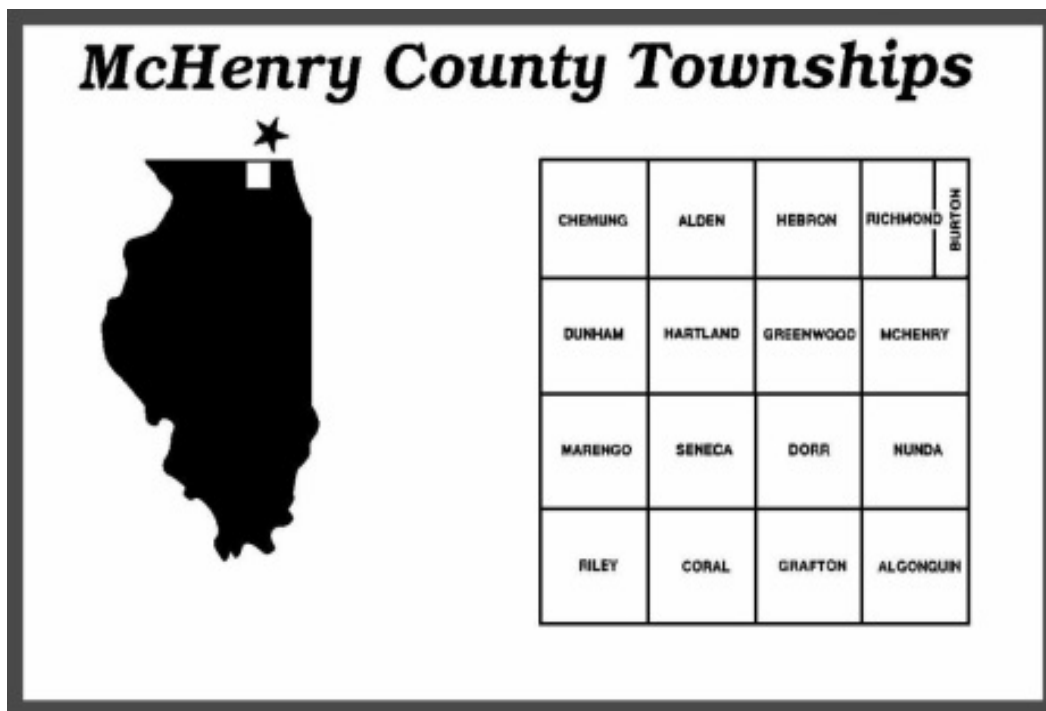


# Nunda Township Assessor's Monthly Meeting Report

December 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

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December 6, 2021

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

Re: Assessment Office November Monthly Activity Report

The market activity throughout the township remains active and pricing remains strong, demonstrated both by the number of November monthly sales (106) as well as the total number of sales that have occurred year to date (1,283). In addition, pricing continues to trend upward both in terms of month over month comparison as well as year over year.

Year to date staff has keyed 1,283 sales, this reflects an increase of 46% in terms of volume based on the median of (877) which is based on the four previous years reported. The average sale price year to date (Thru November 2021) is \$297,914, this is an increase of 13.74% in sale prices above the 2020 level same point in time. (\$261,922)

2021 year to date 1,931 building permits have been keyed, this is an increase of 35.70% above the median level of 1,423 indicated by the previous years reported on the following pages.

A review of the current budget for the assessment office is underway and a proposed budget for fiscal year 2022 will be prepared and made available shortly. The office is currently down two part-time deputies, and as of 01/01/2022 we will be losing our full-time Chief Deputy Assessor. I have begun soliciting applications / resumes for open positions and plan to fill openings by February 2022.

The installation of new windows in the office is complete, and soon a discussion will need take place regarding the current setup of the office, more specifically, additional lobby area is desired, the current configuration does not allow for multiple conversations or the ability to keep staff and visitors separated while having discussions as well as working with the public.

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 / November					
Sale Year	2017	2018	2019	2020	2021
Parcels Transferred	79	79	69	51	121
Number of Sales	57	67	61	47	106
YTD Parcels Transferred	983	1,086	903	1,001	1,544
YTD Number of Sales	855	920	769	898	1,283

Office Support Staff Activity				
Updates Office Generated				
November				
2017	2018	2019	2020	2021
42	36	24	18	38
Updates Office Generated YTD				
520	490	432	338	462

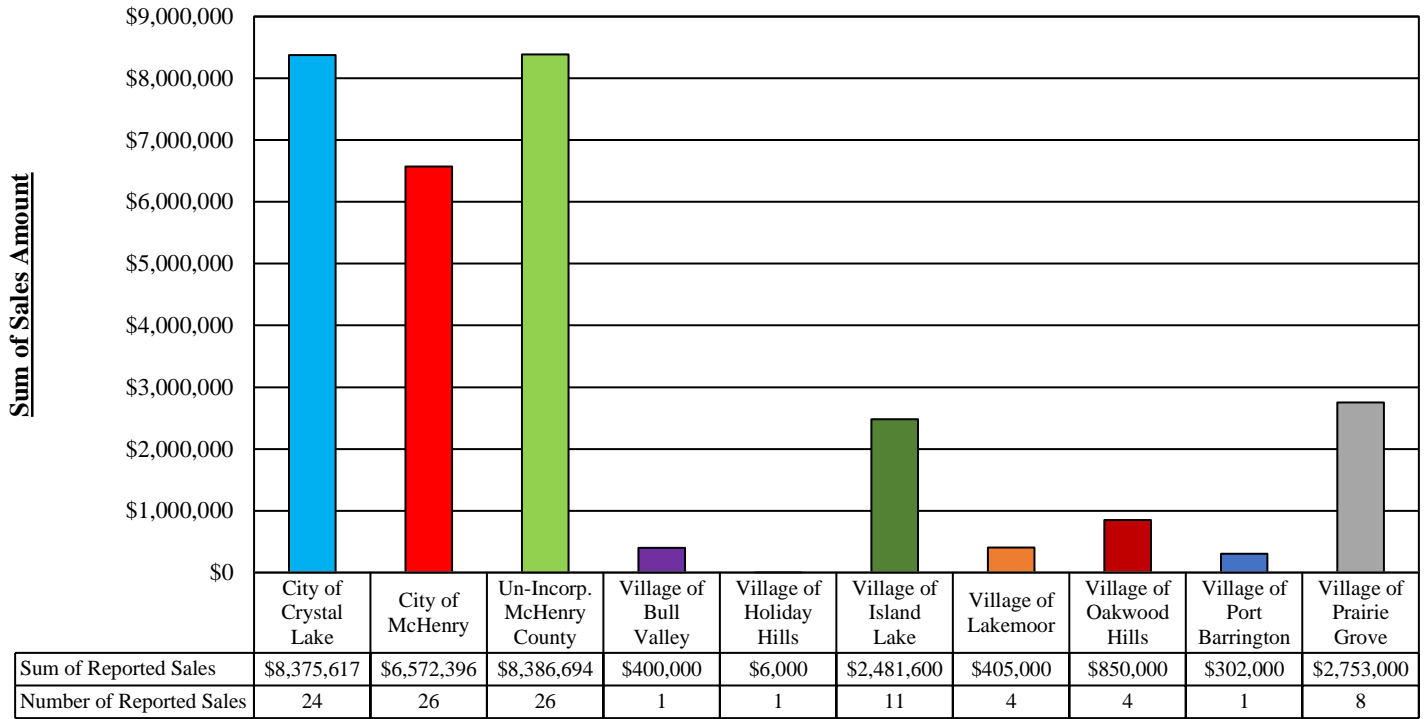
Office Support Activity				
Building Permits Keyed				
November				
2017	2018	2019	2020	2021
141	197	2	215	307
Building Permits Keyed YTD				
1,608	1,175	1,501	1,344	1,931

Data Collection Activity /	
November	
Building Permit Activity	136
Update Activity	19
November Website Media Uploaded	539

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

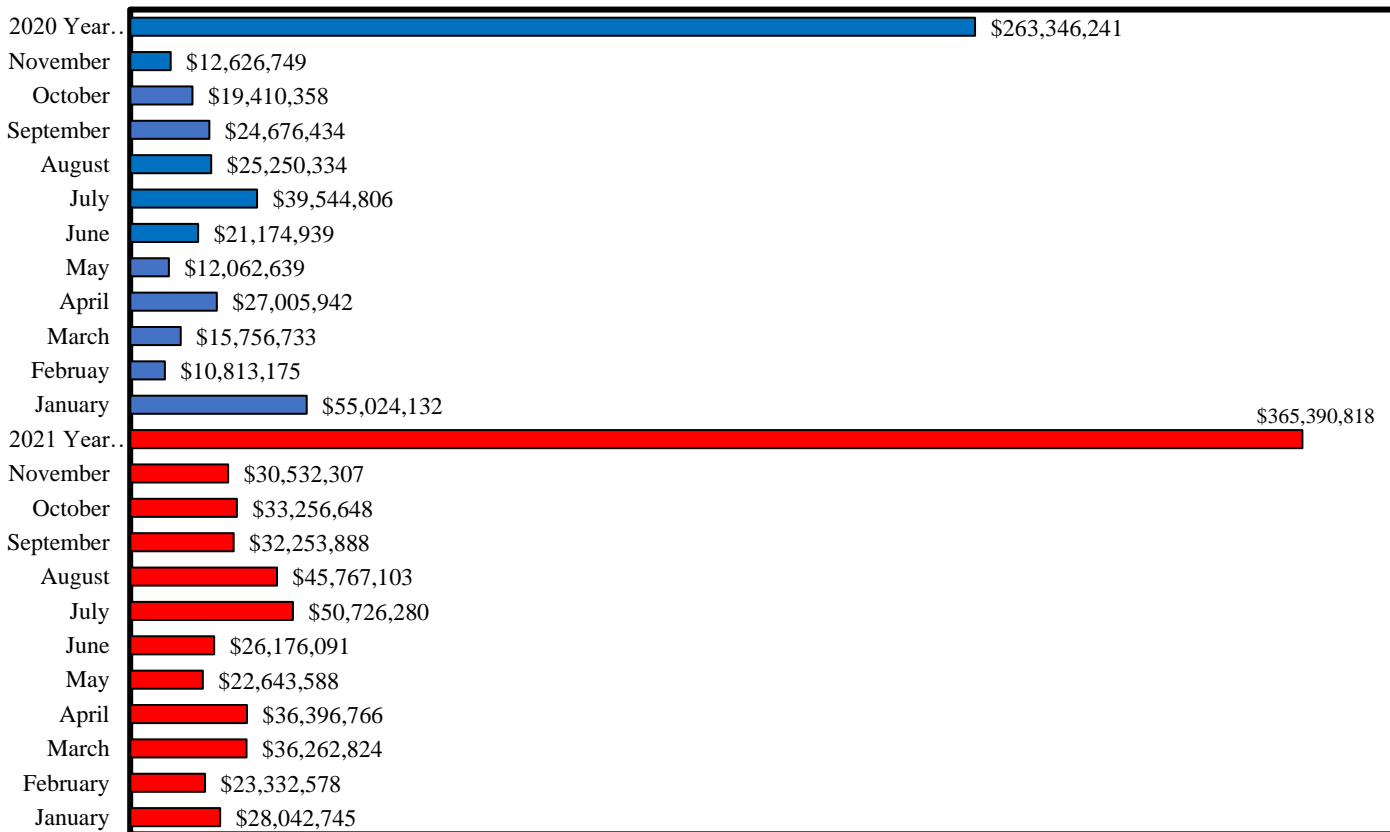
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

## Summary of November Keyed Sales Activity

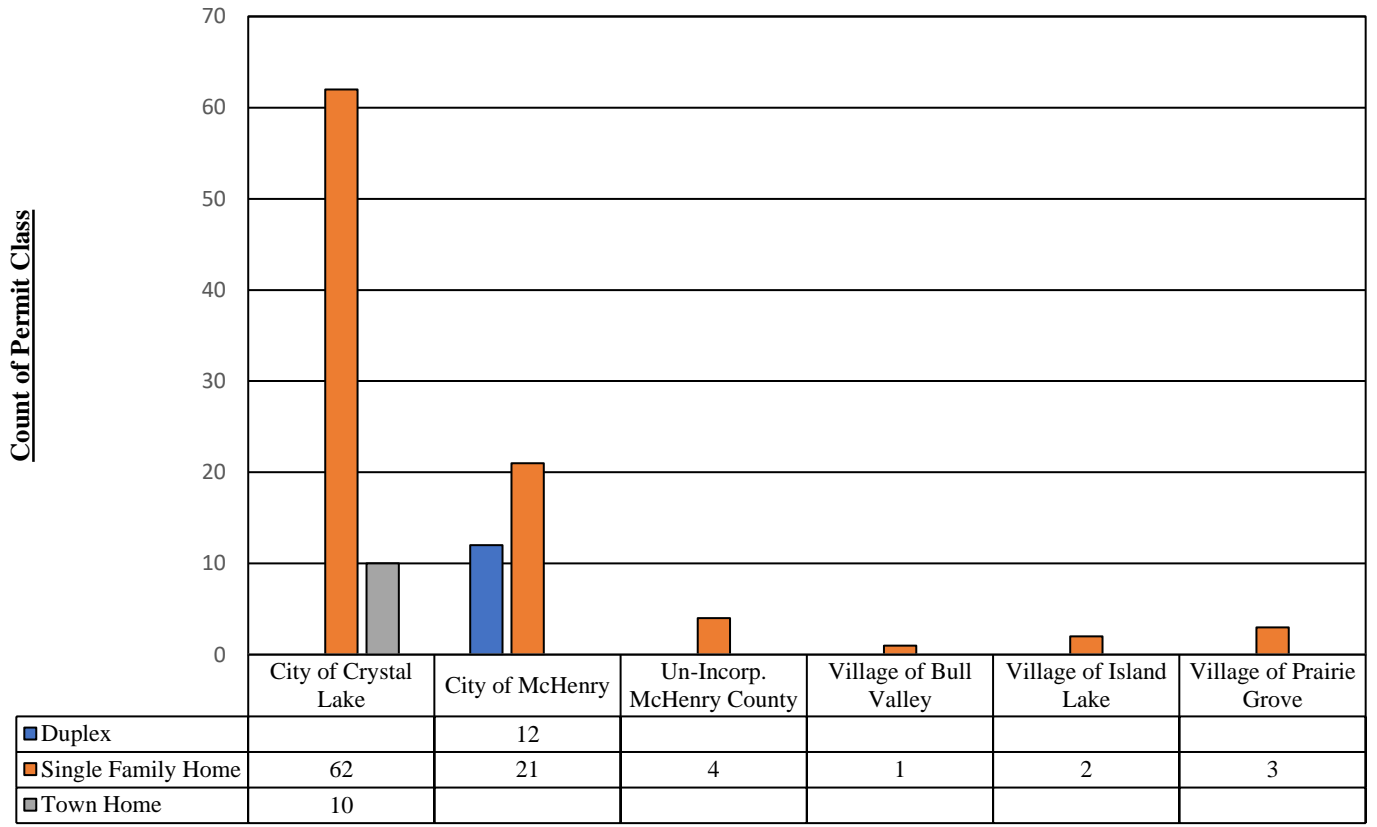


**106 Sales \$30,532,307 Total Recorded Sales Amount**

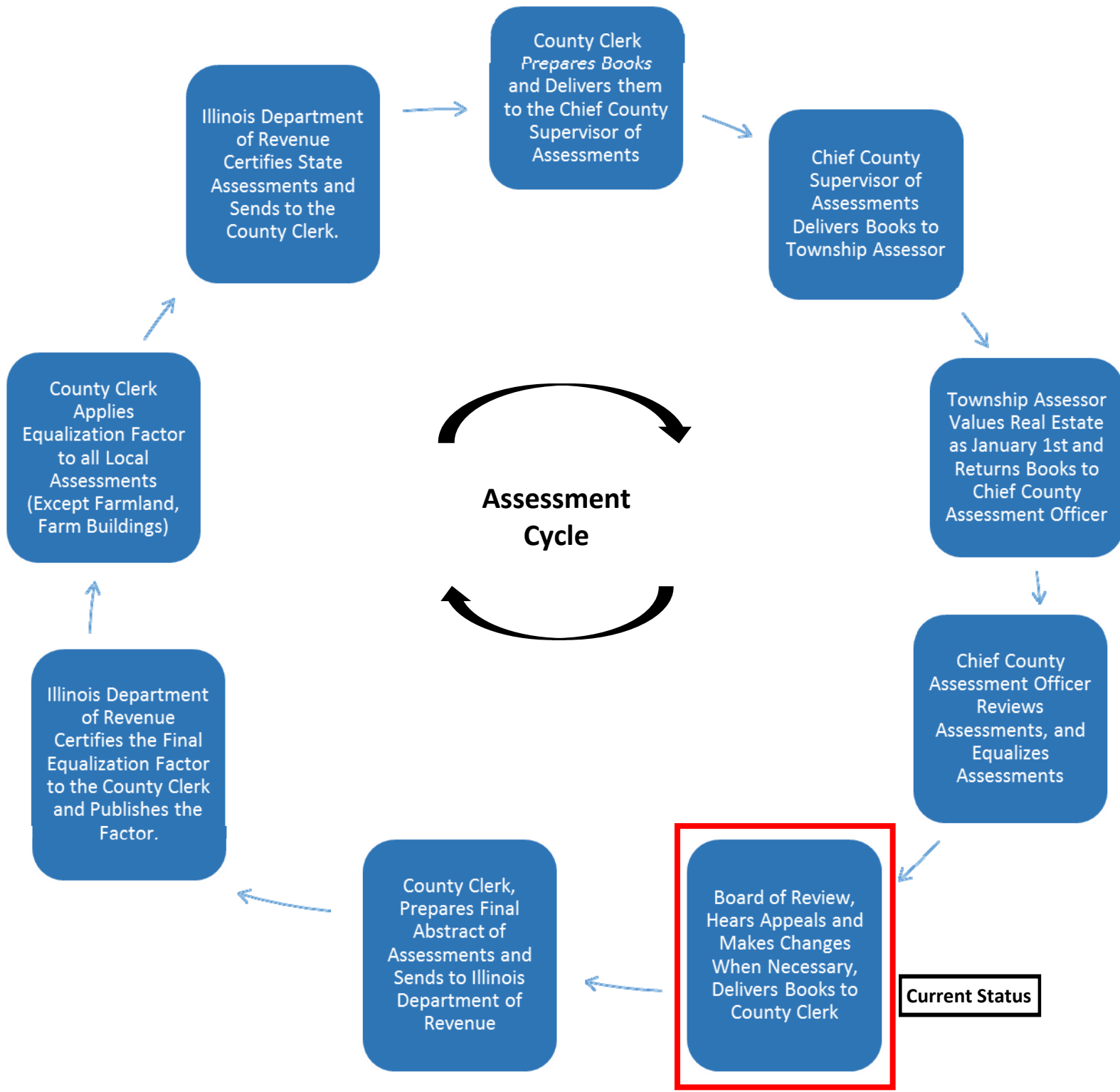
## YTD Year / Year Keyed Sales Activity



## Current Snapshot of Residential New Construction Less than 100%



**115 Residential New Construction Permits**



## 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 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.