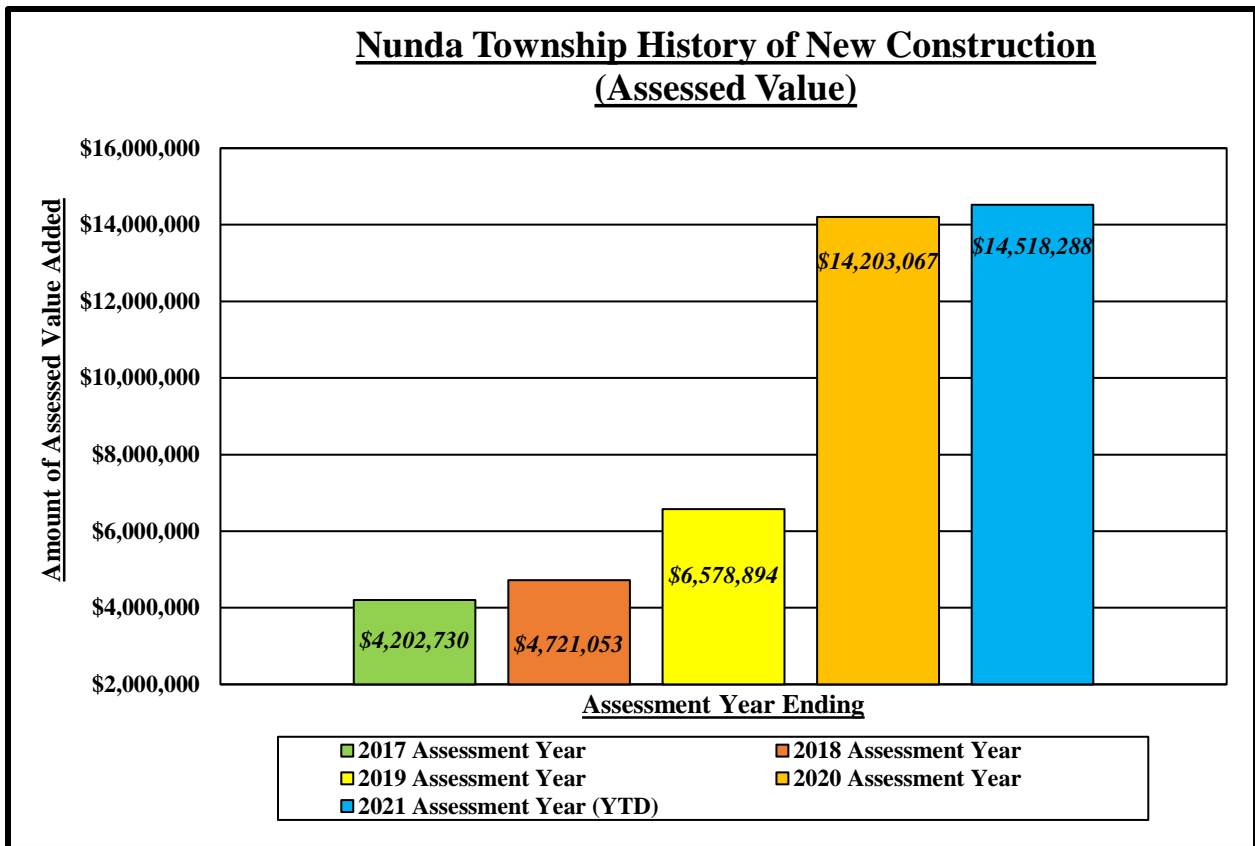


Nunda Township Assessor's Monthly Meeting Report

August 12, 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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CRYSTAL LAKE, IL 60012

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

Phone 815-459-6140

Fax 815-459-5399

August 7, 2021

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

Re: Assessment Office July Monthly Activity Report

The 2021 Assessment Roll has been certified to the McHenry County Supervisor of Assessments Office as of August 2<sup>nd</sup>, 2021. The Supervisor of Assessments Office will complete some final tasks and the assessment roll will then be published. As of this time I anticipate publication prior to September 1<sup>st</sup>.

Sales activity remains strong in terms of volume and pricing. The 807 sales which have been received year to date, point to an increase of 36% above the 2020 level in terms of volume, overall, there has been a 46% increase in volume based on the median level of 552 keyed sales reported based on the four previous years being reported.

Based on the qualified residential sales which have been keyed for July, an average sale price of \$315,440 is revealed. The average sale price for July 2020 was \$272,628 which indicates an increase in sales prices of 15.70%. Year to date average sales prices continue to point towards an upward trend with an overall change of 13.99%. A cursory review of current sales trend based on resales of existing residential sales point to an average annualized % change of +13.21% since 01/01/2017 to 01/01/2021.

214 building permits have been keyed during the month of July this is above the median of 183 keyed permits reported for the four previous years month over month. In addition, the 1,149 building permits which have been keyed year to date point to an increase of 23.81% based on the median of the previous years' being reported (928)

Currently there are 114 open building permits for Residential new construction that are less than 100%. Data collectors visited 153 properties for open building permits, as well as visiting 95 properties as related to open office generated updates.

The township website has been updated with 380 photos and drawings during the month of July.

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 / July					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	87	151	119	149	224
Number of Sales	82	136	89	137	177
YTD Parcels Transferred	591	699	570	654	967
YTD Number of Sales	516	588	462	593	807

Office Support Staff Activity				
Updates Office Generated				
July				
2017	2018	2019	2020	2021
53	67	42	23	63
Updates Office Generated YTD				
314	302	271	234	289

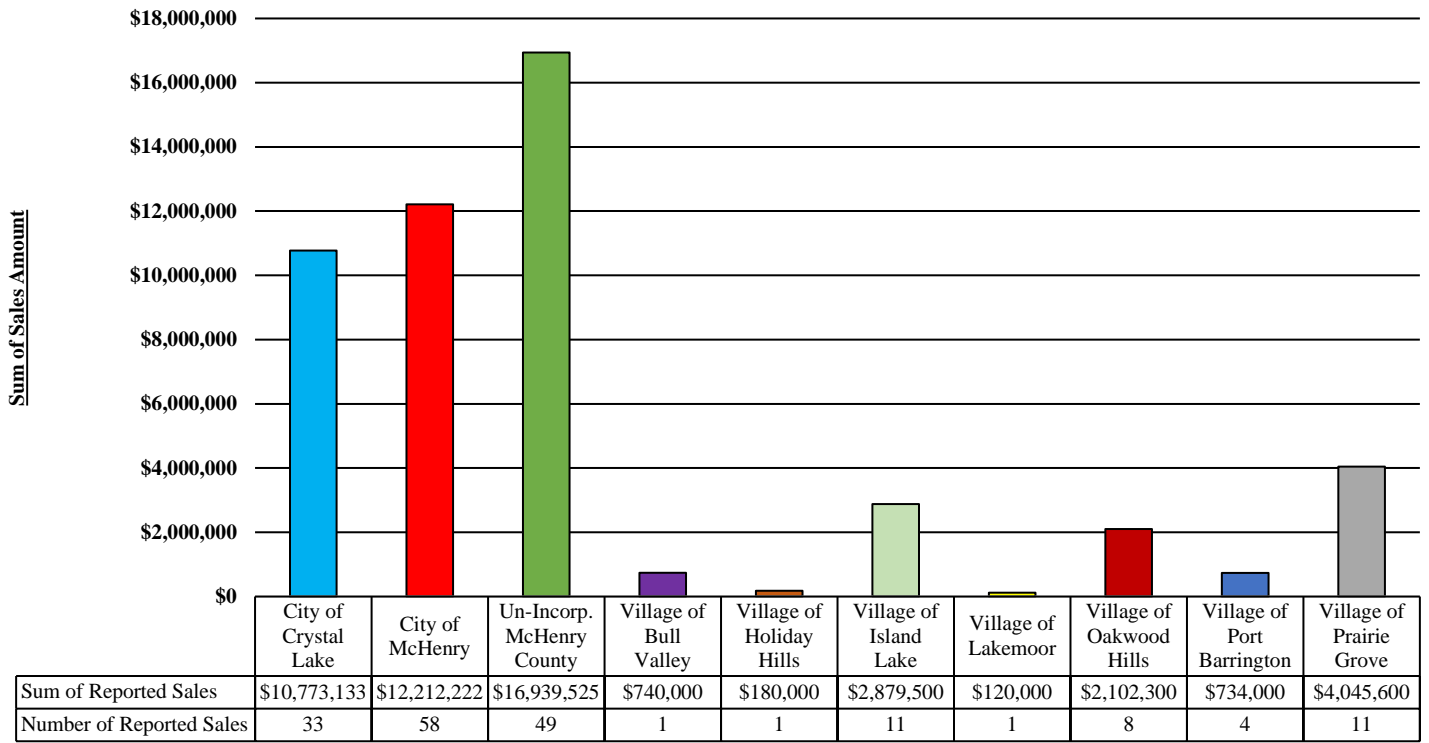
Office Support Activity				
Building Permits Keyed				
July				
2017	2018	2019	2020	2021
198	142	318	168	214
Building Permits Keyed YTD				
993	628	987	869	1,149

Data Collection Activity /	
July	
Building Permit Activity	153
Update Activity	95
July Website Media Uploaded	380

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

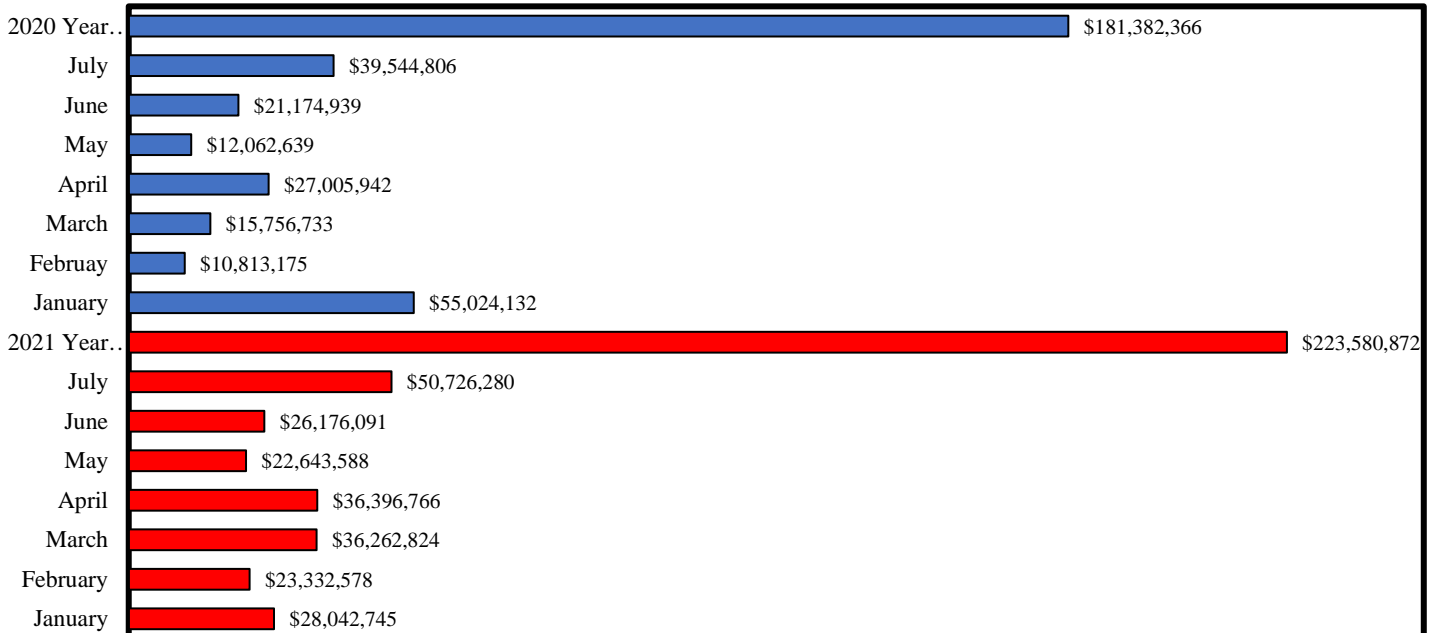
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

### Summary of July Keyed Sales



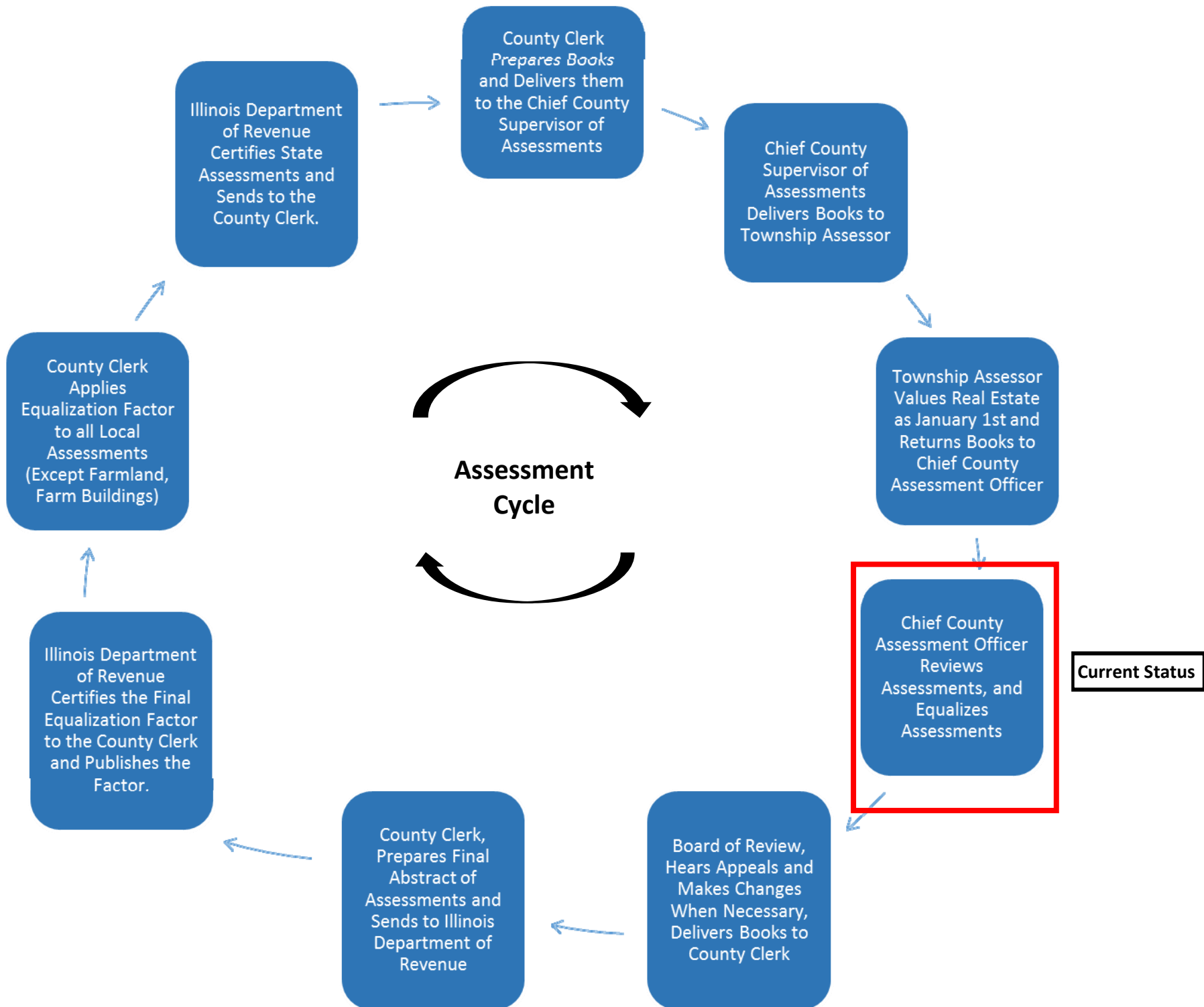
**177 Sales \$50,726,280 Total Recorded Sales Amount**

### YTD Year / Year Keyed Sales Activity



Current Snapshot of Residential New Construction  
 (Currently underway or building permits have been issued, status less than 100%)

<b>Active Residential New Construction (Permit Issued, Less than 100%)</b>					
<b>Municipality / Village</b>	<b>Duplex</b>	<b>Multi-Family</b>	<b>Single Family Home</b>	<b>Townhome</b>	<b>Grand Total</b>
City of Crystal Lake	0	0	50	12	62
City of McHenry	8	0	39	0	47
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
<b>Grand Total</b>	<b>8</b>	<b>0</b>	<b>94</b>	<b>12</b>	<b>114</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, and Karen, are very experienced in Real Property Assessment and have extensive backgrounds in the Real Estate Market and Mass Appraisal Valuation. All 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.