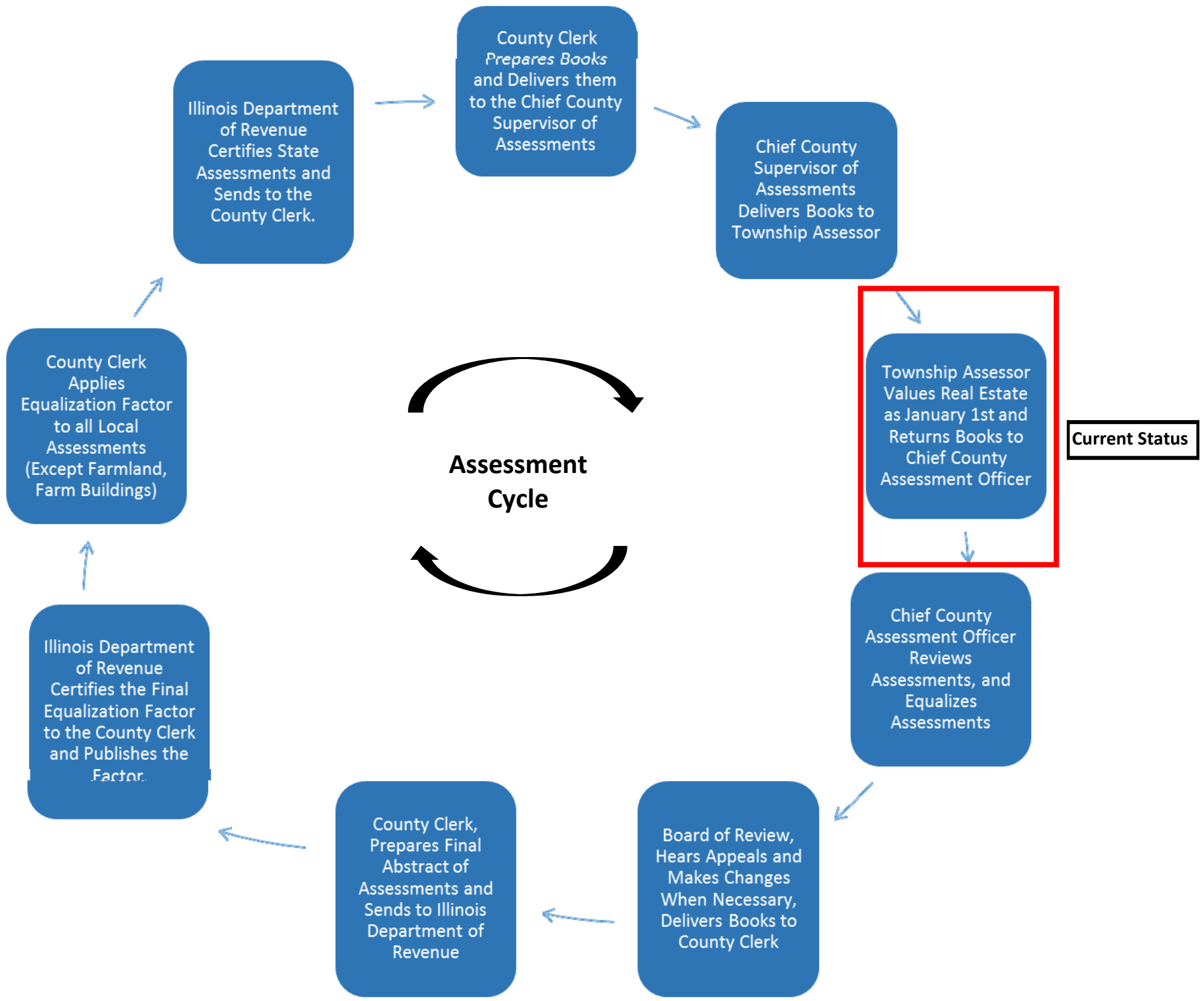
### Summary of May Keyed Sales Activity



**46 Sales \$12,062,639 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	82	35	118
City of McHenry	3	9	63	0	75
Un-Incorporated McHenry County	0	0	8	0	8
Village of Bull Valley	0	0	2	0	2
Village of Island Lake	0	0	2	0	2
Village of Oakwood Hills	0	0	1	0	1
Village of Prairie Grove	0	0	2	0	2
<b>Grand Total</b>	<b>4</b>	<b>9</b>	<b>160</b>	<b>35</b>	<b>208</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.