



Nunda Township - Fall/Winter - 2023

The Health Department is partnering with the McHenry County College to hold a composting event for pumpkins, gourds and other living fall decor - you can bring them to the college, at 8900 Route 14, Crystal Lake, from 10 a.m. to 3 p.m. Saturday, Nov 4th.



LEAF VACUUMING

For Unincorporated Nunda residents that are MDC customers, the schedule is very similar as in the past. Please keep in mind that we cannot predict how the leaves will fall and the schedule needs to be set weeks in advance. This timeframe gives MDC the opportunity to prepare both their staff and equipment. Please pay attention to the schedule and you **MUST** have leaves ready before Monday morning the week of pick up. This is especially important for the first pick up. If MDC can cover either East or West in a day (or two) they will not be back later in the week. Any leaves put out after Monday will be picked up on the following scheduled date. Leaves must be raked to no more than three (3) feet from the edge of the road.

We will be working very closely with MDC this year. MDC will be updating Nunda as to what areas have been serviced as well as daily status reports.

The 2023 schedule is as follows:

FIRST PICK UP DATES

During the week of Oct 23rd all areas **WEST** of Route 31

During the week of Oct 30th all areas **EAST** of Route 31

SECOND PICK UP DATES

During the week of Nov 6th all areas **WEST** of Route 31

During the week of Nov 13th all areas **EAST** of Route 31

THIRD PICK UP DATES

During the week of Nov 20th all areas **WEST** of Route 31

During the week of Nov 27th all areas **EAST** of Route 31

Landscape waste pick up will continue until December 2nd. If your leaves fall after the end of vacuuming, you can put them in bags or cans marked as "landscape waste".

DOCUMENT DESTRUCTION

Will be held Saturday, October 28th from 9:00 a.m. - 12:00 p.m. at the Supervisors office. Documents will be shredded onsite. Please remove any paperclips or binder clips from your documents. This event is for Nunda residents only.



****NUNDA RURAL FIRE PROTECTION****

The Nunda Rural Fire Protection District is an all-hazards emergency services organization proudly providing fire, medical, rescue & safety educational services to the greater Prairie Grove, Burton's Bridge and unincorporated McHenry County area.

Established in 1957, our District operates today out of one station located directly along Route 176 in the heart of Burton's Bridge. All our members are cross trained Firefighter-Paramedic/EMT'S. Our frontline vehicles housed in our station include a fire engine, ambulance, tender, and water rescue boat. Our advanced life support (ALS) ambulances

provide paramedic services and transports to area hospitals. We also offer mutual aid, in many capacities, to neighboring districts when called upon. We invite you to explore our website (www.nundafire.com) and social media to learn more about our District and the services we provide to those who visit, work in or call our community their home.



WATER TESTING

McHenry County Health Department is again taking water samples. Bottles are available at the Supervisor's office 7:00 - 3:30 Monday - Friday. Prices are dependent on testing wanted. Price sheets will be posted on Nunda Township website at supervisor@nundatownship.com

ASSESSOR'S NEWS & UPDATES

2023 is a General Assessment Year, the General Assessment Year is the first year in a four- year cycle, and it will provide the base value for the next three subsequent years. Our last General Assessment Year took place in 2019. During the General Assessment Year, our office reviews the assessment roll to correct any inequities that have developed within the assessment roll during the last four years, in addition we review assessment levels to determine any identifiable over or under assessment within the assessment roll.

A property assessment serves to apportion the tax-burden, which is created by the Taxing Authorities, the apportioning occurs by assessing property at no greater than 33 1/3% of its fair cash value in addition, the assessment should be no less or greater than like properties.(Uniform) Prior to the beginning of our work this year property assessments within Nunda Township have a 3 Year Median Level of Assessment of 30.95%, this points to an under assessment within the township. To correct this the assessments within the township will need to increase by a factor of 1.0935.

As we move through the General Assessment Year, it is important to remember that the assessed values that will be generated for this year require a review of sales activity from the last three years. (2020, 2021,2022) This practice does help to level out the increase or decrease in assessments due to spikes within the Real Estate Market. (Severe swings up or down over a short period of time)

Considering the diverse properties within the township, not all properties are reflective of the under assessment. Not every neighborhood or property class throughout the township moves at the same rate. (Increase or Decrease in Market Value) For Example over the last three years the Office Market within the township is still experiencing significant challenges while the Industrial Market continues to remain strong along with the Multi-Family Market. Many of our Improved Residential Markets have shown significant growth in overall Market Value, however, this is not necessarily true across all price points in the Residential Market, the upper end of property value \$700,000 - \$1,000,000+ has been slower to recover, in addition the Markets appetite for Vacant Land remains low.

In addition, it is worth noting this year, The State Legislators have increased the amount of the Annual Homestead Exemption from \$6,000 to \$8,000 and the Senior Homestead Exemption has been increased from \$5,000 to \$8,000. This will help some taxpayers; however, I believe it will result in tax rates remaining high as well as shifting tax burden to properties that do not qualify for exemptions.

Meaningful property tax reform will not take place until there is a handle on spending, which of course is where property owners enter the equation. From 2019 through 2022 the assessment roll has continued to expand; the overall change has been + 16.97%. As taxpayers, we need to be sure that the tax burden which is being created by each of the taxing bodies is reasonable, and that they are listening to our concerns regarding spending.

Remember when you receive your assessment notice it is important to review, as this is time sensitive, you are given 30 days from the date on the letter to appeal your property assessment. Be sure to verify exemption information that will indicate if you are or are not receiving exemptions on the property.

During the 30 days we will once again conduct informal reviews of information provided by property owners or their representatives that would indicate a possible change to your proposed assessment.

An informal review may eliminate the need to file a formal appeal with the McHenry County Board of Review.

Your Nunda Township Assessment Office Website is a valuable tool and resource for reviewing and collecting information related to Market Value and Property Assessments. There are sale books for you to review that show sale activity throughout the township, in addition there are tools to search and select comparable property sales as well as comparable assessments.

Please remember we are available to answer your property assessment questions or concerns.



Road Maintenance

Our road crews have been completing many projects this year and like always, the guys here at Nunda Township Road District demand excellence. Some completed projects “paving” are Foxfire subdivision, Berian Estates, Stueben Road, Sumac & Landl Park Road. These are completed and all of us here at the road district couldn’t be prouder on the way they turned out. There are a few projects still planned to be finished this year which include “Terra Cotta Road & Terra Villa Estates”. The road district has had a great year in maintaining the roads for its residents with great excellence.

Tree Trimming

With fall upon us and winter right around the corner our tree crew will be continuing our tree trimming program. This includes trimming sight lines and intersections. The tree crew will also continue to cut down any trees that have been inquired about throughout the year that need to be cut down.

Equipment

Our Mechanics are always busy, but especially at this time of year. They have begun their fall maintenance on all the plow trucks/equipment to ensure or trucks/equipment are ready for winter.

Recycling

Nunda Township Road District is proud to say that the residents of this township, annually have recycled 5,575 gallons of paint, 5,500 gallons of motor oil, 1,200 car tires, 83.2 tons of cardboard, paper, plastic & glass, 43.27 tons of scrap metal and electronics, 3,684 fluorescent bulbs “all sizes” and with our three textile bins we can say that we brought in 18,405 pounds of recycled clothes, shoes and blankets. Thank you, Nunda Township residents, you are helping the less fortunate families here and around the world by filling those bins up. Again, thank you!

Paint recycling closes October 31st, 2023

Winter Weather Safety, Snow Reminder

Stay aware of winter weather; watch T.V., listen to the radio, check your phone for updates. Always stay away from downed wires and report the location immediately. Also, when you see our plow trucks out, please give them the space to clear the roads and remember when you are behind the trucks, if you can’t see their mirrors, they can’t see you, please keep proper distance. We are stocked with salt and like always when the first snowflake falls our snow foreman will be ready!

Services always available at Nunda Township:

- Senior/Disabled Reduced RTA Fare
- Rent the Hall or Picnic Area - \$25 for Nunda Residents Only
- Voter Registration
- Notary Public - Free
- SENIORS NEEDED for Pinoche - Mon/Thurs *(Call office for more info)*

Contact Information:

Supervisor - Leda Drain - Supervisor@nundatownship.com

Assessor - Mark Dzemske - Assessor@nundatownship.com

Road Commissioner - Mike Lesperance - Highway@nundatownship.com

Phone Number - 815-459-4011



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