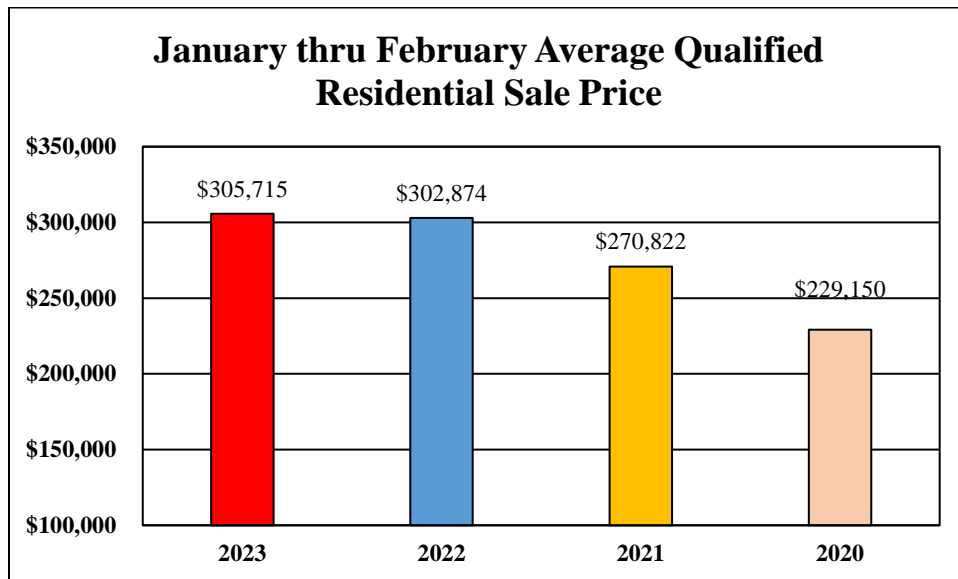


Nunda Township Assessor's Monthly Meeting Report

March 9, 2023



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 9, 2023

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

Re: Assessment Office February Monthly Activity Report

Nunda Township taxpayers who filed an assessment appeal for 2022, should have received the final McHenry County Board of Review decision. If you are not in agreement with the decision which was rendered, remember you have a limited time to appeal the decision with the Illinois Property Tax Appeal Board, please visit the township website for further details.

Preliminary numbers for 2023 point to a tentative equalization factor of 1.0939. 2023 is a General Assessment year, the assessment roll will be reviewed corrections will be made both for Uniformity as well as Market Value. With the anticipated expansion of 2023 assessment roll, if taxing bodies control spending, we should experience lower tax rates, this however will remain to be seen as the passage of legislation which increased the amount of some key exemptions beginning in 2023. The Annual Homestead Exemption was increased from \$6,000 to \$8,000 and the Senior Exemption was increased from \$5,000 to \$8,000.

Year to date qualified improved residential sale prices points to a minimal increase (<1%) over the same period in 2022, In addition, year to date sales activity reflect a decrease of 41% in terms of volume.

78 building permits have been keyed for the month of February. Year to date we have seen a 46% decrease in keyed building permits over the 2022 level year to date.

The township website has been updated with 689 photos and drawings for the month of February.

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	2020	2021	2022	2023
Parcels Transferred	67	98	134	51
Number of Sales	55	89	105	39
YTD Parcels Transferred	176	226	232	132
YTD Number of Sales	158	198	190	112

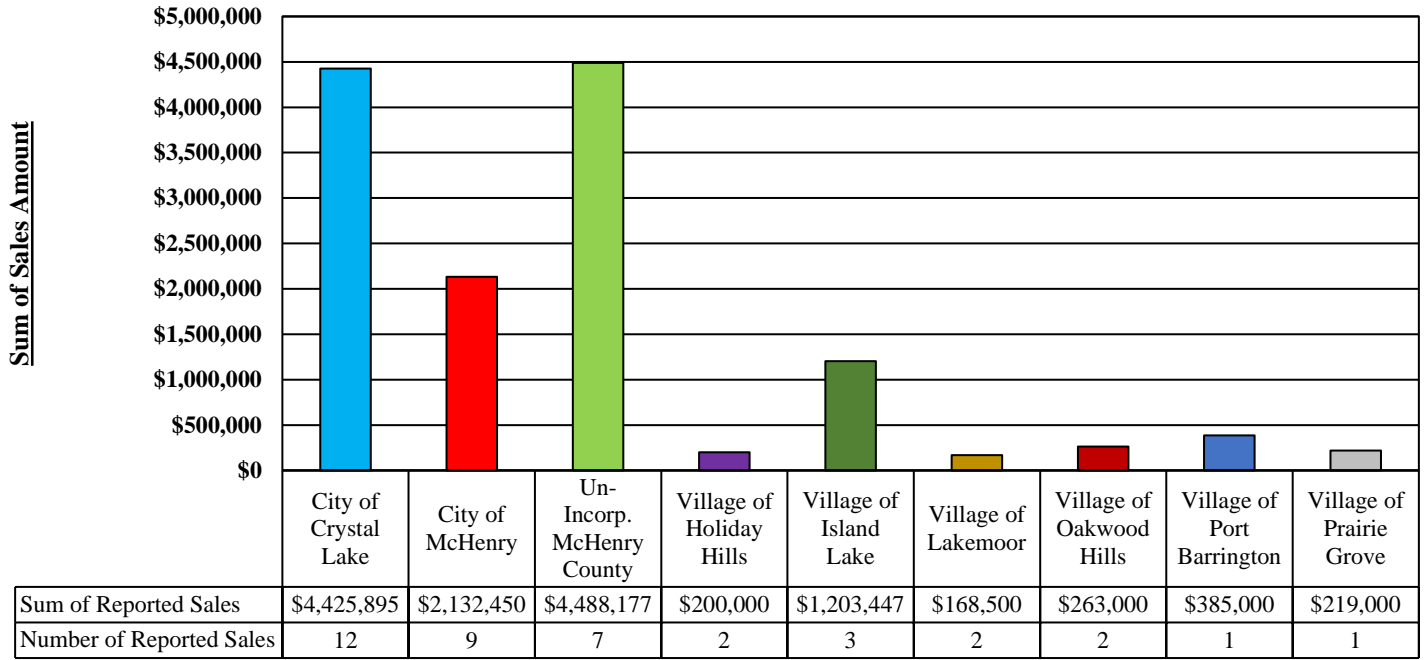
Office Support Activity			
Building Permits Keyed February			
2020	2021	2022	2023
87	71	58	78
Building Permits Keyed YTD			
376	244	263	142

Data Collection Activity / February	
Building Permit Activity	110
Update Activity	15
February Website Media Uploaded	689

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

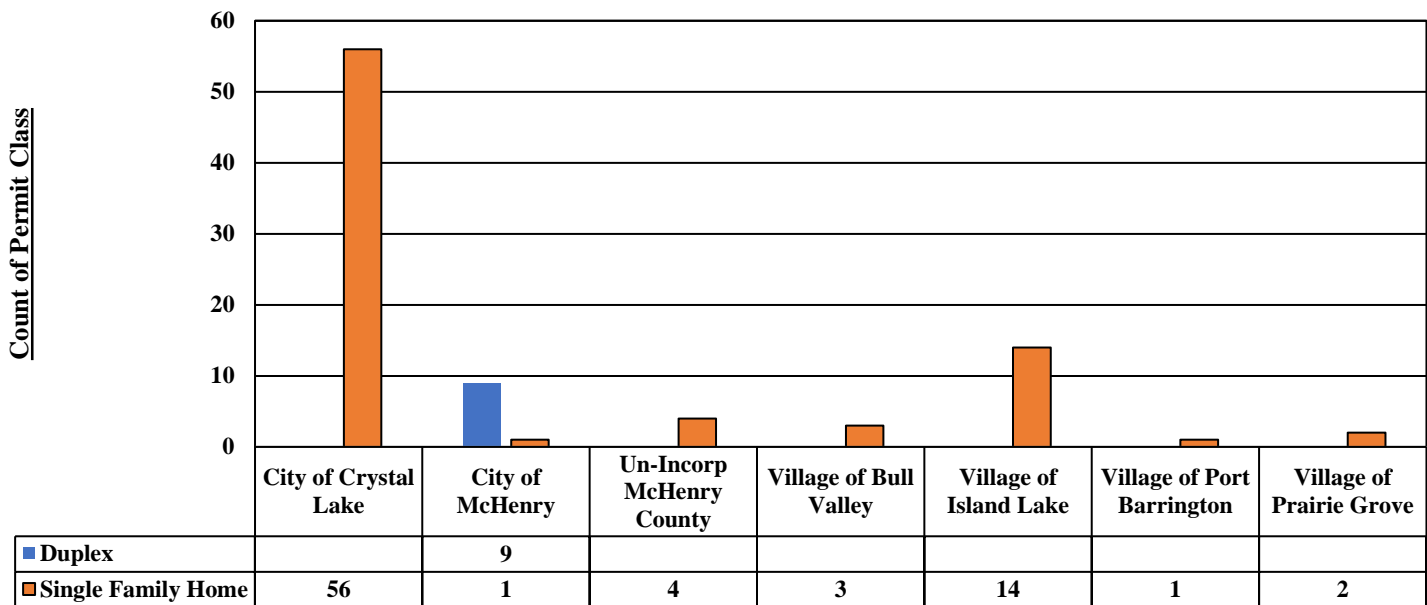
These activities as well as others which occur within the assessment office allow us to rely on verified, and credible information which leads to well thought out and defensible property assessments.

February Keyed Sales

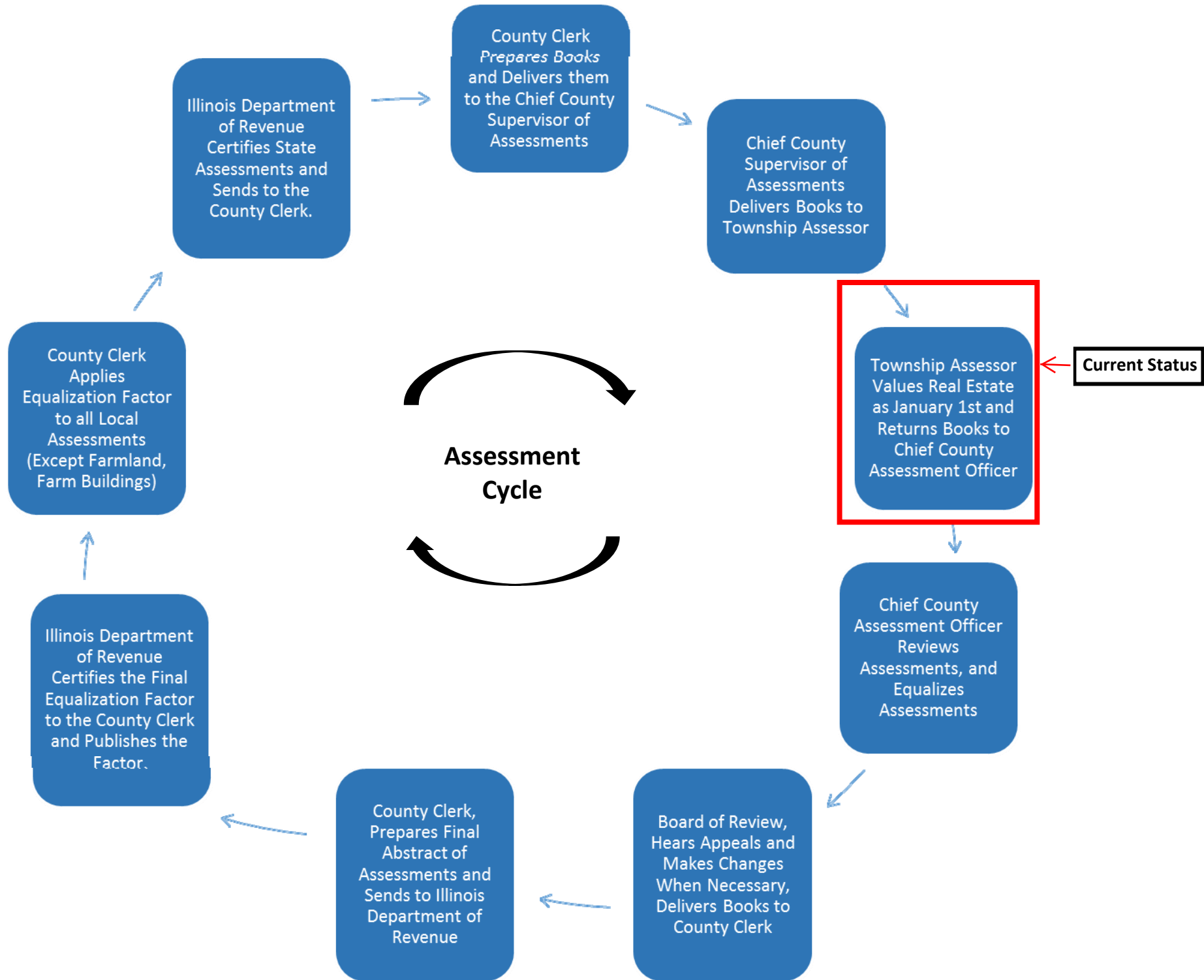


39 Sales \$13,485,469

Current Snapshot of Residential New Construction Less than 100%



90 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.