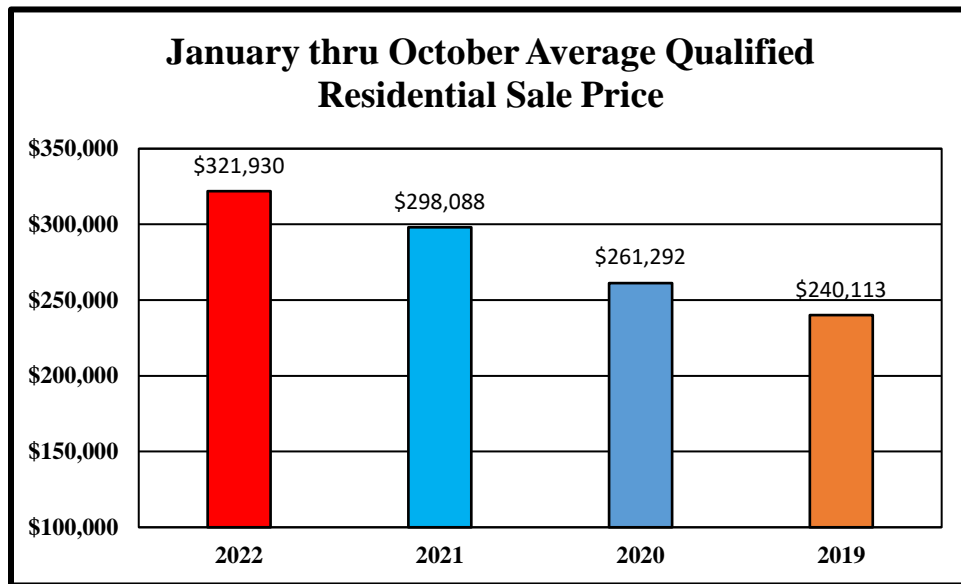


Nunda Township Assessor's Monthly Meeting Report

November 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

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November 10, 2022

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

Re: Assessment Office October Monthly Activity Report

The filing period for assessment appeals related to the 2022 assessment roll publication was closed on November 2, 2022. 2022 is the final year of the 2019 General Assessment Year. We have begun reviewing appeals and preparing responses for appeals that have been filed with the McHenry County Board of Review. As of this date the number of appeals is down, however there are still appeals to be docketed by the county.

2023 is a General Assessment year, the assessment roll will be reviewed corrections will be made both for Uniformity as well as Market Value. Based on some preliminary numbers it would appear at this time that the 2023 assessment roll will once again expand in terms of value, which should help to continue the downward trend of Nominal Tax Rates provided taxing bodies control spending.

Year to date qualified improved residential sale prices points to an 8% increase over the same period in 2021, However, year to date sales activity show a marked decrease of 26% in terms of volume.

281 building permits have been keyed for the month of October. Year to date we have seen an 16.50% increase in keyed building permits over the 2021 level.

The township website has been updated with 220 photos and drawings for the month of October.

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 / October				
Sale Year	2019	2020	2021	2022
Parcels Transferred	91	70	153	149
Number of Sales	80	63	113	111
YTD Parcels Transferred	825	942	1,369	1,010
YTD Number of Sales	707	847	1,138	845

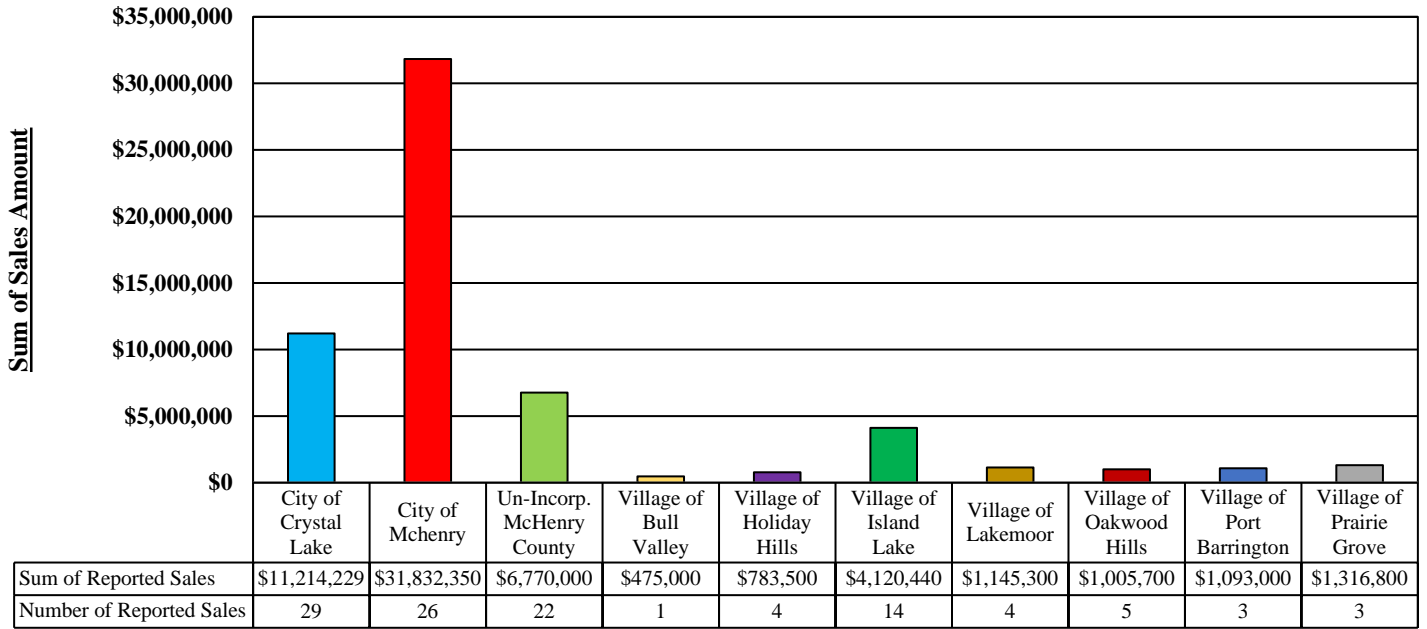
Office Support Activity			
Building Permits Keyed October			
2019	2020	2021	2022
76	40	139	281
Building Permits Keyed YTD			
1,480	1,097	1,636	1,906

Data Collection Activity / October	
Building Permit Activity	145
Update Activity	41
October Website Media Uploaded	220

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

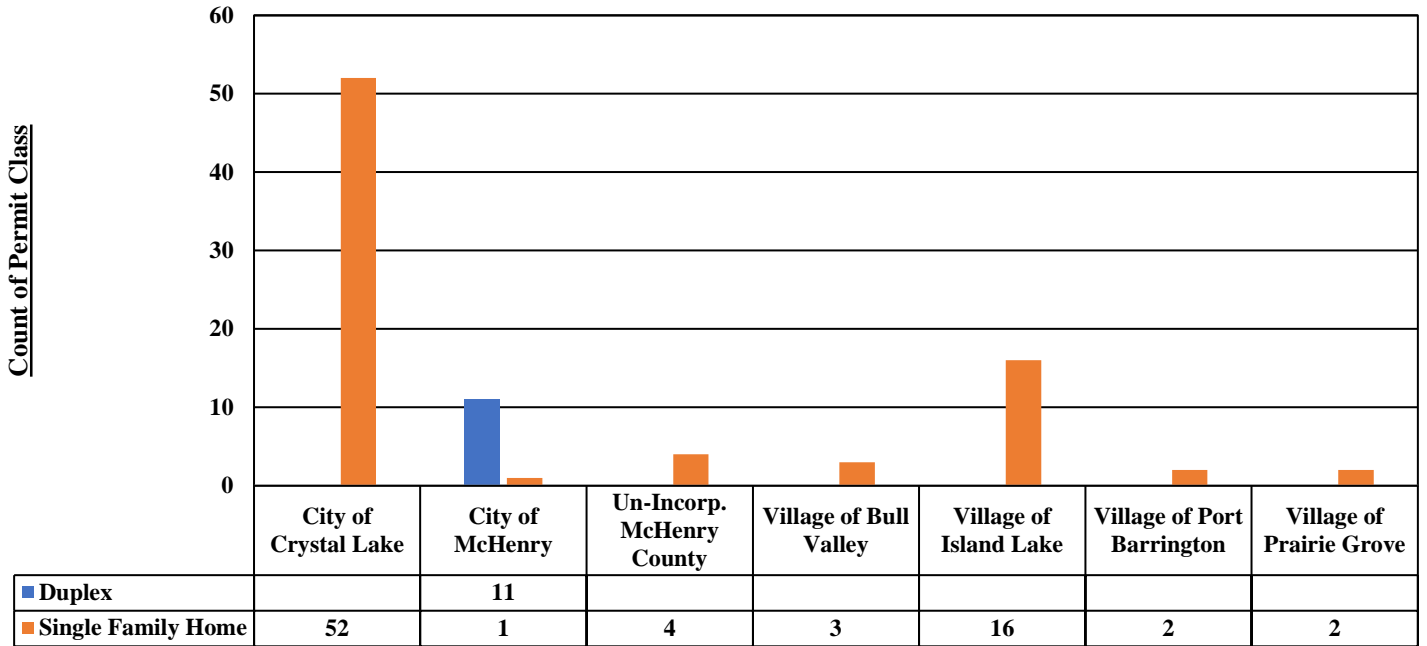
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

October Keyed Sales

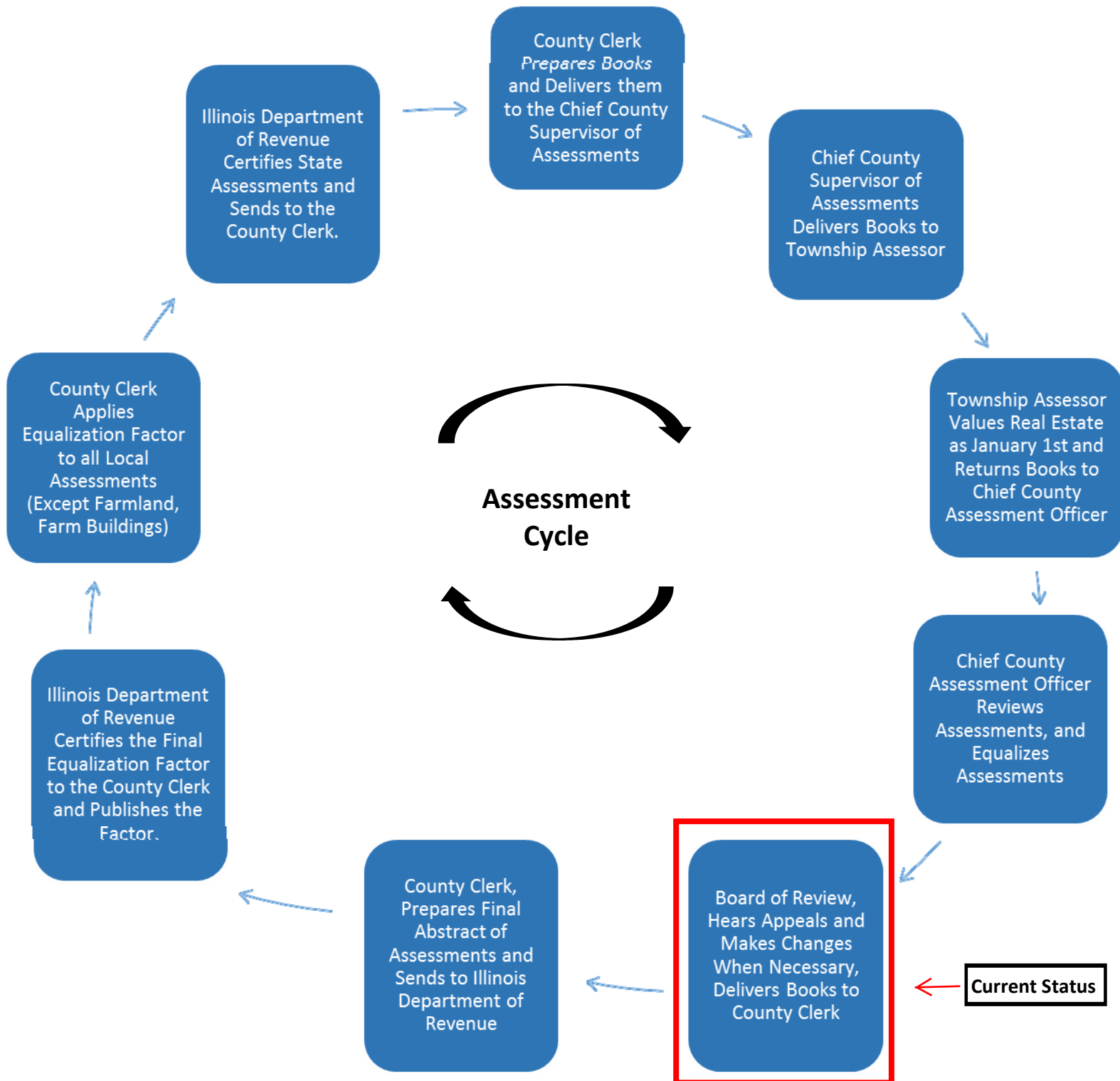


111 Sales \$59,756,319

Current Snapshot of Residential New Construction Less than 100%



91 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, Jorge, and Katie 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 and Katie are currently furthering their education at McHenry County College and help 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.