

Nunda Township Assessor's Monthly Meeting Report

July 13, 2022



Mortgage applications are declining, and home purchase deal cancellations are increasing amid rising interest rates. (Getty Images)

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

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July 13, 2022

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

Re: Assessment Office June Monthly Activity Report

The 2022 assessment roll is on track to be submitted no later than our tentative target date of August 8, 2022.

The office has been relatively quiet as related to taxpayer questions and concerns, more so than we have seen in the past.

As I have mentioned throughout the year, most changes in assessments this year will be due to the equalization of assessments, which occurs at the county level. This years' tentative equalization factor for the township is 1.0666, the Alex Benetiz, staff member from the county supervisor of assessments made a presentation to the county board discussing the equalization process, it can be viewed on YouTube by following the following link.

https://www.youtube.com/watch?v=rYbm9HA_Ctw

Sales activity year over year show a decrease in terms of volume -17% +/- . Qualified residential sales for June point to an average sale price of \$364,480, in June of 2021 the average sale price was \$321,204, this indicates an increase of 13.47%.

Year to date qualified residential sale prices indicate an average sale price of \$321,204, during 2021 the average sale price for the same period was \$283,652 which indicates an increase of 13.24%.

300 building permits have been keyed for the month of June, year to date keyed building permits reflect an 8% increase above the 2021 level.

The township website has been updated with 230 photos and drawings for the month of June.

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 / June					
Sale Year	2018	2019	2020	2021	2022
Parcels Transferred	94	70	85	105	110
Number of Sales	80	67	81	89	102
YTD Parcels Transferred	545	442	502	740	619
YTD Number of Sales	451	373	455	628	522

Office Support Staff Activity				
Updates Office Generated				
June				
2018	2019	2020	2021	2022
33	43	17	37	42
Updates Office Generated YTD				
236	241	211	229	206

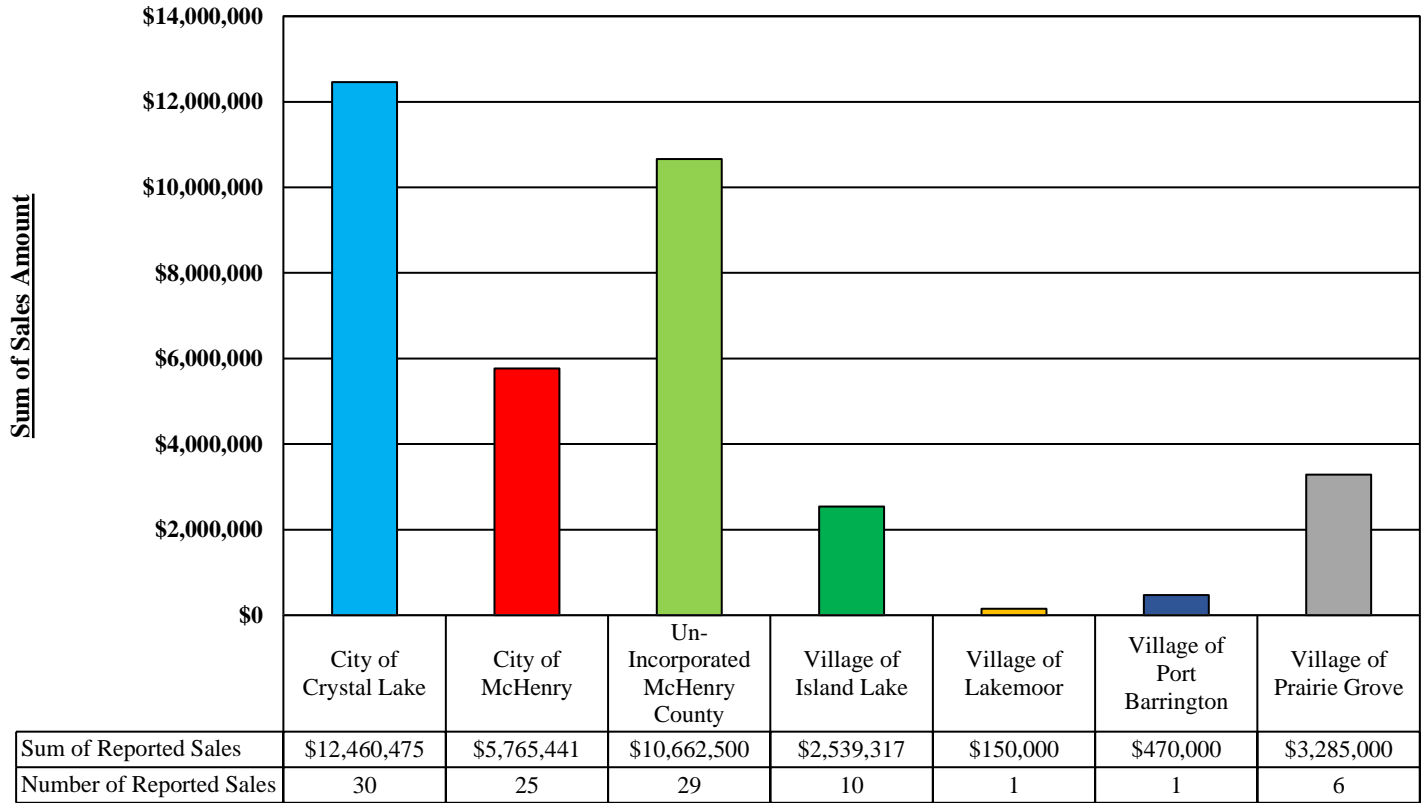
Office Support Activity				
Building Permits Keyed				
June				
2018	2019	2020	2021	2022
136	108	115	379	300
Building Permits Keyed YTD				
484	670	700	939	1,018

Data Collection Activity / June	
Building Permit Activity	151
Update Activity	62
June Website Media Uploaded	230

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

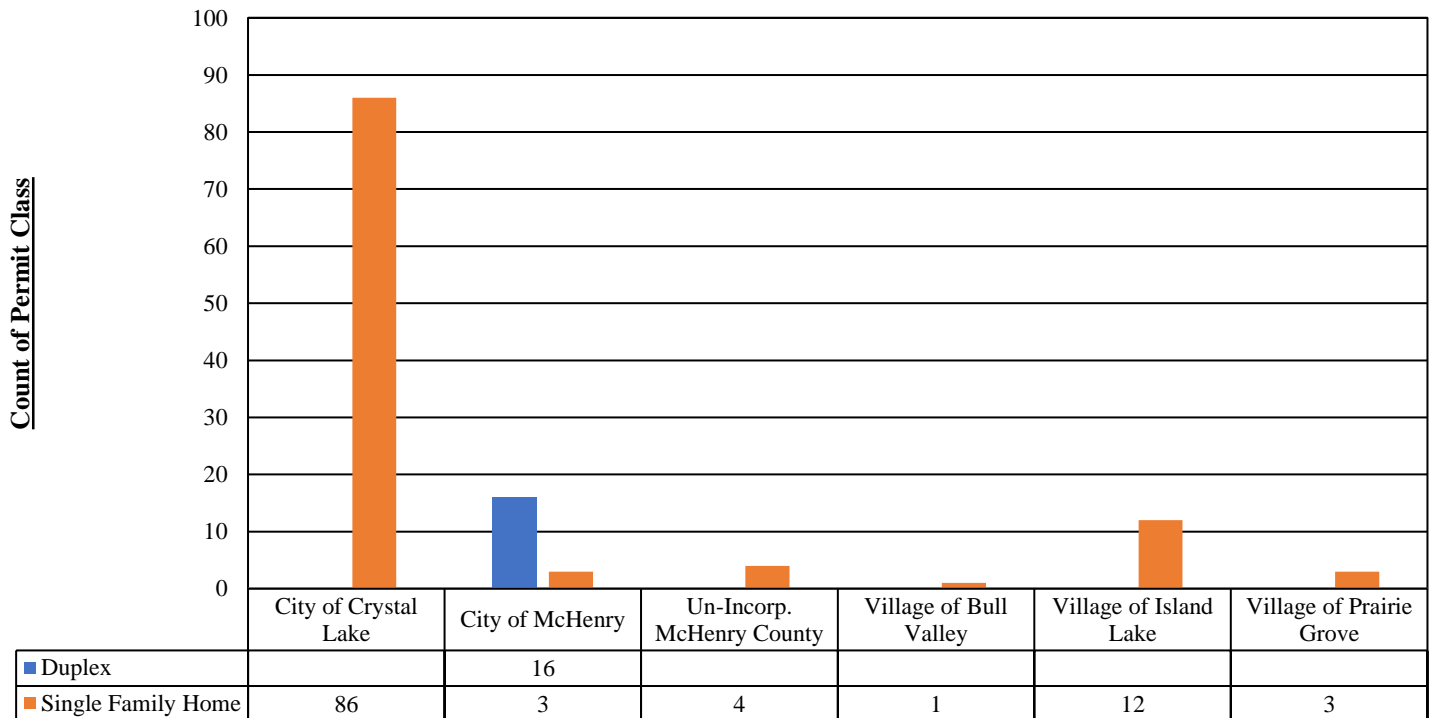
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

June Keyed Sales



102 Sales \$35,332,733

Current Snapshot of Residential New Construction Less than 100%



125 Residential New Construction



DAILY ROUNDUP

Higher Inflation Sparks Retail Demand Concern, Mortgage Applications Drop, Hourly Earnings Decline

What You Need To Know To Start Your Day



Mortgage applications are declining and home purchase deal cancellations are increasing amid rising interest rates. (Getty Images)

By [Lou Hirsh](#)
CoStar News

July 13, 2022 | 7:04 P.M.

Higher Inflation Sparks Retail Demand Concern

Annual inflation reached a 40-year high of 9.1% in June as consumers cut back on nonessential spending to deal with persistently elevated costs for gas, food and housing. That's prompting concerns it could hurt retail demand.

"Consumers can cope with both moderate price rises over a long period, and sharp price rises for very short durations," Neil Saunders, managing director at economic analytics and consulting firm GlobalData, said in a statement Wednesday. "Managing hefty inflation over a sustained time frame — which is where we are now — is much more challenging."

He added that “we are now at the point where consumers are starting to take more evasive action to reduce their expenses.” GlobalData’s July consumer panel survey found 59.2% of respondents are buying fewer non-food products, up from 52.4% in May.

Also, 52.8% are traveling less to save on gasoline, up from 49.1% in May; 45.7% are hunting more for bargains, up from 39.2%; 40.1% are trading down to cheaper brands in groceries, an increase from 28.4%; while 38.6% are shopping around at more stores to find better prices, rising from 34.5%.

The Labor Department reported Wednesday that consumer prices rose 1.3% from the prior month in June and 9.1% from a year ago, with gasoline, housing and food as the largest contributors to inflation. Despite strong employment trends for the past several months, lingering inflation and rising interest rates have spurred several analysts and corporate leaders to warn of a potential recession or other significant downturn within the next two years.

“All these indicators, and their sharp upward trajectory, suggest many households are now responding more aggressively to inflation,” Saunders said. “They also indicate that should inflation remain protracted for much longer, the impact on the retail sector and wider economy could become more serious.”

Mortgage Applications Drop

July started out with another decline in mortgage applications, as data from a prominent brokerage pointed to further consumer skittishness in the form of spiking cancellations of home purchase deals with interest rates rising.

Mortgage applications decreased 1.7% from the prior week for the week ended July 8, even when allowing for the Independence Day holiday, the Mortgage Bankers Association trade group reported Wednesday. Purchase applications were down 4% from the prior week and 18% below the year-earlier level, while refinancings were up 2% for the week but down 80% for the year.

“Mortgage rates were mostly unchanged, but applications declined for the second straight week,” Joel Kan, the trade group’s associate vice

president of economic and industry forecasting, said in a statement. “Purchase applications for both conventional and government loans continue to be weaker due to the combination of much higher mortgage rates and the worsening economic outlook.”

Single-family pricing and financing trends can affect multifamily demand by keeping consumers in the rental pool. In another sign of cooling property demand, Seattle-based brokerage Redfin reported this week that 60,000, or 14.9%, of all U.S. home purchase agreements fell through during June as buyers canceled deals.

That’s the highest level seen since March and April of 2020 in the early weeks of the pandemic, as the current slowdown in housing market competition gives prospective buyers more room to negotiate pricing or delay purchases. “Rising mortgage rates are also forcing some buyers to cancel home purchases,” Redfin Deputy Chief Economist Taylor Marr said in a statement.

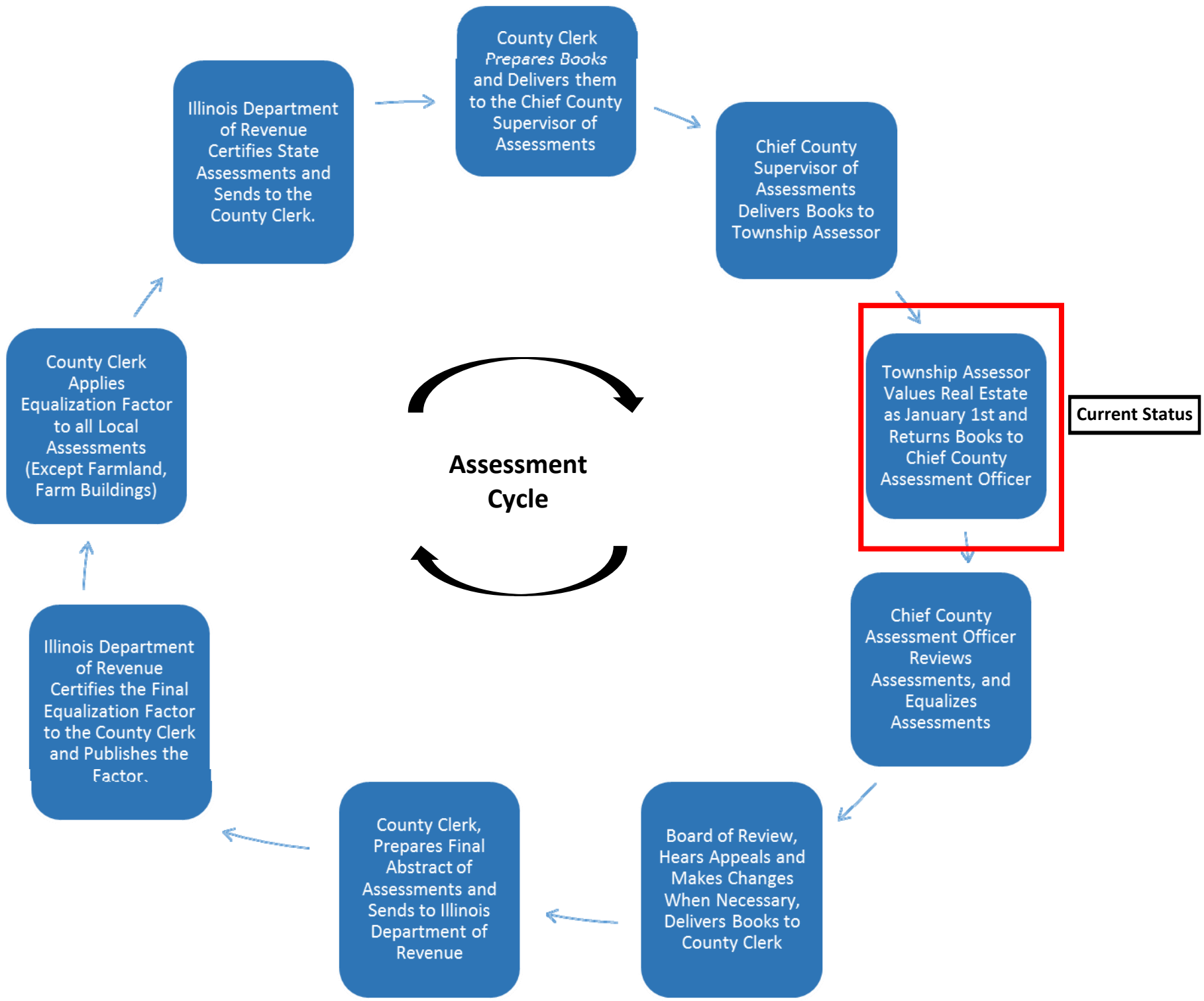
“If rates were at 5% when you made an offer, but reached 5.8% by the time the deal was set to close, you may no longer be able to afford that home or you may no longer qualify for a loan,” Marr said.

Hourly Earnings Decline

Real average hourly earnings, adjusted for inflation, declined 1% in June from the prior month, the Labor Department reported Wednesday. It’s the latest indicator of wages not keeping up with soaring consumer prices in an otherwise strong employment market.

The department noted that U.S. hourly earnings increased 0.3% from the prior month in June, while consumer prices rose 1.3%. Year-over-year, real average hourly pay declined 3.6% from June 2021, primarily because of inflation.

While the nation’s unemployment rate has remained tight at 3.6% for four consecutive months, annual inflation hit a 40-year high of 9.1% in June. Many industries have been raising pay during the past year, but analysts have noted that sustained declines in worker purchasing power could also reduce retail, housing and other property demand, among other economic fallout.



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.