

Nunda Township Assessor's Monthly Meeting Report

June 9, 2022

EXEMPTION CHANGES	AMOUNT BY COUNTY		
	COOK COUNTY	COLLAR COUNTIES	ALL OTHER COUNTIES
General Homestead Exemption through 2022 (payable 2023) year	\$10,000	\$6,000	\$6,000
General Homestead Exemption beginning in 2023 (payable 2024) year	\$10,000	\$8,000	\$6,000
Senior Citizen Homestead Exemption through 2022 (payable 2023) year	\$8,000	\$5,000	\$5,000
Senior Citizen Homestead Exemption beginning in 2023 (payable 2024) year	\$8,000	\$8,000	\$5,000

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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June 7, 2022

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

Re: Assessment Office May Monthly Activity Report

HOMESTEAD EXEMPTIONS LEGISLATIVE UPDATE

Governor Pritzker signed into law SB 1975 (now Public Act 102-0895).

Changes are shown on the cover of this report for the Illinois Homestead Exemption program which will take effect beginning in 2023 and will affect tax bills payable in 2024.

Included within Public Act 102-895 are changes to some homestead exemptions amounts. These changes only apply to certain homestead exemptions and only impact residents of the Collar Counties (Lake, McHenry, Kane, DuPage, and Will).

The preparation of the 2022 assessment is well underway, our tentative target return date of the assessment roll to the McHenry County Supervisor of Assessments is August 8, 2022.

Year to date sales activity year over year show a decrease in terms of volume -22% +/- . Qualified residential sales for May point to an average sale price of \$335,112, in May of 2021 the average sale price was \$298,434, this indicates an increase of 12.29%.

Year to date qualified residential sale prices indicate an average sale price of \$309,825, during 2021 the average sale price for the same period was \$277,322 which indicates an increase of 11.72%.

The archival of office files continues to move along, YTD 337 records have been archived. The archival process continues to center on 2021 & 2022 mapping changes, once these files have been archived, we will move on to archiving active files.

The township website has been updated with 604 photos and drawings for the month of May.

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 / May					
Sale Year	2018	2019	2020	2021	2022
Parcels Transferred	132	72	51	98	110
Number of Sales	116	66	45	86	88
YTD Parcels Transferred	451	372	417	635	510
YTD Number of Sales	371	306	374	539	420

Office Support Staff Activity				
Updates Office Generated				
May				
2018	2019	2020	2021	2022
49	38	21	28	34
Updates Office Generated YTD				
203	198	165	192	139

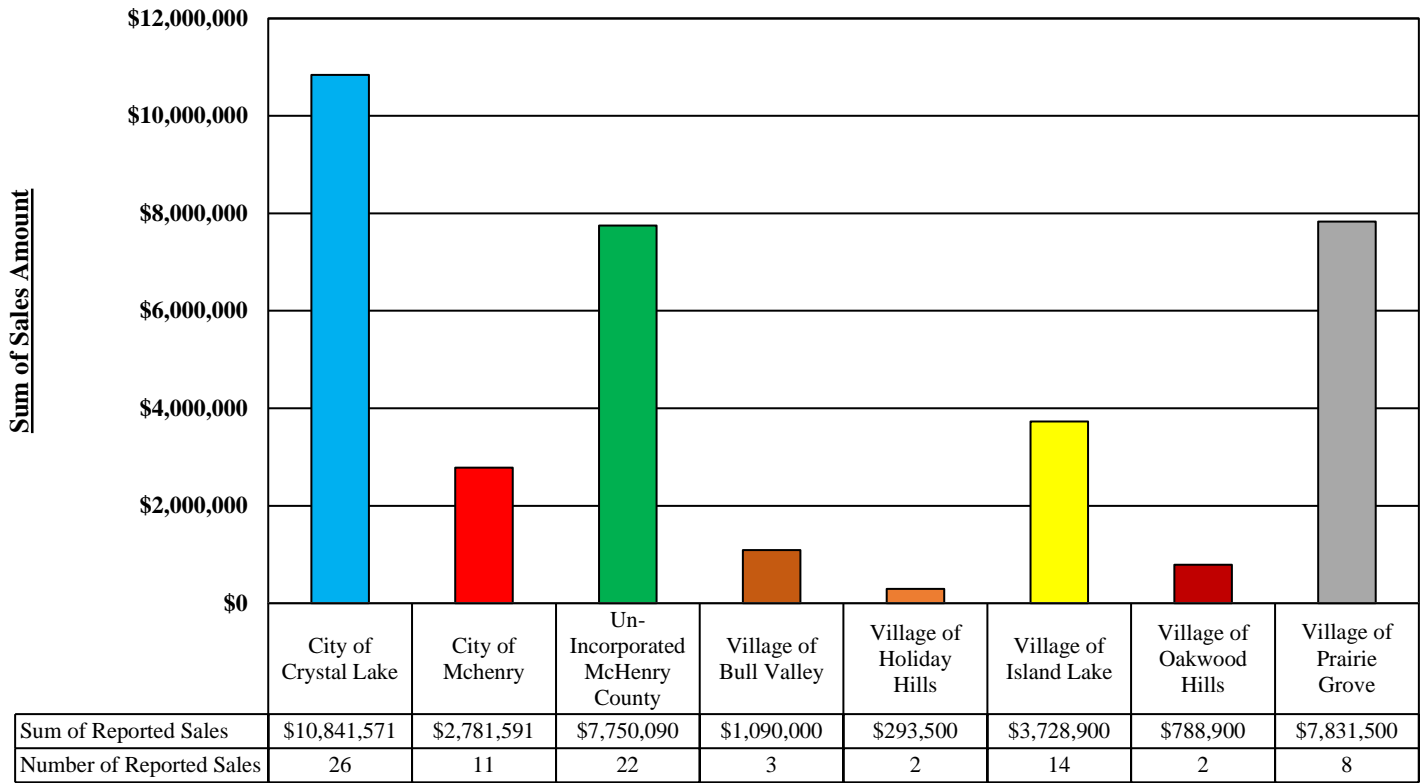
Office Support Activity				
Building Permits Keyed				
May				
2018	2019	2020	2021	2022
49	42	55	111	150
Building Permits Keyed YTD				
348	562	585	560	719

Data Collection Activity /	
May	
Building Permit Activity	167
Update Activity	40
May Website Media Uploaded	604

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

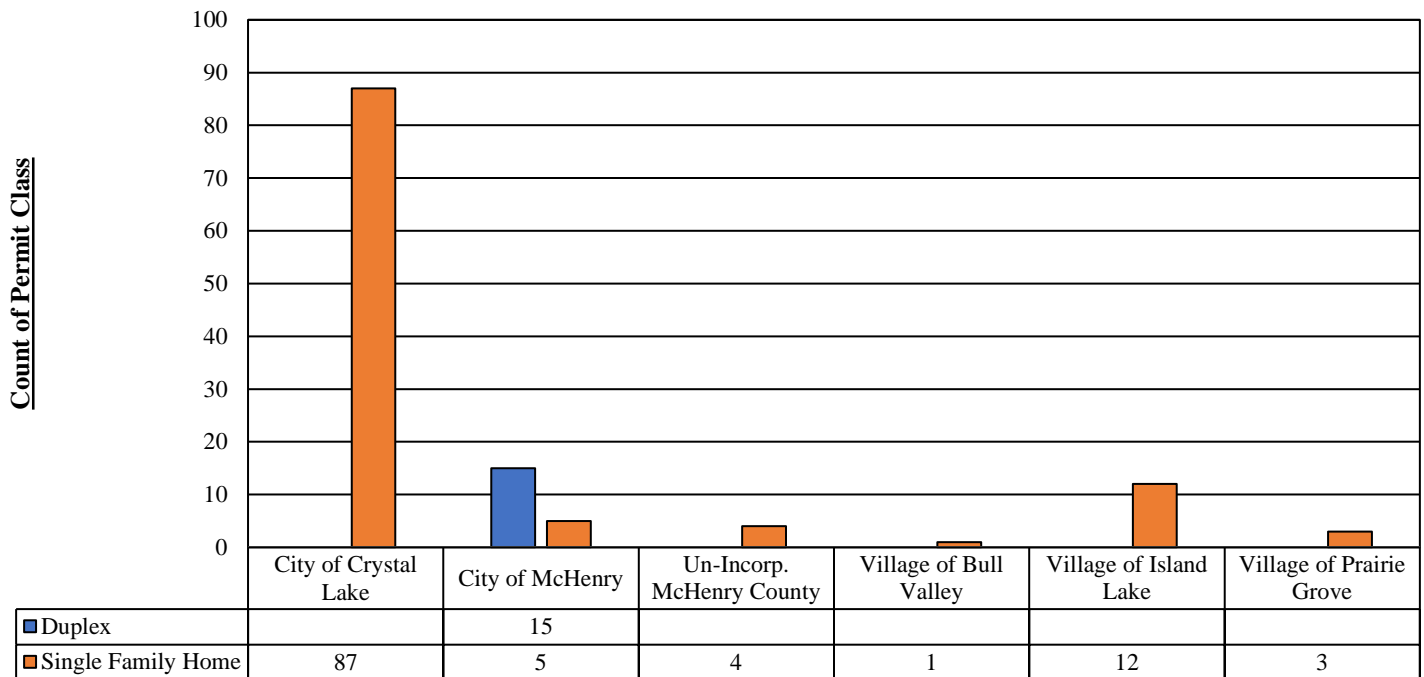
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

May Keyed Sales

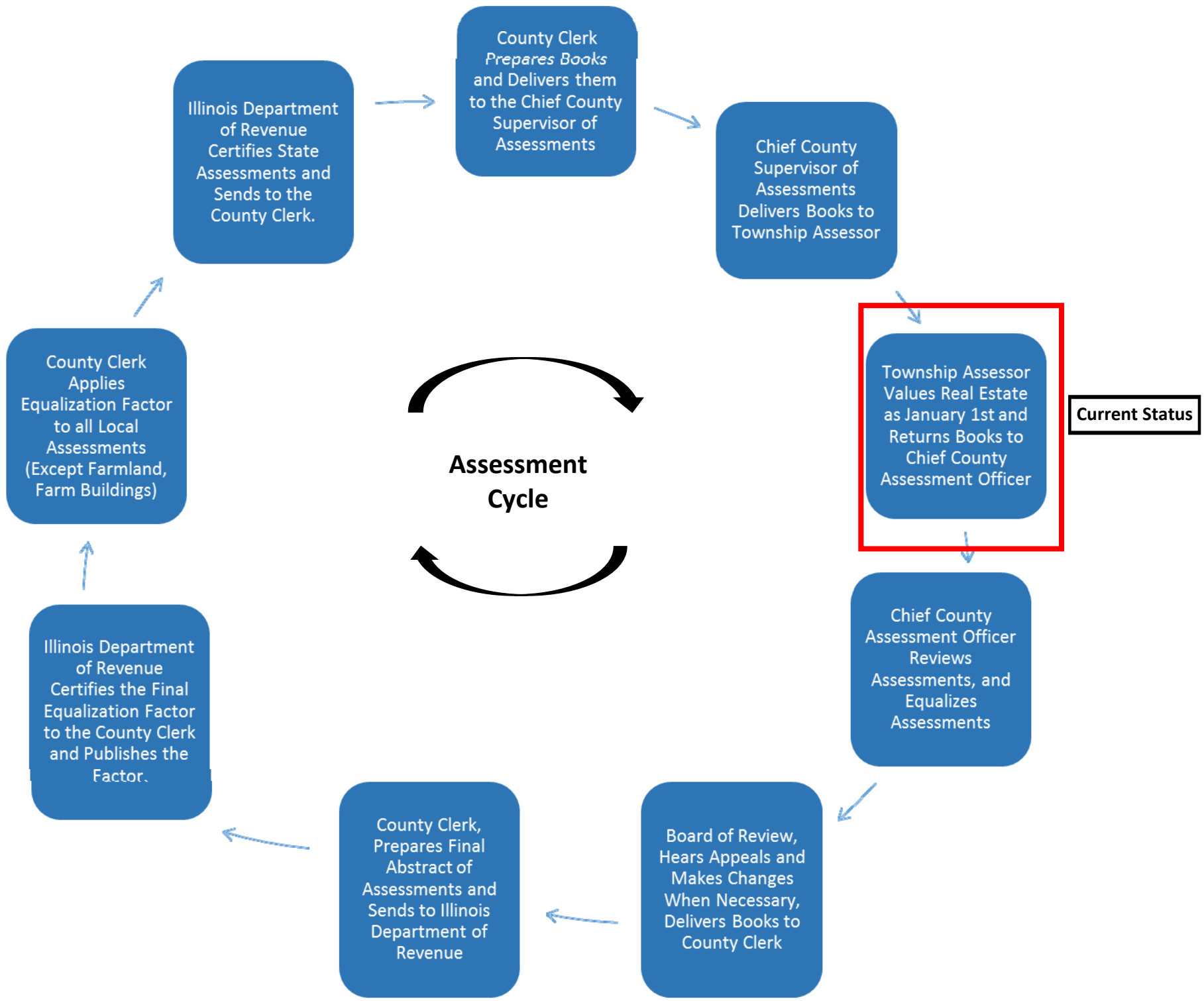


88 Sales \$35,106,052

Current Snapshot of Residential New Construction Less than 100%



112 Residential New Construction



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.