

NUNDA TOWNSHIP ASSESSOR
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June 11, 2026

Nunda Township Town Board:

Re: Assessment Office May Monthly Activity Report

2026 Assessment Roll Status

The preparation of the 2026 Assessment Roll is well underway. I anticipate certification of the 2026 Assessment Roll to the McHenry County Supervisor of Assessments on August 3, 2026.

Nunda Township's current three-year level of assessment is 31.06%, I anticipate that a 2026 Equalization Factor of 1.0731 will be applied to the Assessment Roll after certification. This action occurs at the county level and is used to adjust the township's level of assessment to the required level of 33.33%.

Equalization Factor Calculation: $33.33\% \div 31.06\% = 1.0731$

Assessment Notices and Taxpayer Communication

Beginning with assessment year 2026, the Supervisor of Assessments will not mail assessment notices for properties that are adjusted only by the Equalization Factor. Notices will still be mailed for township-level assessment changes and Farmland properties. This change is projected to save taxpayers approximately \$65,000 in postage costs each year.

Assessment notices will still be generated and posted on the McHenry County Tax Portal. Taxpayers may also sign up for Assessment Notice alerts through the McHenry County assessment notice alert system. The McHenry County Treasurer's Office Tax Portal remains available through the Nunda Township Assessor website.

Senior Citizen Assessment Freeze Homestead Exemption

I also want to highlight the increase in the maximum household income threshold for the Low-Income Senior Citizen Assessment Freeze Homestead Exemption. On December 12, 2025, the Governor signed Public Act 104-0452, increasing the maximum household income beginning in assessment year 2026 for taxes payable in 2027.

| | | | | |
|-----------------------------|----------|----------|----------|----------|
| Property Tax Year | 2025 | 2026 | 2027 | 2028 |
| For Property Tax Payable in | 2026 | 2027 | 2028 | 2029 |
| Using Household Income from | 2024 | 2025 | 2026 | 2027 |
| Maximum Household Income | \$65,000 | \$75,000 | \$77,000 | \$79,000 |

After 2028, the maximum income limitation will remain at \$79,000 unless changed by the General Assembly

Please remember I am available for questions and concerns.

Respectfully submitted,

Mark S. Dzemske, CIAO-M
Nunda Township Assessor

Development Activity and Market Conditions

The following section provides a snapshot of current and anticipated development activity throughout the township. The list below was originally presented as part of the 2026 Budget presentation.

2026 Currently on the Board - Under Development

- Residence of Fox Meadows (540 Apartment Units Nearing Buildout)
- Clover Development (Fox Run Senior Apartments) 119 Units
- Woodlore Townes II (55 Townhome Units Nearing Buildout)
- Walnut Hollow (112 Single Family & 118 Townhomes)
- Oaks at Irish Prairie (66 Single Family Homes)
- Prairie Woods (Final Buildout 14 Lots)
- Redwood Development (197 Single-Story Attached Apartment Homes)
- Kelly's Market (Gas Station / Convenience Center)
- Former Crystal Bowl (774 Self Storage Units)
- Terra Cotta Realty (Short Course)
- Redevelopment (Former Flowerwood Property)
- Castle Motors (Subaru Dealership)
- McHenry Senior Commons (40 Unit Income Based Apartment Complex)

In addition to the projects listed above, Lennar Development is currently working with the City of McHenry for approval of a proposed 599 single-family home development known as Preserves of Boone Creek.

Ryan Homes is also working with the City of McHenry to further develop the Oaks at Irish Prairie on an additional 78.3 acres. The proposed expansion includes 335 total dwelling units, consisting of 181 single-family homes and 154 townhome units.

The City of Crystal Lake has approved the final plat for 19 three-story townhome units, which will complete the Pingry Place Townhomes development and will be known as Jade Estates.

Additional projects remain underway, approved, or under further discussion, including solar farms, battery farms, and other various projects.

Residential, Commercial, and Industrial Market Observations

Available homes on the market remain limited, which continues to place upward pressure on pricing. Some pockets of the market are still experiencing homes selling above list price, while other properties are remaining listed for longer periods of time.

Current 30-year fixed mortgage rates generally range from 6.35% to 6.65%, with 15-year fixed rates appearing more attractive at approximately 5.65% to 6.00%.

The Commercial market appears to be holding its own. Retail strip centers have shown improved occupancy, and Office vacancy has eased somewhat due to limited new office development, redevelopment and conversion of existing office properties, and more people returning to office settings.

The Industrial market remains attractive. Due to limited new development, available industrial space appears to be priced at a premium in both asking rents and sale prices.

Office Operations and Records Management

The Assessment Office website continues to be an invaluable taxpayer resource and is regularly updated and improved. Staff also continue to add and update property photos and drawings on an ongoing basis.

Year to date, the staff has archived approximately 1,500 paper records.

Sales, Permit, Mapping, and Field Activity

| Year to Date (Residential Sales Activity) | | | |
|---|---|---|------------------------------|
| Property Type | 2026 Average Sale Price Sales Keyed 01/01/2026 – 05/31/2026 | 2025 Average Sale Price Sales Keyed 01/01/2026 – 05/31/2026 | Indicated Change in Value |
| Residential Single Family | \$454,700 (Rounded) | \$397,500 (Rounded) | +14.39% |
| Townhomes | \$259,000 (Rounded) | \$249,100 (Rounded) | +3.97% |
| Residential Condominiums | \$236,600 (Rounded) | \$237,000 (Rounded) | Stable |

For the month of May, 71 sales involving 75 parcels were qualified and keyed into the township CAMA system.

Year to date, 292 sales involving 435 parcels have been qualified and keyed into the township CAMA system.

As of January 1, 2026, Office Support staff has keyed 112 building permits received for various assessment-related reasons.

The reconstruction of the Route 31 corridor is well underway, and the Assessment Office has completed the mapping changes associated with the various land takings for this project as of this date.

The Data Collection and Field activity remains very active, including building permit follow-up, existing record updates, and office-generated inquiries.

The information which has been presented is intended to give a brief overview of the assessment office activity, the weather, the time of the year, the timing of the assessment cycle and other circumstances can dictate day to day activities.