

Nunda Township Assessor's Monthly Meeting Report

November 11, 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

November 2, 2021

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

Re: Assessment Office October Monthly Activity Report

During the month of October final responses were submitted for open appeals before the McHenry County Board of Review. I am hopeful that final hearings for the township will be completed during the month of December.

Due to the relatively light number of appeals filed as related to the publication of the 2021 assessment roll, we have been able to begin on preliminary work for the 2022 assessment year. Once again, this year we will be requesting property owners with multiple contiguous parcels to consider consolidation of the parcels. This is a cost saving measure, and in some cases can help reduce the tax burden for property owners and in addition it helps to streamline the management of properties within the office. This will continue to be an on-going process for some time, in most cases there is no reason to maintain separate parcels when the parcels are contiguous.

The 1,177 sales which have been keyed year to date continue to point to an active market. The number of sales keyed year to date show an increase of 43% in terms of volume based on the median (825) of the four previous years which are being reported. Year to date we have seen an increase of 38% in terms of volume above the 2020 level.

October keyed qualified residential sales reveal an average sale price of \$324,039. The average sale price for 2020 during the same point in time was \$250,333, this indicates an increase in sales prices of 30%.

2021 year to date an average sale price of \$298,088 is indicated. The average sales prices continue to point towards an upward trend, with an overall change of + 14% (YTD 2020 Average was \$261,292)

For the month of October, 135 building permits have been keyed, this is slightly above the median of 126 keyed permits reported for the four previous years month over month. The 1,624 building permits which have been keyed year to date point, to an increase of 25% based on the median of the previous years' being reported (1,298)

The assessment office website has been updated with 388 new photos and sketches.

Additional information is outlined 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 / October | | | | | |
| Sale Year | 2017 | 2018 | 2019 | 2020 | 2021 |
| Parcels Transferred | 108 | 119 | 92 | 70 | 159 |
| Number of Sales | 95 | 101 | 81 | 63 | 113 |
| YTD Parcels Transferred | 904 | 1,007 | 834 | 950 | 1,423 |
| YTD Number of Sales | 798 | 853 | 708 | 851 | 1,177 |

| Office Support Staff Activity | | | | |
|-------------------------------------|------|------|------|------|
| Updates Office Generated October | | | | |
| 2017 | 2018 | 2019 | 2020 | 2021 |
| 66 | 49 | 43 | 15 | 36 |
| Updates Office Generated YTD | | | | |
| 478 | 454 | 405 | 320 | 416 |

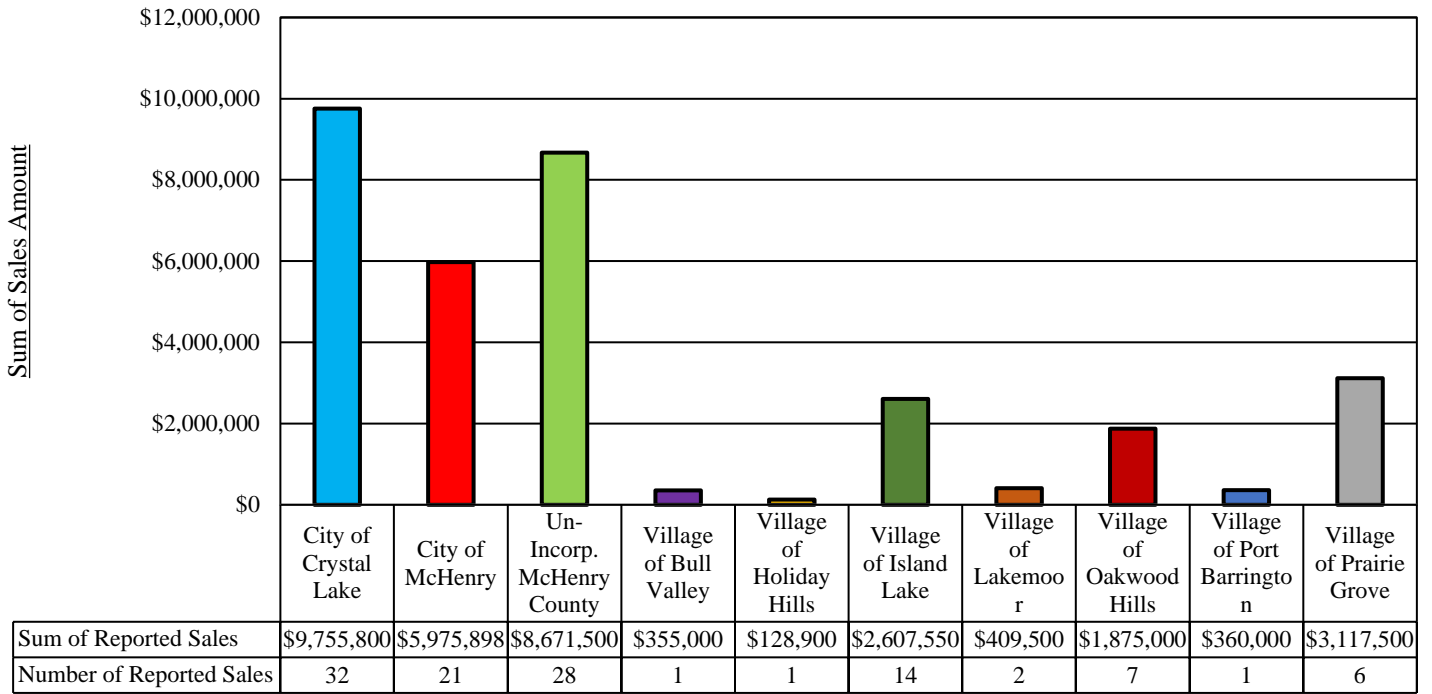
| Office Support Activity | | | | |
|-----------------------------------|------|-------|-------|-------|
| Building Permits Keyed October | | | | |
| 2017 | 2018 | 2019 | 2020 | 2021 |
| 247 | 175 | 76 | 40 | 135 |
| Building Permits Keyed YTD | | | | |
| 1,467 | 978 | 1,499 | 1,129 | 1,624 |

| Data Collection Activity / October | |
|---------------------------------------|-----|
| Building Permit Activity | 139 |
| Update Activity | 57 |
| October Website Media Uploaded | 388 |

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

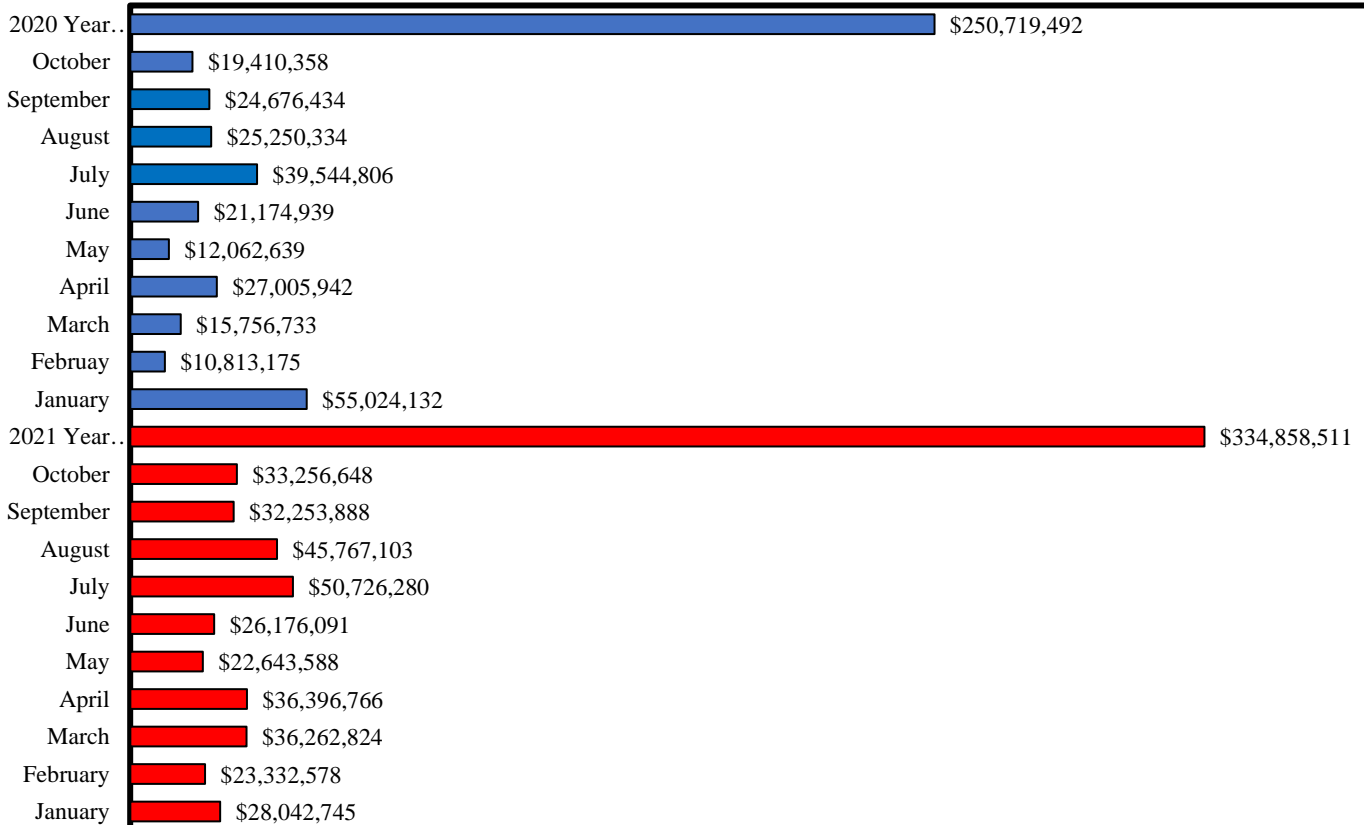
These activities as well as some of the many others that are occurring within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of October Keyed Sales Activity

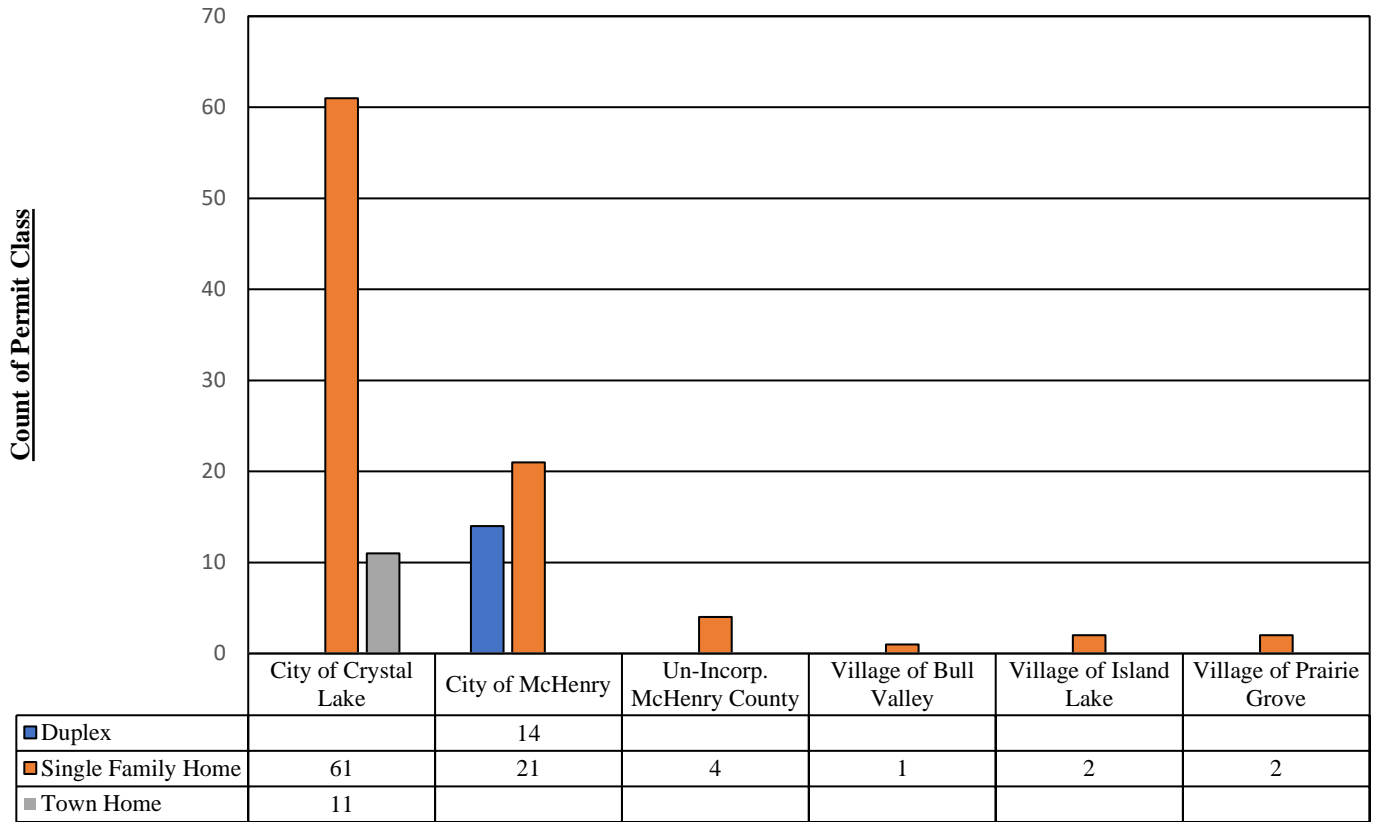


113 Sales \$33,256,648 Total Recorded Sales Amount

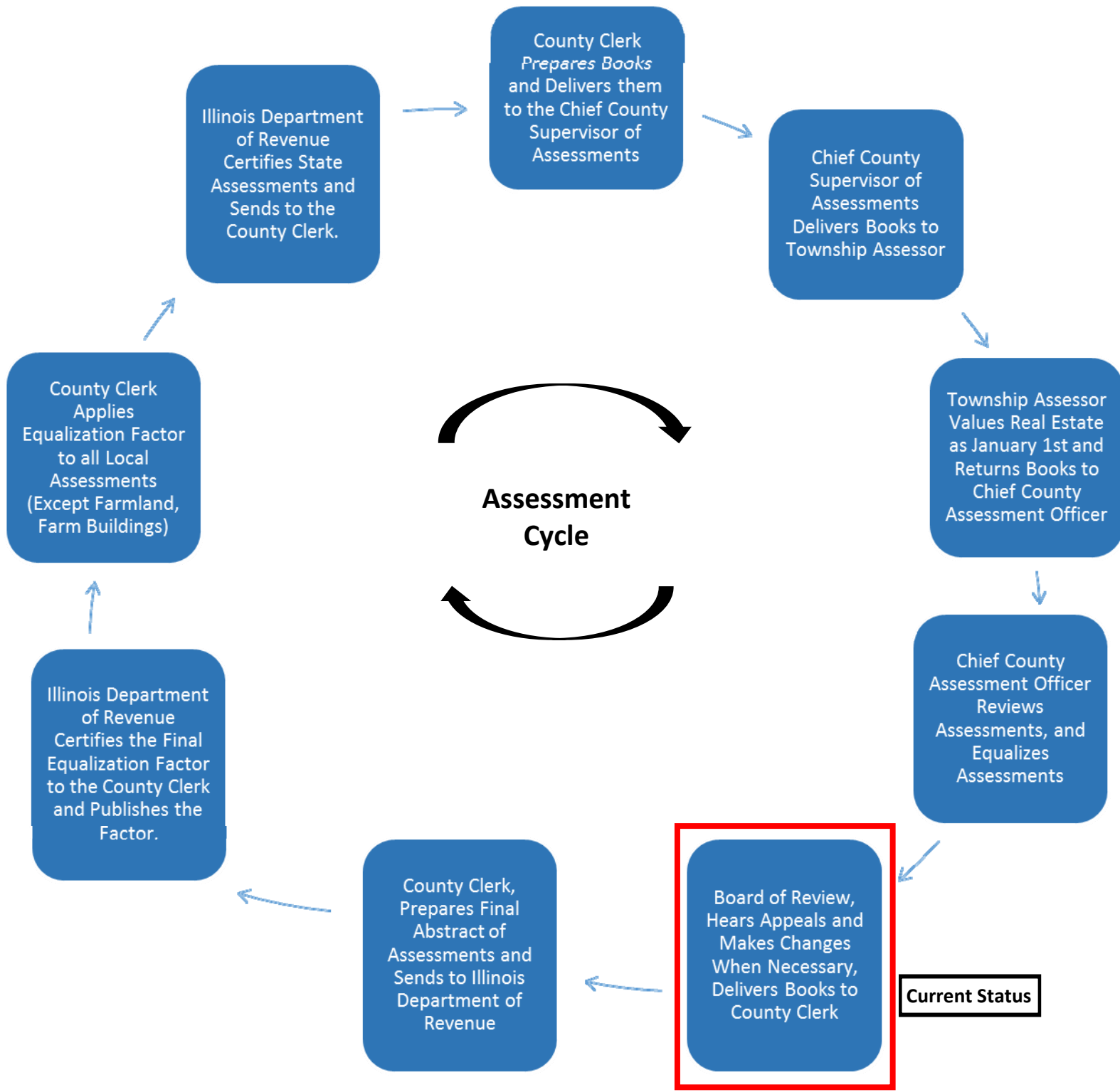
YTD Year / Year Keyed Sales Activity



Current Snapshot of Residential New Construction Less than 100%



116 Residential New Construction Permits



Illinois Department of Revenue Certifies State Assessments and Sends to the County Clerk.

County Clerk Prepares Books and Delivers them to the Chief County Supervisor of Assessments

Chief County Supervisor of Assessments Delivers Books to Township Assessor

Township Assessor Values Real Estate as January 1st and Returns Books to Chief County Assessment Officer

Chief County Assessment Officer Reviews Assessments, and Equalizes Assessments

Board of Review, Hears Appeals and Makes Changes When Necessary, Delivers Books to County Clerk

County Clerk, Prepares Final Abstract of Assessments and Sends to Illinois Department of Revenue

County Clerk Applies Equalization Factor to all Local Assessments (Except Farmland, Farm Buildings)

Illinois Department of Revenue Certifies the Final Equalization Factor to the County Clerk and Publishes the Factor.

Assessment Cycle

Current Status

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 David, are experienced in Real Property Assessment and Mass Appraisal Valuation. Nunda Township Deputies carry the designation of Certified Illinois Assessing Officers, which were obtained thru the Illinois Property Assessment Institute, both deputies participate in annual continuing education as required.

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.