

Nunda Township Assessor's Monthly Meeting Report

March 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

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March 10, 2022

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

Re: Assessment Office February Monthly Activity Report

The 2021 McHenry County Board of Review final decisions have been mailed and are dated March 1, 2022. Taxpayers who are not satisfied with the decisions can file an appeal with the Illinois Property Tax Appeal Board within 30 days of the date on the notice. Please contact our office if you have any questions or concerns.

During the month of February, the township website has been updated with 585 photos and drawings. In addition, the archiving of assessment office paper records is underway, this is a large undertaking and will be an on-going project for some time.

Residential Sales which have been keyed and qualified for February point to an increase of 16.48% in the average sale price (\$303,141) compared to February of 2021 (\$260,246). In addition, year to date qualified sales point to an average sale price for 2022 of \$302,874 compared with the 2021 average sale price of \$270,822 same point in time reflecting an increase of 11.84%

Year to date sale activity points to a decrease in terms of volume -7.21% year / year same point in time however, Based on the four previous years being reported, a median of 142 keyed sales is revealed compared with the current year to date of 193 keyed sales. (+35.92%)

Additional information is presented 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 / February					
Sale Year	2018	2019	2020	2021	2022
Parcels Transferred	43	42	67	108	134
Number of Sales	38	35	55	99	105
YTD Parcels Transferred	140	120	177	236	235
YTD Number of Sales	124	98	159	208	193

Office Support Staff Activity					
Updates Office Generated					
February					
2018	2019	2020	2021	2022	
32	29	29	30	1	
Updates Office Generated YTD					
93	71	91	75	41	

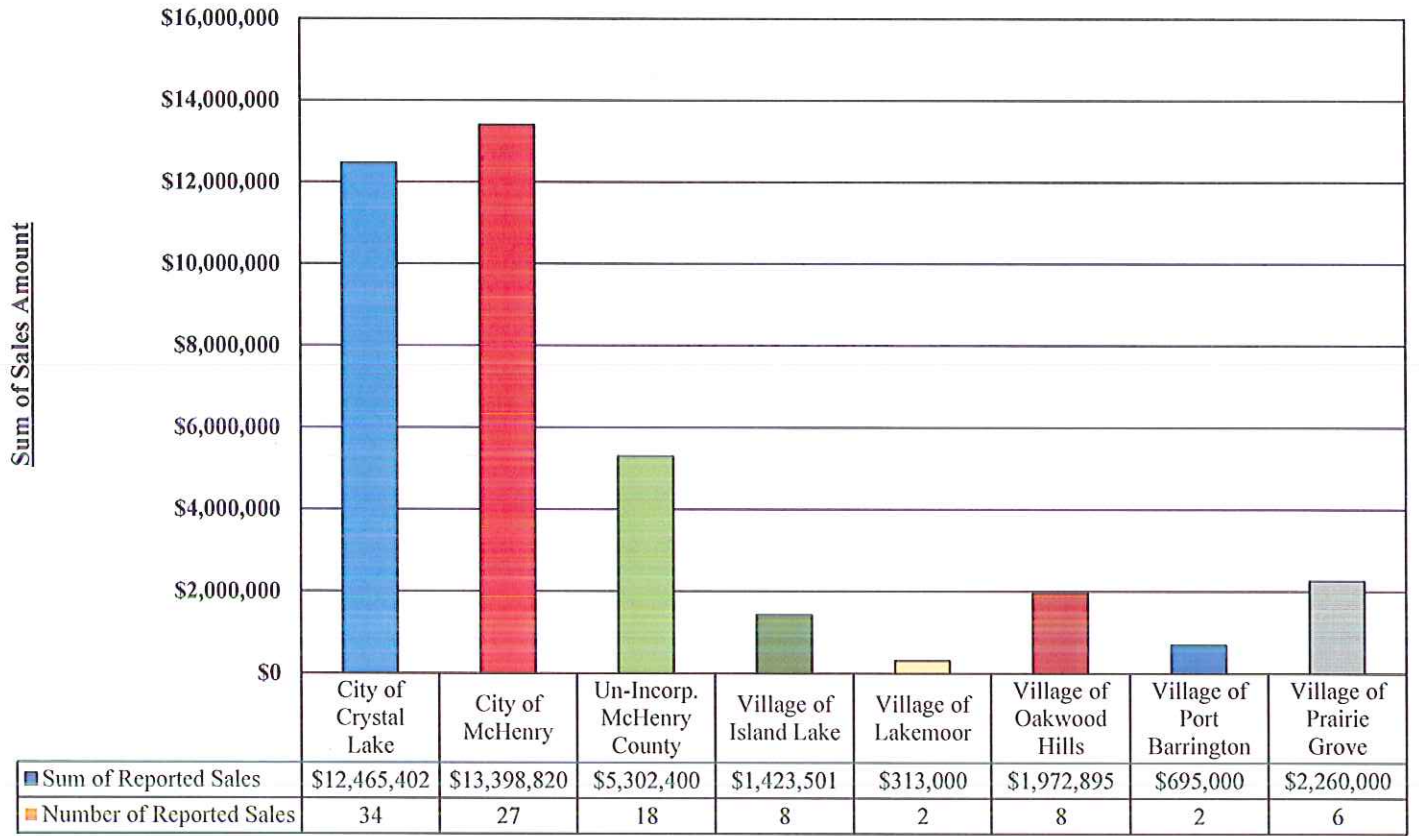
Office Support Activity					
Building Permits Keyed					
February					
2018	2019	2020	2021	2022	
57	88	87	71	59	
Building Permits Keyed YTD					
148	360	406	244	263	

Data Collection Activity / February	
Building Permit Activity	131
Update Activity	57
February Website Media Uploaded	585

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

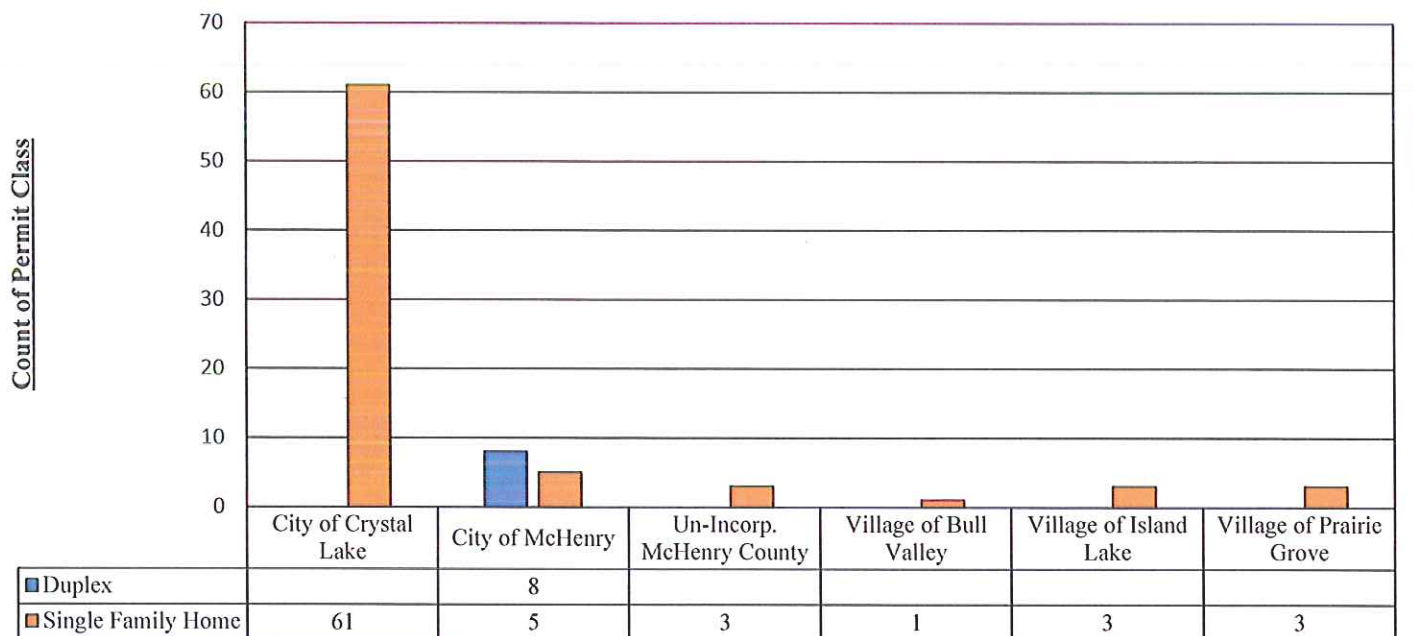
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

February Keyed Sales

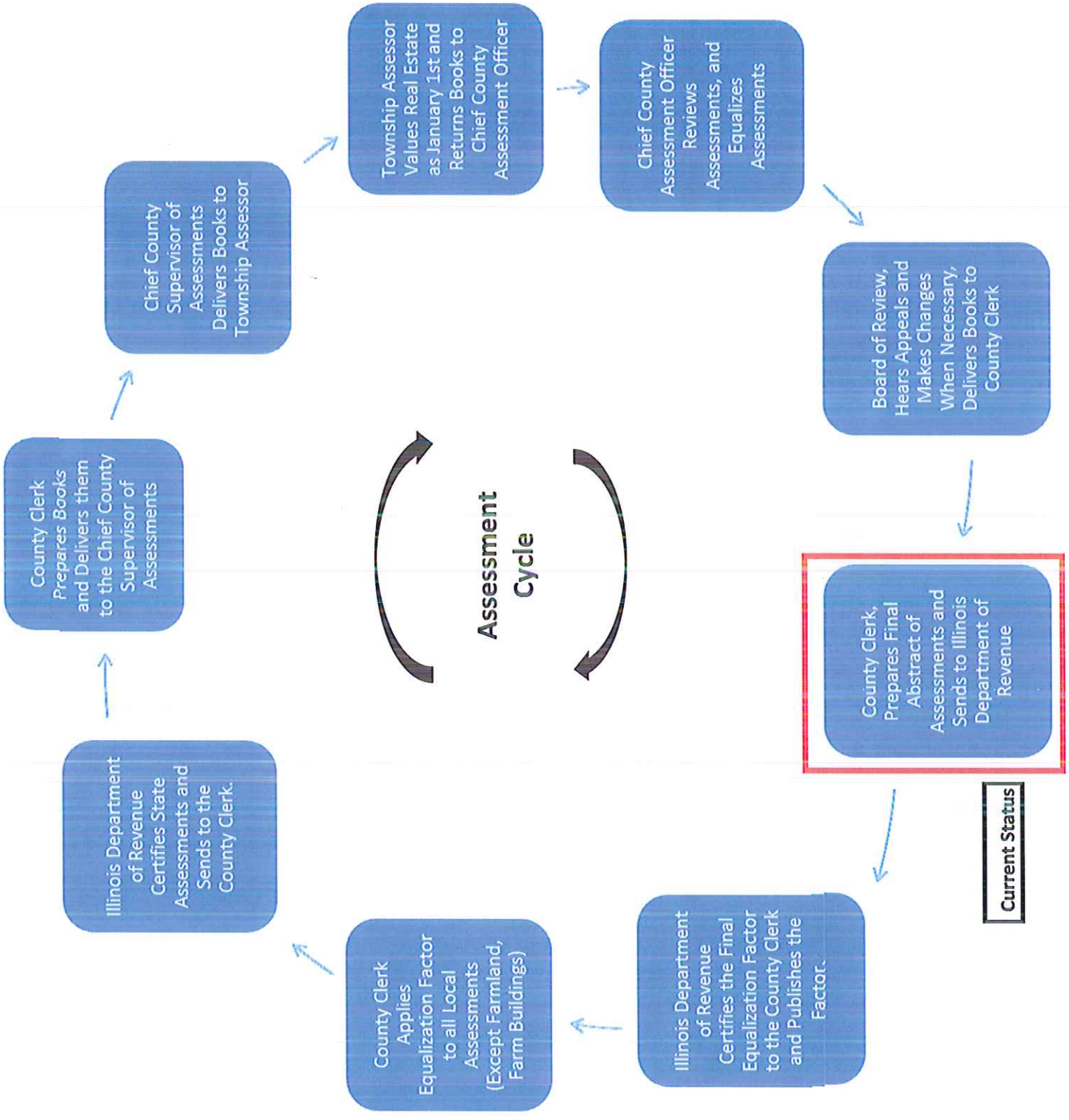


105 Sales \$37,831,018

Current Snapshot of Residential New Construction Less than 100%



84 Residential New Construction Permits



Assessment Cycle

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

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

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

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

Chief County Assessment Officer Reviews Assessments, and Equalizes Assessments

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

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

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

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.