

## **REAL ESTATE TAX CYCLE COMMITTEE**

Wednesday, August 14, 2019

**PRESENT:** P. Chapman, M. King, C. Hankins, M. Walters  
**ABSENT:** K. Novacich-Koberna, V. Valentine  
**OTHERS:** D. Ming-Mendoza, T. Cook, A. Esping, J. Dauderman, B. Davis, A. Meyer, P. Curtin, D. Westerfield, T. Soland, S. Rolens, P. Taylor, C. Slusser, P. McRae

The July meeting minutes were approved by all members present.

### **TREASURER:**

C. Slusser reported the first installment due date was July 10<sup>th</sup>, the second installment due date will be September 10<sup>th</sup> and Mobile Home tax bills were due July 31<sup>st</sup>. He said they have made 5 real estate distributions this year and distributed \$171,868,841.40 which is 39.26% of taxes extended. The next real estate distribution is targeted for August 27<sup>th</sup> and the first mobile home distribution is targeted for August 29<sup>th</sup>.

### **COUNTY CLERK:**

D. Ming-Mendoza reported the abstracts have been submitted to the Department of Revenue and they continue to make mobile home corrections, collect delinquent taxes and distribute back to the tax buyers.

### **RECORDER:**

Ms. Meyer provided her monthly graphs which indicated the Deeds of Conveyance are slightly down and the Judicial Deeds, Lis Pendens and Tax Deeds are all holding steady.

Danielle Westerfield from Fiddler (recording software vendor) attended the meeting to speak about a subscription service that will allow documents dating from 1985-1812 (dirt) to be digitized and placed online. Ms. Westerfield said this will significantly help with e-commerce within Madison County and listed several counties of varying sizes that have already started using this subscription service. She noted a 99% accuracy rate and a lifetime warranty.

Discussion was held by committee members on what this could mean for government and the economy. Ms. Meyer explained that by making documents accessible to other offices such as County Assessors, it allows for easier and faster business as well as a safeguard against natural disasters. Ms. Meyer also mentioned Zillow buys daily work thus receiving revenue. Ms. Westerfield explained having documents at your fingertips will help greatly with real estate and also provide availability after hours.

The total cost is \$508,288.00 to be paid in installments out of the Recorder's Automation Fund; 25% is due to be paid at signing, 50% is due after completion of stage 1 and 25% due after everything else is imported. It's estimated to take at least 1 year for completion. There was discussion on why staying with 1 vendor is important.

### **COUNTY ASSESSOR:**

J. Dauderman reported they are processing 2018 Certificates of Error, are up to date on 2019 deed reviews and are finalizing quad values. Mr. Dauderman mentioned farm ground increases were not published in the paper this year, he said it is not required to publish individual assessments as long as the amount of the increase is announced but it is still required to send the individual a notice in the mail. The Field Crews are

set to start in Nameoki Township for the 2020 quad work. Mr. Dauderman said there were 2 applicants that applied for flood relief but were not eligible. GIS and Assessment data is being supplied to Simmons which is the group that is working on the project in Alton.

### **BOARD OF REVIEW:**

T. Soland reported they continue to make corrections on the 2018 tax bills for Senior Freeze and Homestead Improvement exemptions. For 2019, they continue to process Exempt Renewals, Senior Freeze Exemptions and Homestead Improvement Exemptions. She said they are assisting the Assessor with changes for 2019 as well as homeowners with the appeal process. Ms. Soland said they are working on PTAB appeals as well as Board of Review waivers for 2019.

### **INFORMATION TECHNOLOGY:**

B. Davis reported they have been printing the Final Decision Letters for the Assessor's Office as well as posting the different publication dates on the website and providing assistance as needed.

### **PURCHASE REQUEST:**

The following purchase request was presented:

1. Preparation of Annual Real Estate Tax Bills for Tax Year 2019, Option Year 1 of 2 (Does not include cost of postage) for the Treasurer's Office. **Not to exceed \$24,056.00.**

Mr. Walters moved, seconded by Mr. King to approve the purchase request as presented. The ayes and nays being called on the motion to approve resulted in a vote as follows: AYES: P. Chapman, M. King, C. Hankins, M. Walters NAYS: None. **MOTION CARRIED.**

Mr. Hankins moved, seconded by Mr. Walters to approve the Property Trustee Report as presented. The ayes and nays being called on the motion to approve resulted in a vote as follows: AYES: P. Chapman, M. King, C. Hankins, M. Walters NAYS: None. **MOTION CARRIED.**

### **OLD BUSINESS:**

There was an in depth conversation about the parcel shape file and what the best way is to disperse that information and what may be an appropriate fee. Mr. Dauderman explained that people such as contractors and surveyors ask for a base layer for their GIS project which includes parcel outlines, street center lines, street names and parcel numbers. If they choose to get parcel outlines for the entire county it costs \$78k. Additional layers can be added at an additional cost. The parcel shape file can be enhanced to show power, gas, water and sewer lines if allowed by the Department of Homeland Security. A. Esping explained that through research and contact with other counties about how information is disseminated he has found there to be 3 models. First model is taking the total number of parcels and multiplying it by the amount they charge per parcel and that is the fee for their parcel shape file. The second model is having the parcel shape file online in a downloadable format for no charge. The third model is providing the file at no costs to entities that fit a particular paradigm upon signing an agreement; if the agreement is not signed, a flat rate is charged. T. Cook expressed the importance of keeping a little bit of control shown in the third model and also voiced multiple other approaches that could be adopted.

Mr. Walters moved, seconded by Mr. Hankins to adjourn the meeting. **MOTION CARRIED.**

/mds