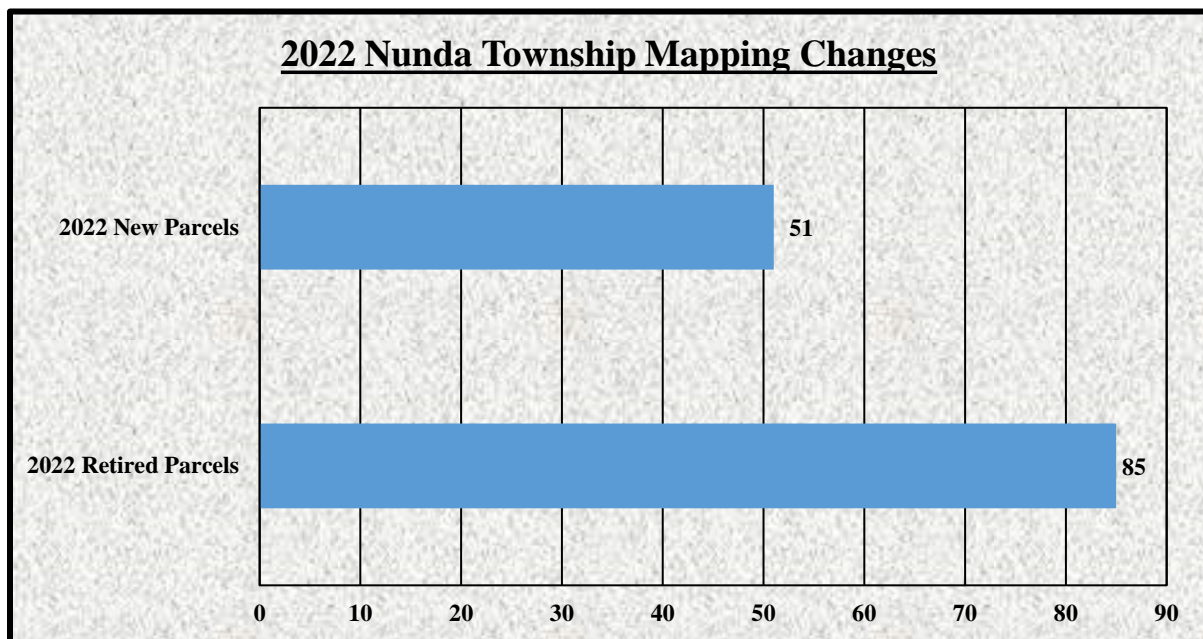


Nunda Township Assessor's Monthly Meeting Report

February 10, 2022

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

February 7, 2022

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

Re: Assessment Office January Monthly Activity Report

The McHenry County Board of Review has finished all appeals as related to the 2021 assessment year as of February 4, 2022. The county is not anticipating a state multiplier. The McHenry County Board of Review will now deliver the 2021 assessment roll to the County Clerk, and soon tax rates will be set. I anticipate lower tax rates due to the expansion of the 2021 assessment roll.

Staffing within the assessment office is beginning to stabilize, after replacement of staff which has retired, or moved on to take on different challenges. Our newest addition to our staff is Eric, he has filled the position of Deputy Assessor within the office, Eric has 6 years of experience in the field of Mass Appraisal as well as background in Real Estate Sales. In addition, Eric carries a Certified Illinois Assessing Officer designation thru the Illinois Property Assessment Institute.

The January sales qualified and keyed for 2022 point to an increase of 8.54% in the average sale price (\$302,601) compared to January of 2021 (\$278,799)

88 Sales have been keyed during the month of January. The 88 sales are below the median of 95 sales which are reported for the 4 previous years during the same point in time.

There have been 204 building permits which have been keyed thru the month of January, again this number is below the median of 223 which is reflected during the same point in time for the 4 previous years reported.

383 new media files have been added to the township website, this is for both drawings and photos.

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 / January					
Sale Year	2018	2019	2020	2021	2022
Parcels Transferred	97	78	110	128	101
Number of Sales	86	63	104	109	88
YTD Parcels Transferred	97	78	110	128	101
YTD Number of Sales	86	63	104	109	88

Office Support Staff Activity				
Updates Office Generated				
January				
2018	2019	2020	2021	2022
61	42	62	45	40
Updates Office Generated YTD				
61	42	62	45	40

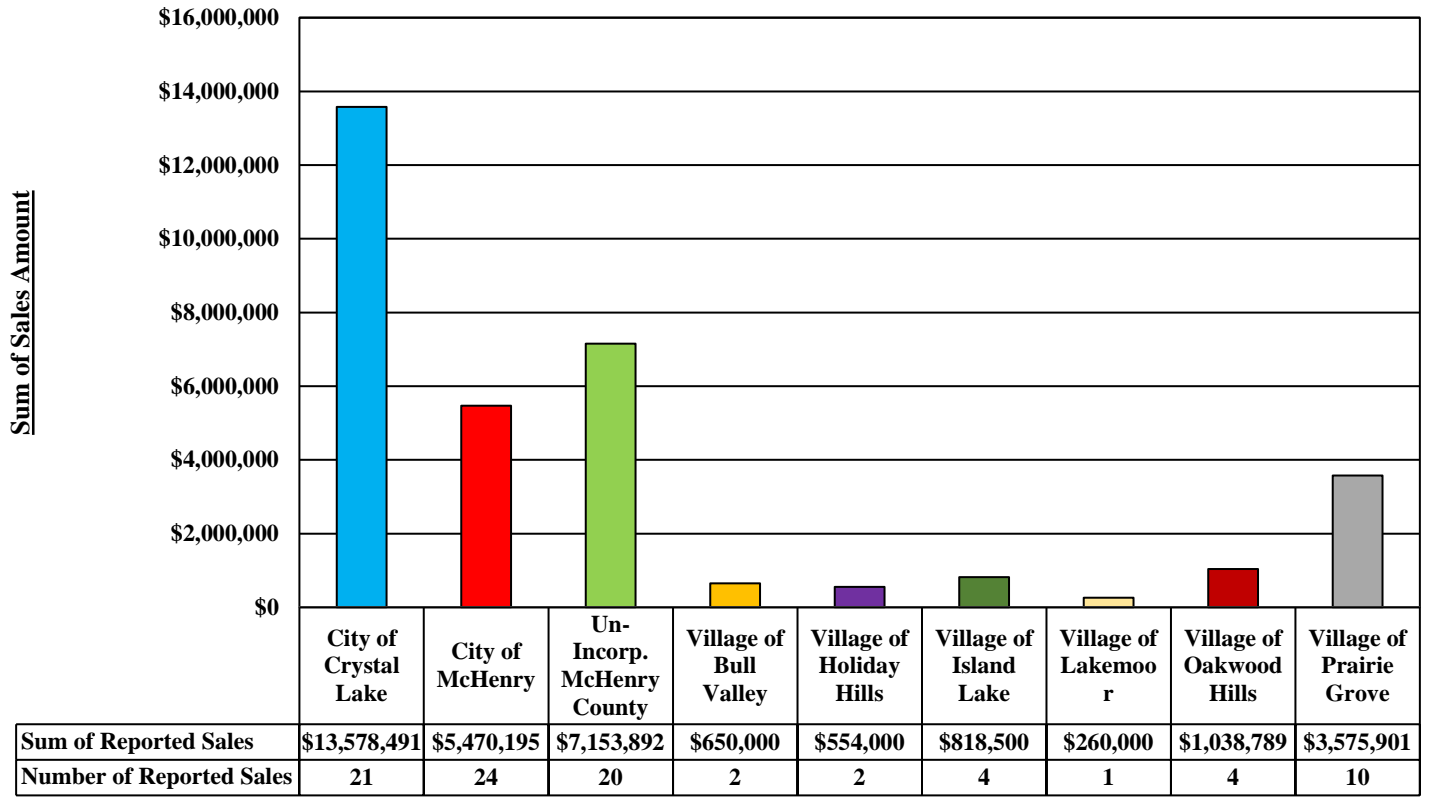
Office Support Activity				
Building Permits Keyed				
January				
2018	2019	2020	2021	2022
91	272	319	173	204
Building Permits Keyed YTD				
91	272	319	173	204

Data Collection Activity /	
January	
Building Permit Activity	92
Update Activity	27
January Website Media Uploaded	383

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

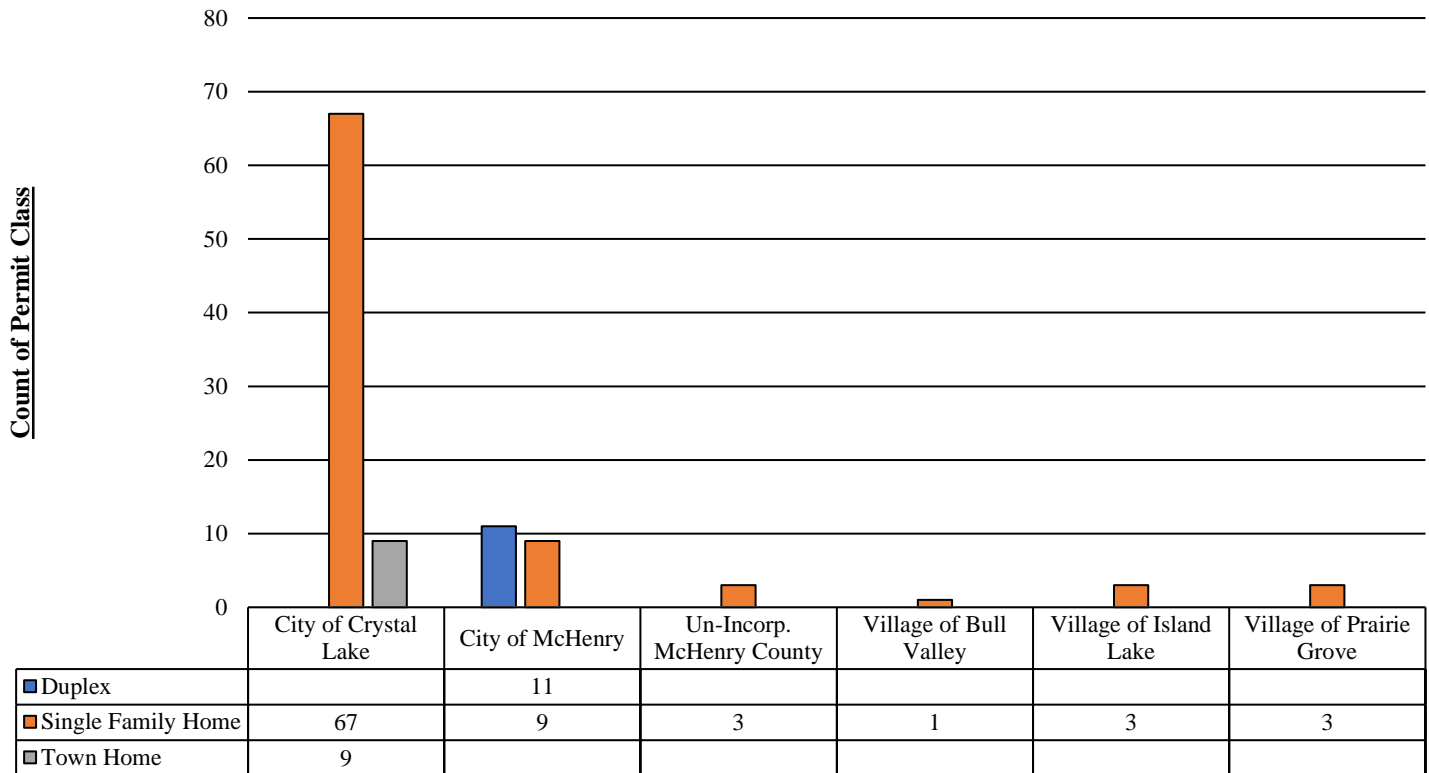
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

Summary of January Keyed Sales Activity

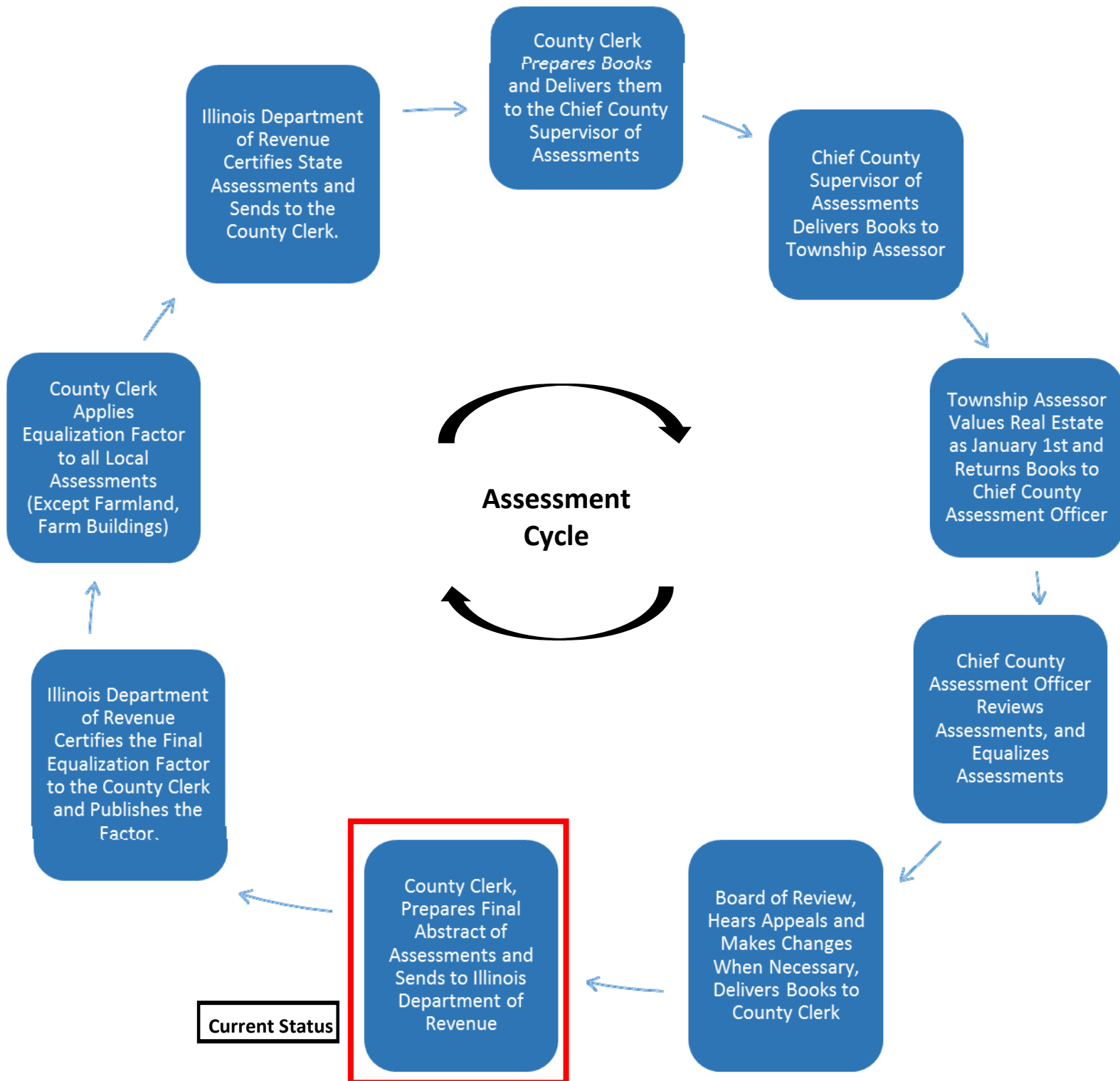


88 Sales \$33,099,768 Total Recorded Sales Amount

Current Snapshot of Residential New Construction Less than 100%



106 Residential New Construction Permits



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

Deputy Assessors

Heidi, and Eric, 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 and Jorge 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.

Jorge is a student at Prairie Ridge High School and helps in the office on a Part Time basis.

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.