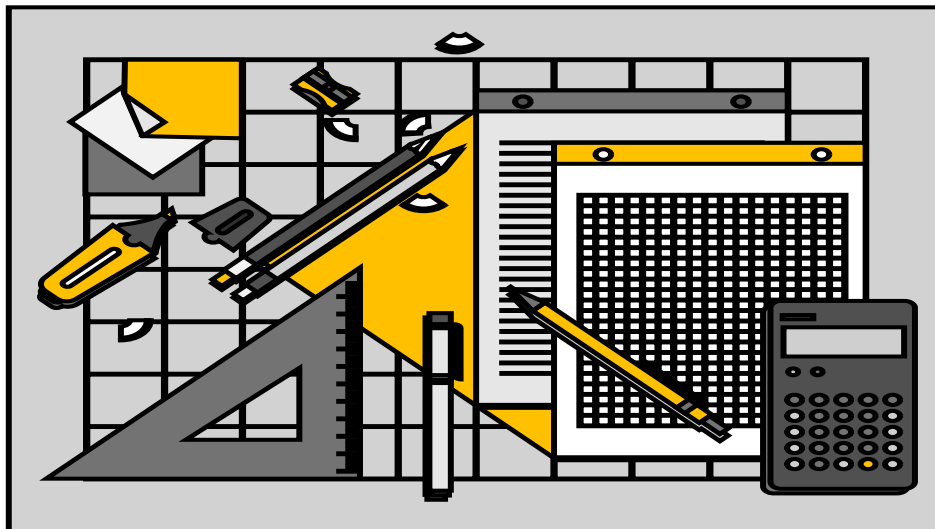


Nunda Township Assessor's Monthly Meeting Report

October 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

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October 13, 2021

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

Re: Assessment Office September Monthly Activity Report

During the month of September much of the time in the office centered on working closely with taxpayers or agents related to the publication of the 2021 assessment roll. Assessment appeals show a significant decrease from previous years. (-76% from 2020 level to 2021 level, based on parcel count) This trend is appearing county wide and it would appear to be due to the strong real estate market.

The number of sales which have been keyed year to date (1,064) continue to set the high watermark based on the four previous years which are being reported. Year to date we have seen an increase of 35% in terms of volume above the 2020 level. There has been a 46% increase in volume based on the median level of 728 keyed sales reported based on the four previous years being reported.

September keyed qualified residential sales reveal an average sale price of \$317,939. The average sale price for 2020 during the same point in time was \$250,337 this indicates an increase in sales prices of 27%.

2021 year to date an average sale price of \$295,329 is indicated. The average sales prices continue to point towards an upward trend with an overall change of + 15% (YTD 2020 Average was \$256,079)

During the month of September 157 building permits have been keyed, this is above the median of 126 keyed permits reported for the four previous years month over month. The 1,489 building permits which have been keyed year to date point to an increase of 29% based on the median of the previous years' being reported (1,155)

During the next few months, the office will be going thru some staffing changes, as I have a Part-Time employee who has just retired and in addition our Full Time Chief Deputy Assessor will be moving on to take on a new challenge as the Wauconda Township Assessor. Both employees have served the taxpayers of Nunda Township very well and they will both be missed.

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 / September					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	88	93	73	114	118
Number of Sales	78	80	69	100	103
YTD Parcels Transferred	796	888	744	880	1,264
YTD Number of Sales	703	752	627	788	1,064

Office Support Staff Activity				
Updates Office Generated				
September				
2017	2018	2019	2020	2021
36	80	38	29	35
Updates Office Generated YTD				
412	405	365	305	382

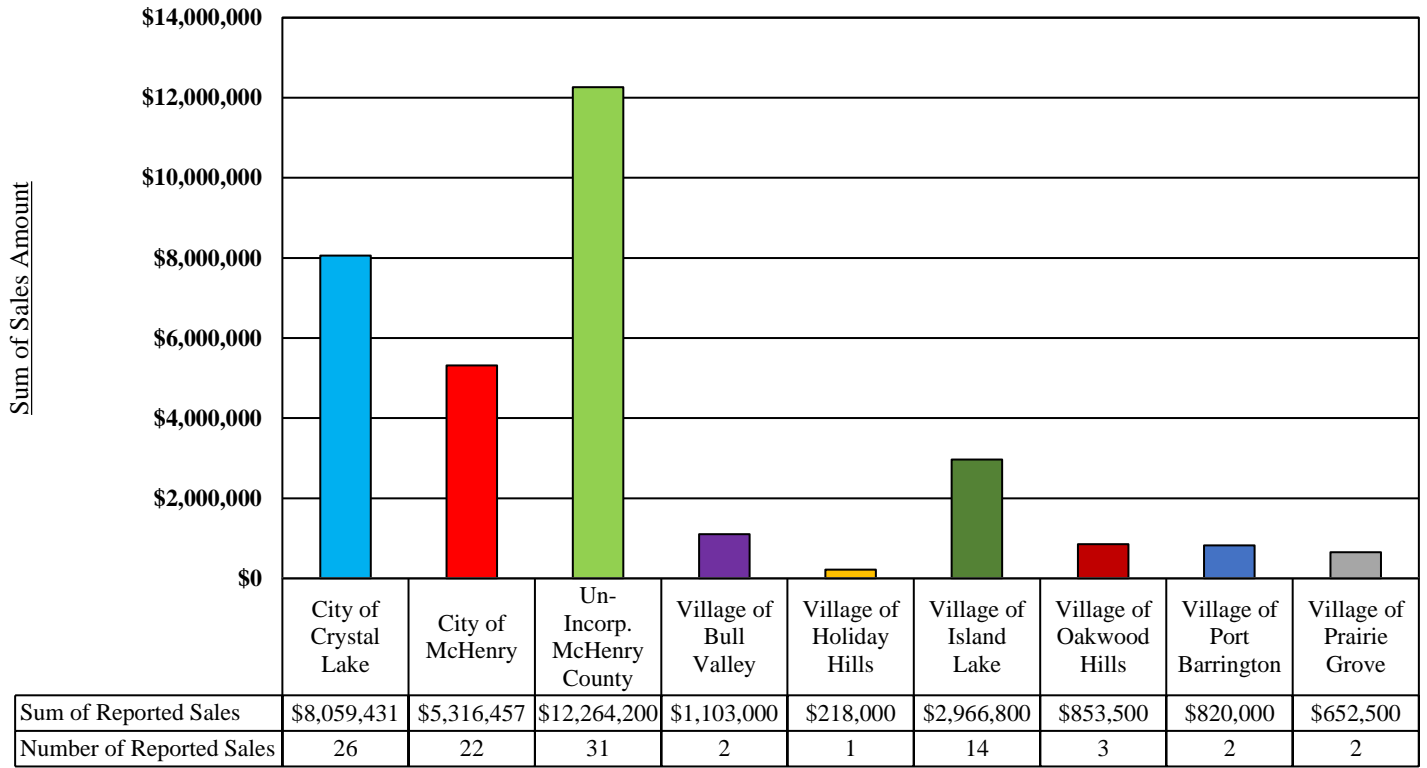
Office Support Activity				
Building Permits Keyed				
September				
2017	2018	2019	2020	2021
121	130	187	96	157
Building Permits Keyed YTD				
1,220	803	1,423	1,089	1,489

Data Collection Activity /	
September	
Building Permit Activity	168
Update Activity	110
September Website Media Uploaded	291

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

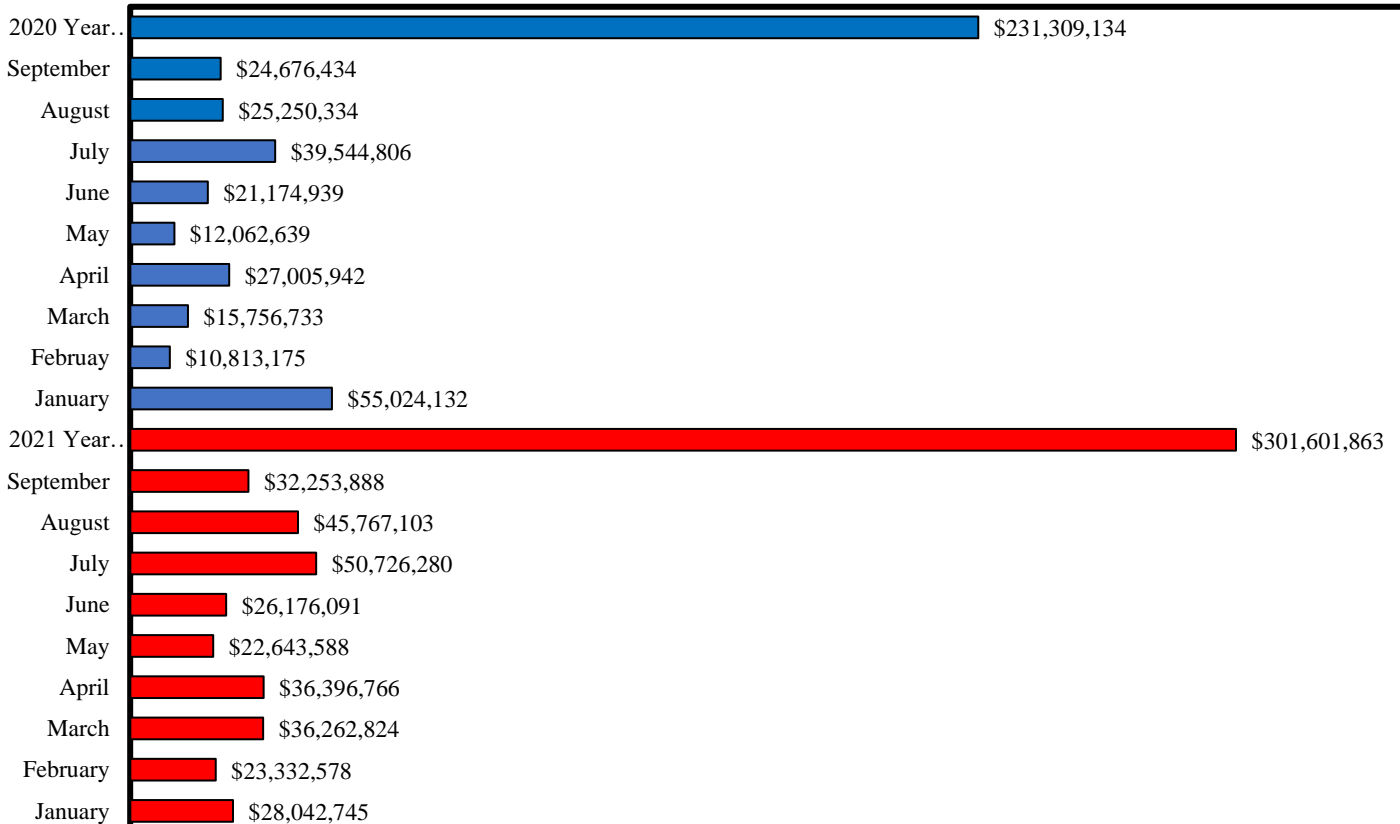
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of September Keyed Sales

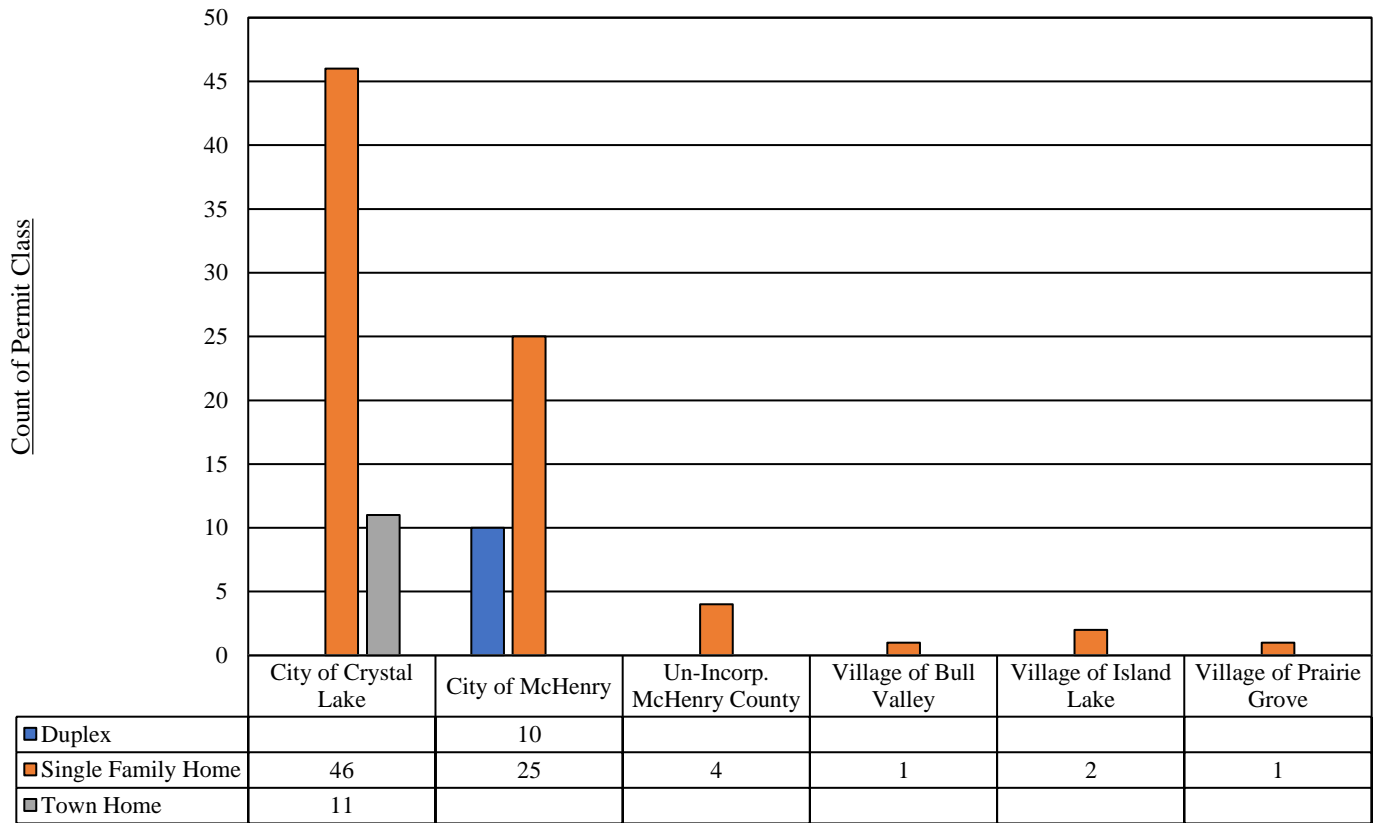


103 Sales \$32,253,888 Total Recorded Sales Amount

YTD Year / Year Keyed Sales Activity

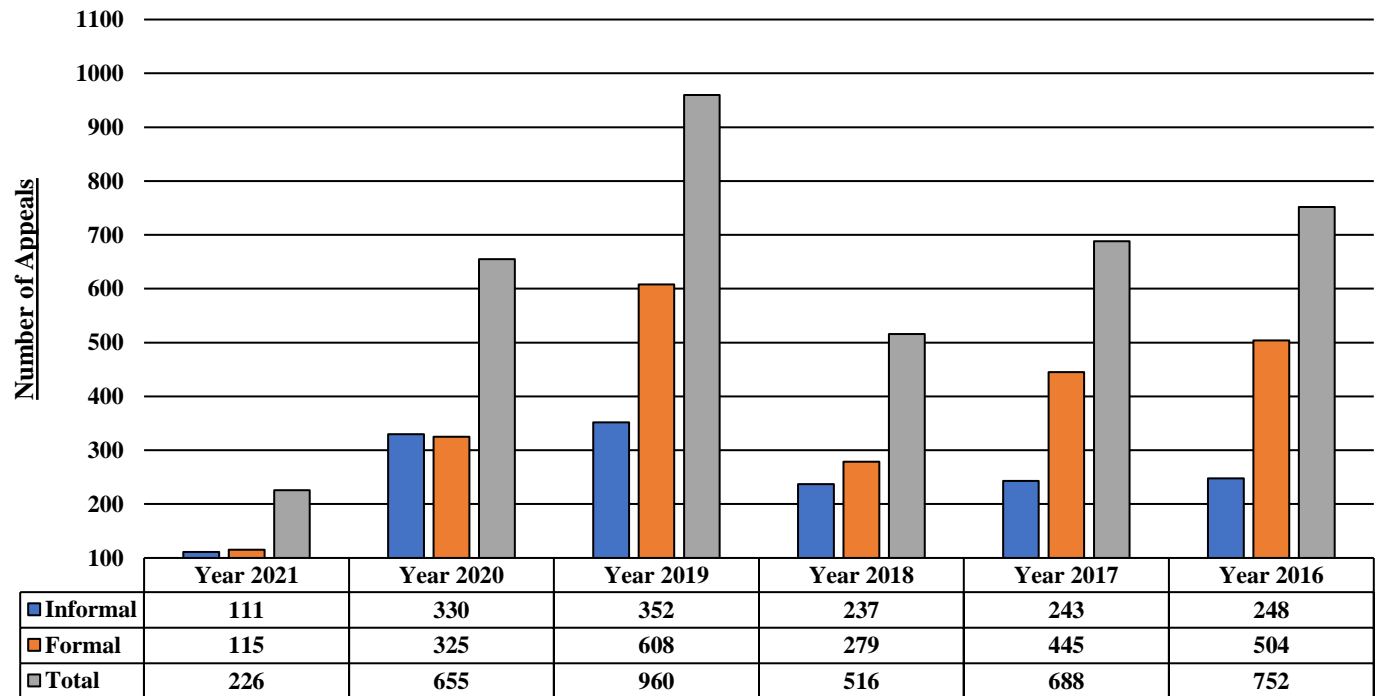


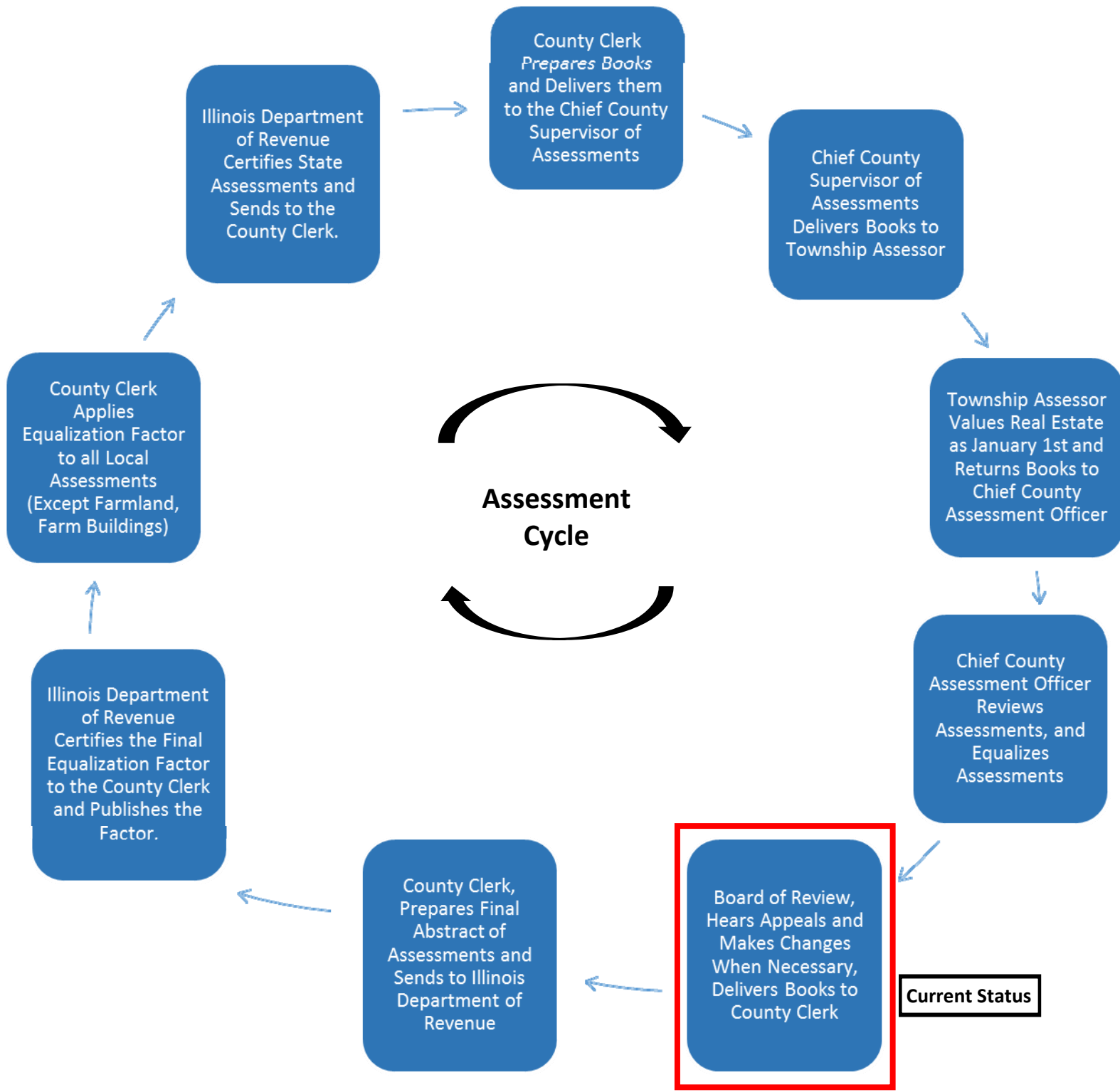
Current Snapshot of Residential New Construction Less than 100%



100 Residential New Construction Permits

Nunda Township Assessment Appeals (Parcel Count)





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.