

Nunda Township Assessor's Office

Monthly Meeting Report

Mission Statement

The mission of the Nunda Township Assessor's Office is to administer the township assessment program with accuracy, fairness, and professionalism. We are committed to maintaining public confidence through diligent service, responsible stewardship of taxpayer resources, and a continued focus on the taxpayers we serve.

Meeting Date

July 9, 2026

Meeting Time

7:00 P.M.

Location

Nunda Township Town Hall

Prepared By

Mark S. Dzemske, CIAO-M

Nunda Township Assessor

NUNDA TOWNSHIP ASSESSOR
3510 BAY ROAD
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To: Nunda Township Town Board

Re: June 2026 Monthly Assessment Office Activity Report

2026 Assessment Roll Status

The preparation of the 2026 Assessment Roll remains on schedule. The certification of the assessment roll to the McHenry County Supervisor of Assessments is anticipated to take place on August 3, 2026.

Office Support Activities

The Assessment Office remains very active. Office Support Staff continue to assist property owners with the completion of exemption applications, archival of paper records, process building permits, review and qualifying of Real Estate Transfer Declarations, update the CAMA system for ownership changes, and maintain mobile home registrations. These are examples of the daily responsibilities completed by the Office Support Staff.

Data Collection and Field Review

Data collection activities also remain active. These efforts include walking neighborhoods, speaking with property owners, and reviewing property characteristics. This process is time consuming, but it provides an important opportunity for taxpayers to share information directly with the office through interaction with the Data Collection Team.

Data Collectors are also following up on building permit activity and responding to inquiries generated both by the office and by taxpayers. In addition, a significant amount of time and effort continues to be committed to reviewing township properties with agricultural assessments. These reviews are conducted both in the office and through field inspections. The township website was updated with 227 pictures and drawings for the month of June.

Preparation for the 2027 General Assessment Year

Work is also underway in preparation for the 2027 General Assessment Year. These activities include updates to the CAMA system, model building and calibration, and ongoing data collection through market-related review activities.

The information above is intended to provide insight into a few of the daily operations within the Assessment Office. On the following pages is various information related to sales information which includes comparisons of market behavior from 2025 and current 2026 information.

Please remember that I am available to answer any questions or address any concerns.

Respectfully submitted,


Mark S. Dzemske, CIAO-M

Nunda Township Assessor

Office Support Staff Activity				
Nunda Township Keyed Sales (January – June)				
Sale Year	2023	2024	2025	2026
Parcels Transferred	404	405	433	542
Number of Sales	364	346	388	373

The tables below summarize qualified sales keyed by property type for the June reporting period and for the year-to-date period. The layout is intended to compare current activity with the same reporting period from the prior year.

Qualified Sales Keyed June 2026		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$243,333	\$283,000
SF Attached	\$320,000	\$320,000
SF Detached	\$468,333	\$435,000
Townhome	\$293,367	\$250,100

Qualified Sales Keyed 2026 Year to Date		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$238,208	\$250,000
SF Attached	\$311,500	\$310,500
SF Detached	\$460,419	\$408,200
Townhome	\$264,756	\$244,500

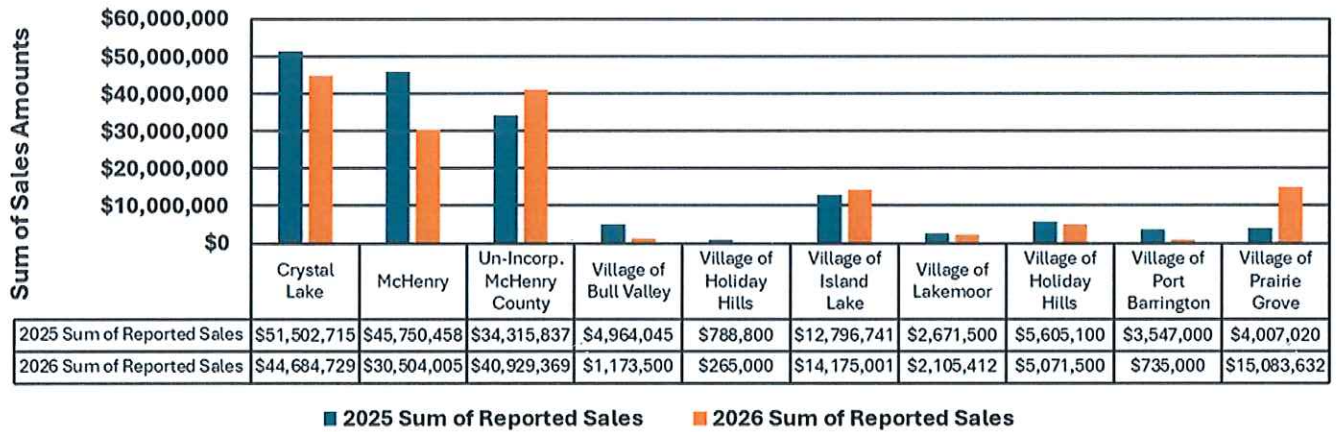
Qualified Sales Keyed June 2025		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$155,833	\$152,500
SF Attached	-	-
SF Detached	\$463,319	\$391,000
Townhome	\$252,425	\$242,250

Qualified Sales Keyed 2025 (01/01/2025 - 06/30/2025)		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$226,453	\$235,000
SF Attached	\$339,875	\$279,250
SF Detached	\$418,469	\$380,000
Townhome	\$249,644	\$243,450

A review of the reported year-over-year change in qualified sale values, using average sale prices for the same January through June reporting period, indicates the following.

Qualified Sales 2025 / 2026 (01/01/2025 - 06/30/2026)			
Property Type	2025 Average Sale Price	2026 Average Sale Price	% Change in Value 2025 / 2026
Condominium	\$226,453	\$238,208	5.19%
SF Attached	\$339,875	\$311,500	-8.35%
SF Detached	\$418,469	\$460,419	10.02%
Townhome	\$249,644	\$264,756	6.05%

Summary of Keyed Sales Comparing 01/01/2025 - 06/30/2025 to 01/01/2026 - 06/30/2026



Current Status

