

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

August 13, 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: August 2026 Monthly Assessment Office Activity Report

2026 Assessment Roll Status

Certification of the 2026 assessment roll to the McHenry County Supervisor of Assessments is anticipated to occur on August 17, 2026. Certification was originally targeted for August 3, 2026; however, the additional time has allowed staff to complete several remaining review and verification tasks prior to submission.

Sales Activity

Sales activity remains slightly above the recent three-year average. (In terms of volume) Based on the prior three reporting years, the average number of sales was 440 through the current 2026 reporting period, 451 sales have been recorded. Total parcel transfers have increased more noticeably, with 624 parcels transferred in 2026 compared with a prior three-year average of 500 transfers.

Office Support Staff Activity				
Nunda Township Keyed Sales (January – July)				
Sale Year	2023	2024	2025	2026
Parcels Transferred	498	480	523	624
Number of Sales	442	411	466	451

Office Support Staff continue to assist property owners with exemption applications, archive paper records, process building permits, review and qualify Real Estate Transfer Declarations, update the CAMA system for ownership changes, and maintain mobile home registrations. These duties represent a significant portion of the office's daily administrative workload.

Data Collection and Field Review

Data collection remains active throughout the township. The Oaks of Irish Prairie residential subdivision, located at Veterans Parkway and Barreville Road in McHenry, continues to progress as infrastructure is completed and presale activity increases. The Walnut Hollow subdivision, located at Route 31 and Ames Road in the Village of Prairie Grove, is also nearing completion of required infrastructure and appears positioned to begin construction. In addition, the City of McHenry has approved development of approximately 304 acres along Bull Valley Road and Curran Road for just under 600 homes. This project has been reported as the largest residential development of its kind brought to McHenry in approximately 20 years.

Please let me know if you have any questions or would like additional information.

Respectfully submitted,

Mark S. Dzemske, CIAO-M
Nunda Township Assessor

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 July 2026		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$251,370	\$257,450
SF Attached	\$427,500	\$427,500
SF Detached	\$438,812	\$390,000
Townhome	\$280,600	\$285,000

Qualified Sales Keyed 2026 Year to Date		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$241,968	\$250,000
SF Attached	\$359,200	\$320,000
SF Detached	\$457,116	\$401,500
Townhome	\$268,200	\$250,000

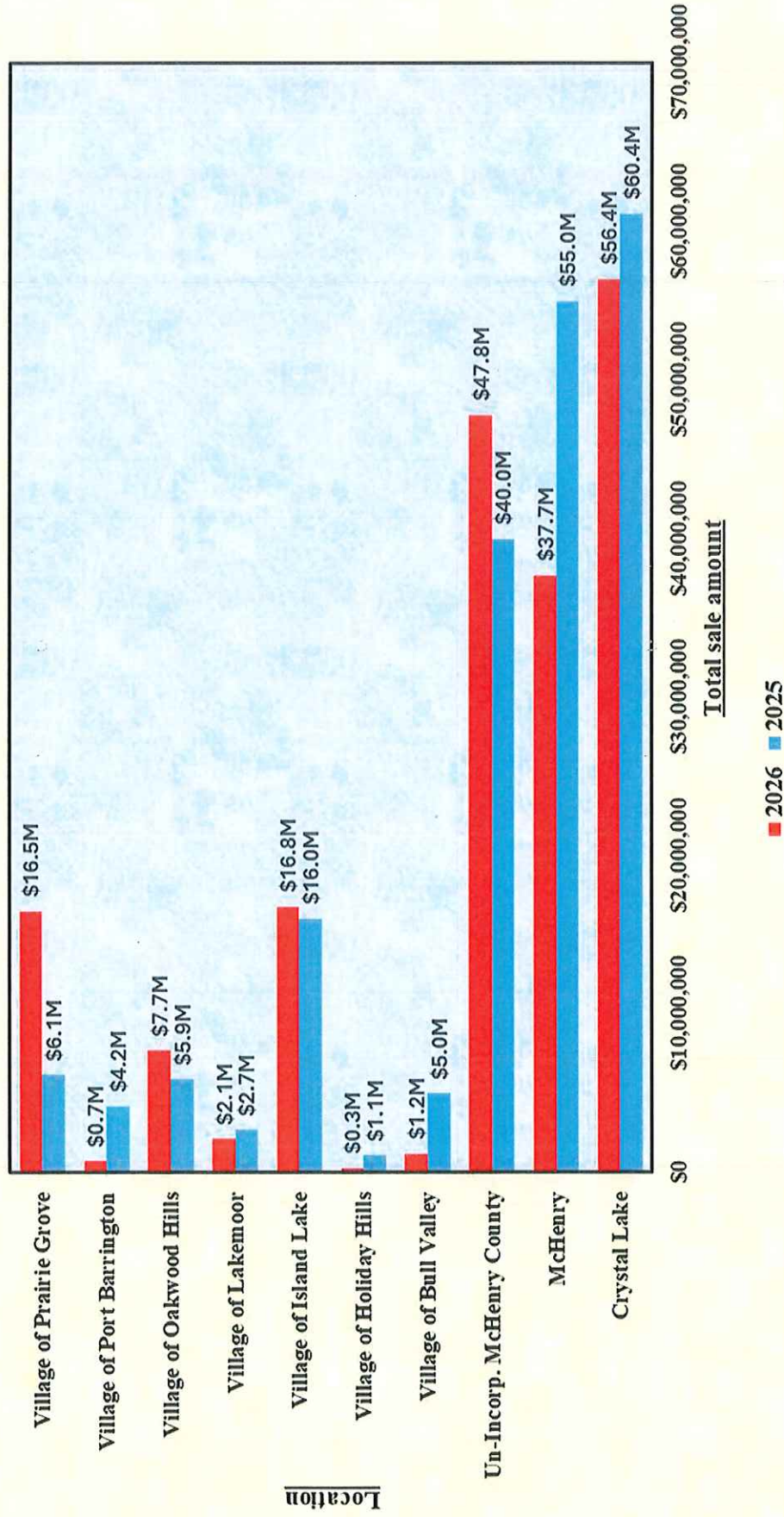
Qualified Sales Keyed July 2025		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$242,613	\$237,750
SF Attached	-	-
SF Detached	\$423,378	\$374,000
Townhome	\$257,398	\$255,490

Qualified Sales Keyed 2025 (01/01/2025 – 07/31/2025)		
Property Type	Average Sale Price	Median Sale Price
Condominium	\$230,623	\$235,000
SF Attached	\$339,875	\$279,250
SF Detached	\$419,414	\$375,000
Townhome	\$250,895	\$245,000

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

Qualified Sales 2025 / 2026 (01/01/2025 - 07/31/2026)			
Property Type	2025 Average Sale Price	2026 Average Sale Price	% Change in Value 2025 / 2026
Condominium	\$230,623	\$241,968	4.92%
SF Attached	\$339,875	\$359,200	5.69%
SF Detached	\$419,414	\$457,116	8.99%
Townhome	\$250,895	\$268,200	6.90%

Sale Amounts by Location — 2025 vs 2026 (01/01/2025 - 07/31/2025 vs 01/01/2026 - 07/31/2026)



The township assessment website continues to serve as a valuable resource for taxpayers, real estate professionals, appraisers, other governmental agencies, and the public. The website has required a significant investment of township time and resources, and our office continues to maintain it as a reliable source of assessment information, property records, and related tools for township taxpayers.

During the month of July, 478 updates were made to the township assessment website. These updates included 261 new pictures or sketches, 97 updates to existing pictures or drawings, and additional deletions of outdated pictures or drawings.

Second-quarter sales activity has also been posted to the township website.

The archiving of township paper records also continues to progress. From January 1, 2026, through the current reporting period, Office Support Staff have archived 1,936 paper records. Including prior-year activity, a total of 5,258 paper records have now been archived.

Overall, the duties and responsibilities of the township assessment office continue to keep us very busy, both within the office, as well as the time spent out of the office in the field.

Current Status

