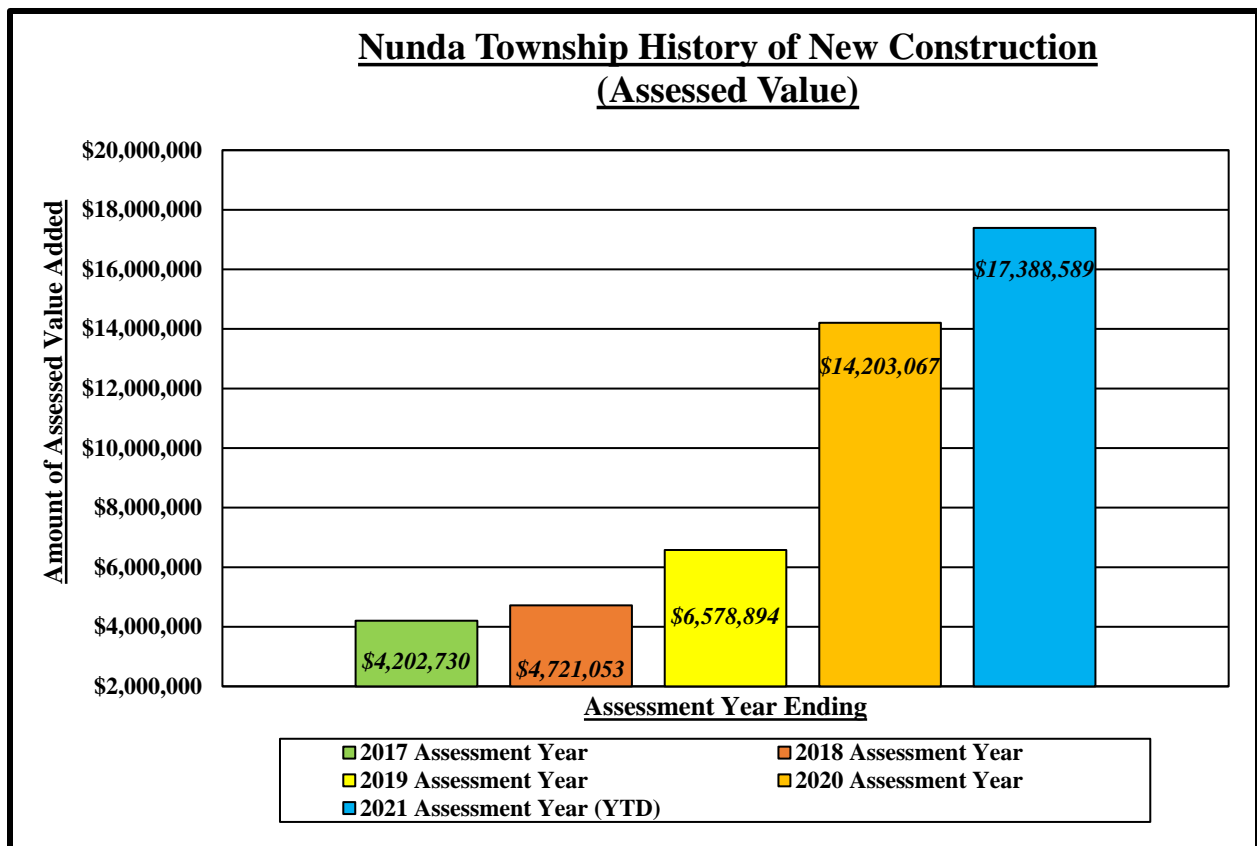


Nunda Township Assessor's Monthly Meeting Report

September 9, 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

Fax 815-459-5399

September 7, 2021

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

Re: Assessment Office August Monthly Activity Report

The 2021 Assessment Roll was published on August 30, 2021. The final date to appeal the 2021 assessment is September 29, 2021. The Nunda Township median level of assessment based on sale years 2018, 2019, 2020 is 32.33%.

The Illinois Department of Revenue requires a level of assessment of 33.33%, a factor of 1.0309 is required to correct the under assessment within the township, this factor is commonly known as the Equalization Factor and when applied against the assessment roll it results in an Equalized Assessed Value.

The 962 sales which have been received year to date point to an increase of 40% above the 2020 level in terms of volume, overall, there has been a 48% increase in volume based on the median level of 649 keyed sales reported based on the four previous years being reported.

Based on the qualified residential sales which have been keyed for August, an average sale price of \$298,836 is revealed. The average sale price for August 2020 was \$264,717 which indicates an increase in sales prices of 12.89%.

2021 year to date an average sale price of \$292,680 is indicated. The average sales prices continue to point towards an upward trend with an overall change of + 13.93% (YTD 2020 Average was \$256,884)

During the month of August 187 building permits have been keyed. this is above the median of 115 keyed permits reported for the four previous years month over month. The 1,332 building permits which have been keyed year to date point to an increase of 27.34% based on the median of the previous years' being reported (1,046)

There are 105 open building permits for Residential new construction that are less than 100%. Data collectors visited 317 properties for open building permits, as well as visiting 58 properties as related to open office generated updates.

The township website has been updated with 504 photos and drawings during the month of August.

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 / August | | | | | |
| Sale Year | 2017 | 2018 | 2019 | 2020 | 2021 |
| Parcels Transferred | 117 | 97 | 101 | 112 | 180 |
| Number of Sales | 109 | 84 | 96 | 95 | 155 |
| YTD Parcels Transferred | 708 | 795 | 671 | 766 | 1,146 |
| YTD Number of Sales | 625 | 672 | 558 | 688 | 962 |

| Office Support Staff Activity | | | | |
|-------------------------------|------|------|------|------|
| Updates Office Generated | | | | |
| August | | | | |
| 2017 | 2018 | 2019 | 2020 | 2021 |
| 62 | 23 | 57 | 43 | 65 |
| Updates Office Generated YTD | | | | |
| 376 | 325 | 328 | 277 | 353 |

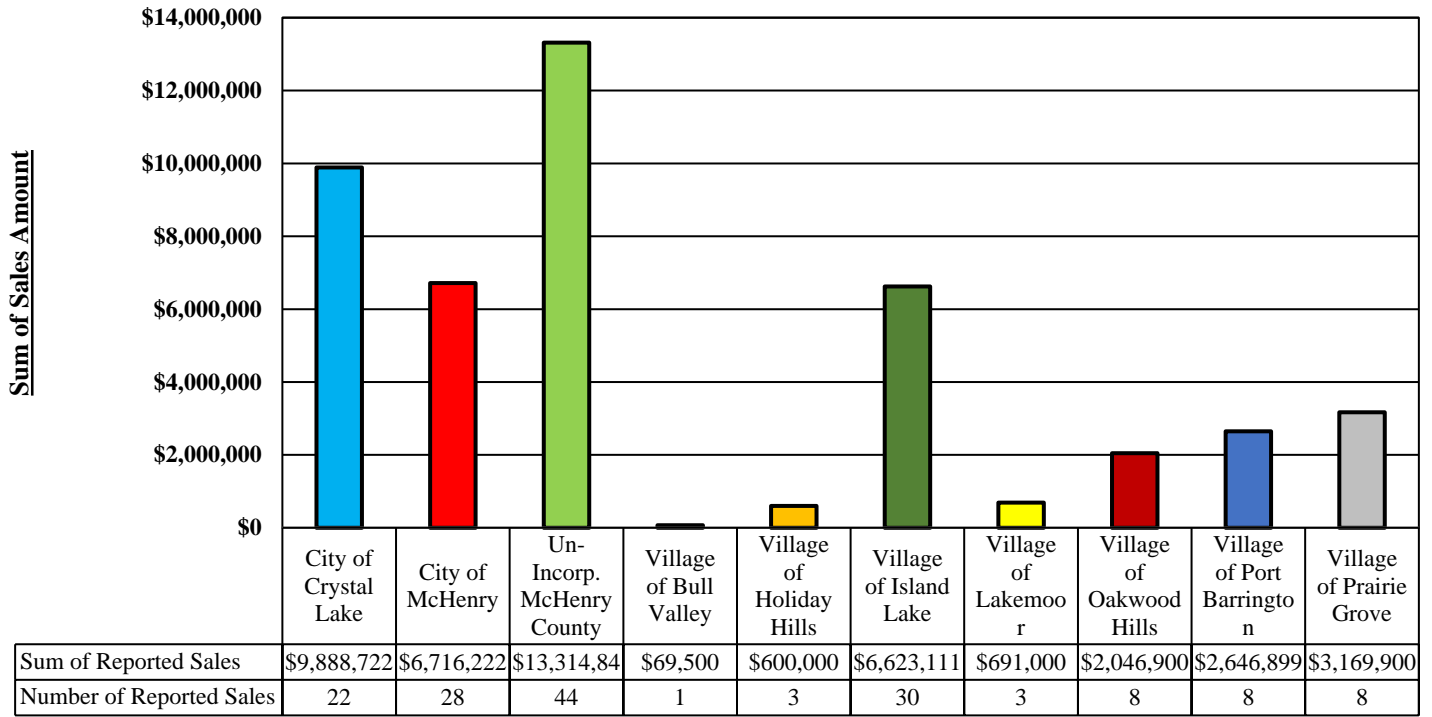
| Office Support Activity | | | | |
|----------------------------|------|-------|------|-------|
| Building Permits Keyed | | | | |
| August | | | | |
| 2017 | 2018 | 2019 | 2020 | 2021 |
| 106 | 45 | 249 | 124 | 187 |
| Building Permits Keyed YTD | | | | |
| 1,099 | 673 | 1,236 | 993 | 1,332 |

| Data Collection Activity / August | |
|-----------------------------------|-----|
| Building Permit Activity | 317 |
| Update Activity | 58 |
| August Website Media Uploaded | 504 |

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

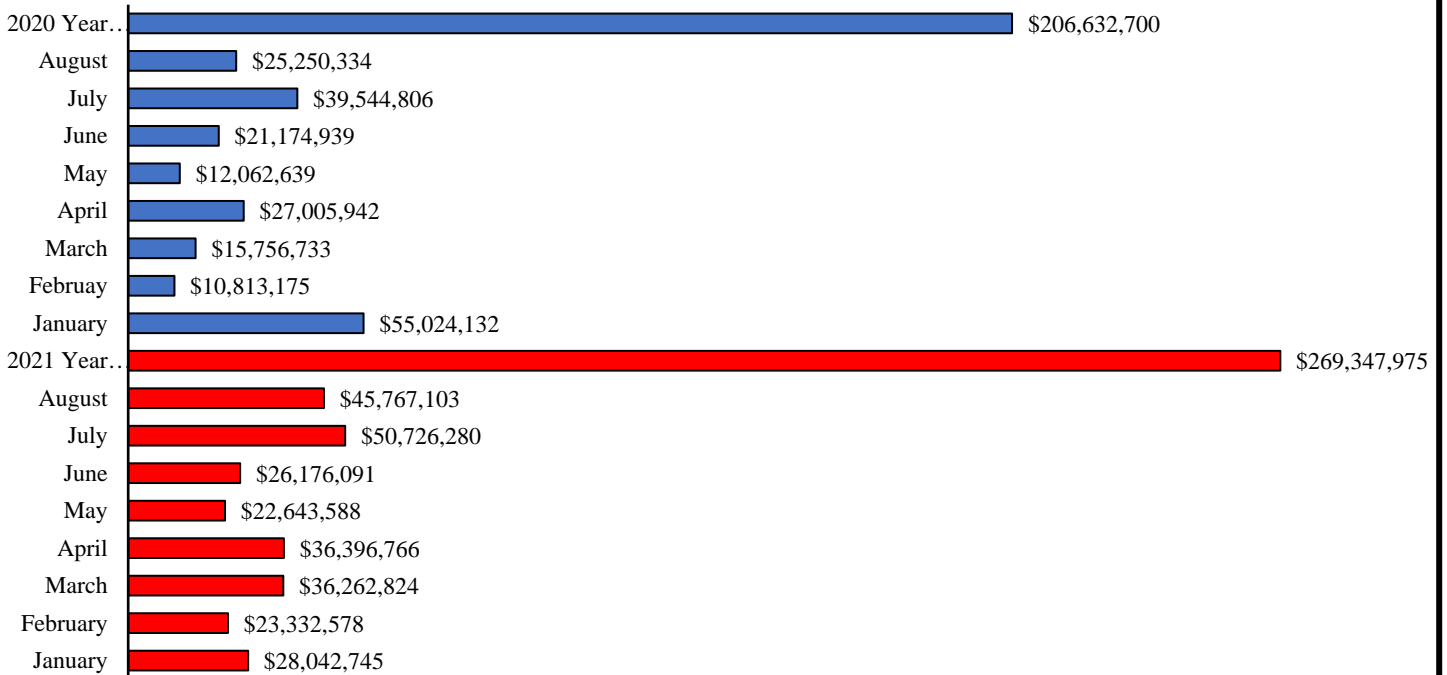
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of August Keyed Sales

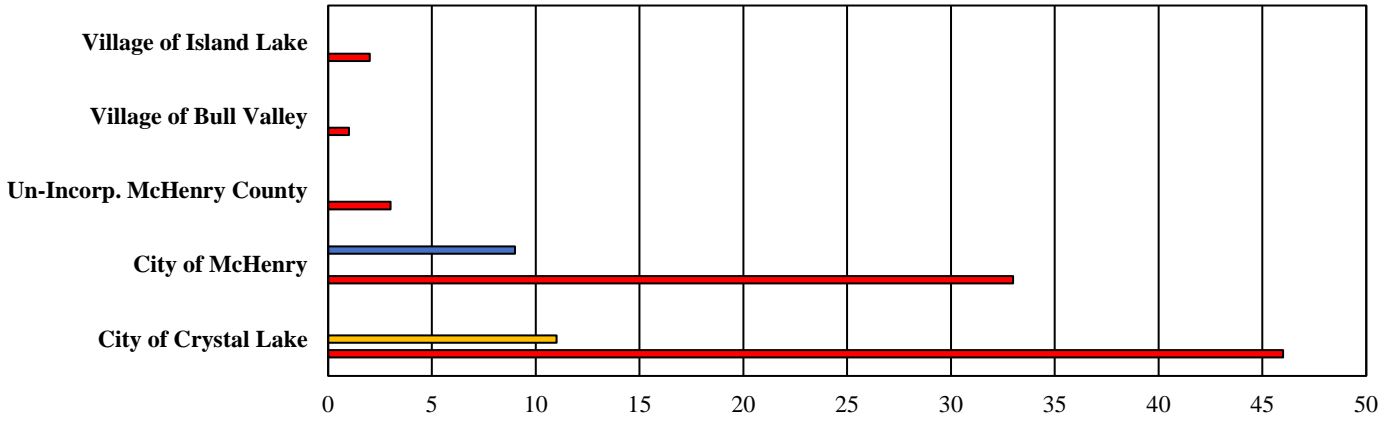


155 Sales \$45,767,103 Total Recorded Sales Amount

YTD Year / Year Keyed Sales Activity



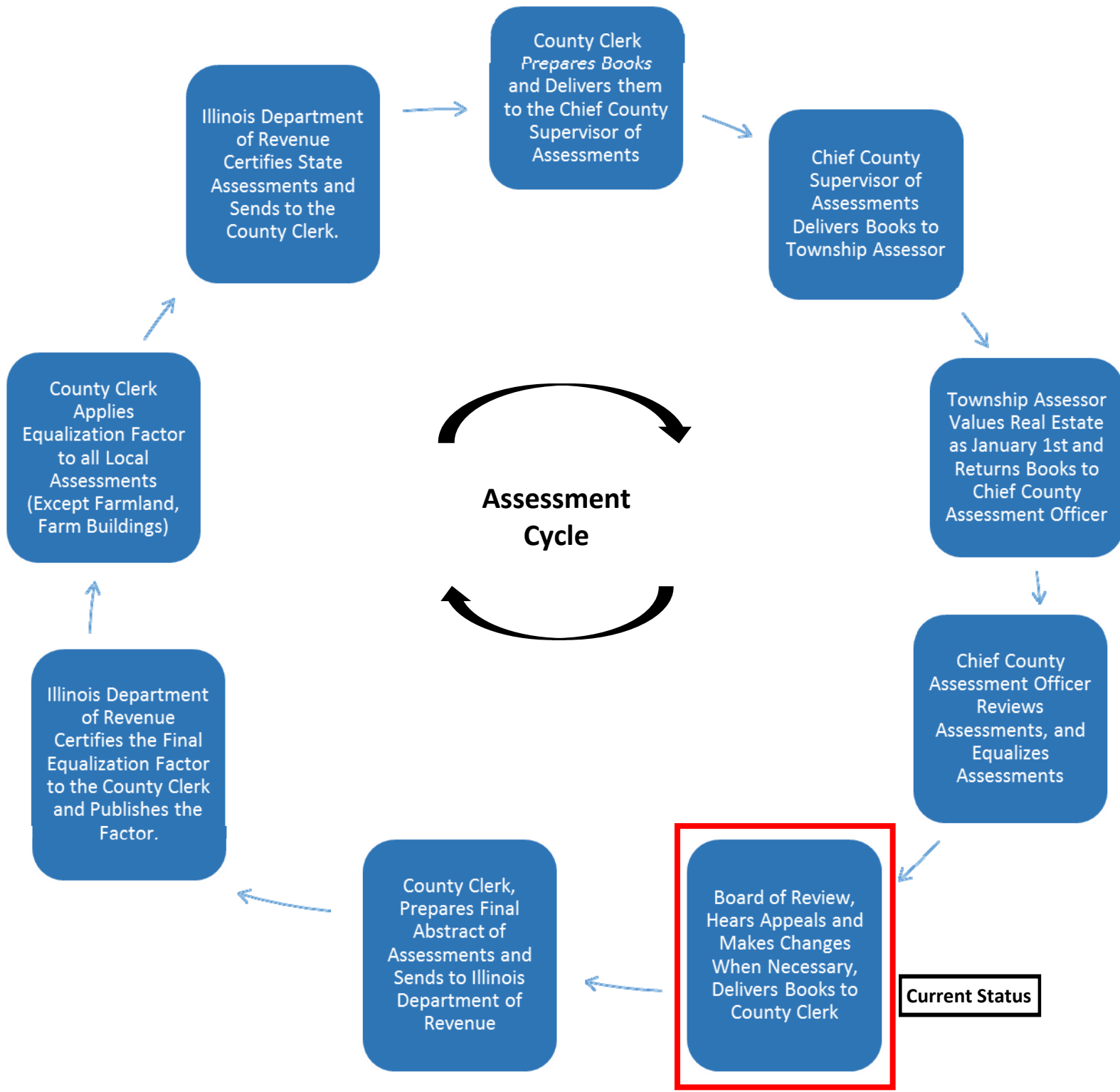
Current Snapshot of Residential New Construction



| | City of Crystal Lake | City of McHenry | Un-Incorp. McHenry County | Village of Bull Valley | Village of Island Lake |
|----------------------|----------------------|-----------------|---------------------------|------------------------|------------------------|
| ■ Duplex | 0 | 9 | 0 | 0 | 0 |
| ■ Townhome | 11 | 0 | 0 | 0 | 0 |
| ■ Single Family Home | 46 | 33 | 3 | 1 | 2 |

■ Duplex ■ Townhome ■ Single Family Home

Currently underway or building permits have been issued, status less than 100%



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, 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. David is our newest addition to our staff of Deputy Assessors'. With David's newly acquired Certified Illinois Assessing Officer designation, coupled with his legal background and a strong desire to learn, and share ideas, he is a good addition to the team.

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 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.