

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

October 8, 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
CRYSTAL LAKE, IL 60012
Phone 815-459-6140
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To: Nunda Township Town Board

Re: September 2026 Monthly Assessment Office Activity Report

2026 Assessment Roll Status

The 2026 assessment roll was certified to the McHenry County Supervisor of Assessments on August 17, 2026, and published on September 26, 2026. The final deadline for filing an assessment appeal is October 26, 2026. The township's three-year average level of assessment was 31.06%. Accordingly, the county applied an equalization factor of 1.0731 to bring assessments to the 33.33% level required by the Illinois Department of Revenue ($.3333 \div .3106 = 1.0731$).

Sales Activity

Sales volume remains slightly below the recent three-year average. During the comparable reporting period, an average of 594 sales was recorded over the prior three years, compared with 588 sales in 2026. Total parcel transfers increased more noticeably, reaching 811 in 2026 compared with the prior three-year average of 696.

Office Support Staff Activity				
Nunda Township Keyed Sales (January – September)				
Sale Year	2023	2024	2025	2026
Parcels Transferred	670	684	734	811
Number of Sales	596	564	621	588

During the publication and appeal period, Office Support Staff have focused on responding to taxpayer questions and addressing issues that arise, including processing exemptions and assisting taxpayers with the appeal process. Staff also continue to review and process building permits, review and qualify Real Estate Transfer Declarations, update ownership information in the CAMA system, and archive paper records. From January through September 2026, 2,066 paper records were archived.

Data Collection and Field Review

Data collection remains active throughout the township. This year, Data Collectors have devoted significant time to the township's river communities by updating property records and speaking with taxpayers in preparation for the 2027 General Assessment Year. They have also followed up on open-building permits and office-generated inquiries and devoted substantial time and resources to verifying information for agricultural properties throughout the township.

New Developments

The Oaks of Irish Prairie residential subdivision, located at Veterans Parkway and Barreville Road in McHenry, continues to progress. We currently have 20 building permits for new homes in various stages of construction. The Walnut Hollow subdivision, located at Route 31 and Ames Road in the Village of Prairie Grove, appears ready for construction, and materials have begun arriving at the site. The Jade Station subdivision, located at the corner of Brink Street and Woodstock Street, is now underway. This 19-lot development will complete the remaining area surrounding the Pingry Place subdivision. The City of McHenry and CalAtlantic Group have executed a development agreement for the Preserves of Boone Creek, a development of just under 600 homes on 304 acres along Bull Valley Road and Curran Road.

Township Website

During September, 474 updates were made to the township assessment website. These included 228 new photographs or sketches, 179 updates to existing photographs or sketches, and the deletion of 67 outdated photographs or sketches.

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 following tables summarize qualified residential sales by property type. The first compares September 2025 with September 2026. The second compares year-to-date activity through September 30 for both years and shows the percentage change in average sale price from 2025 to 2026. An em dash indicates that no qualified sales were recorded for the property type during the applicable period.

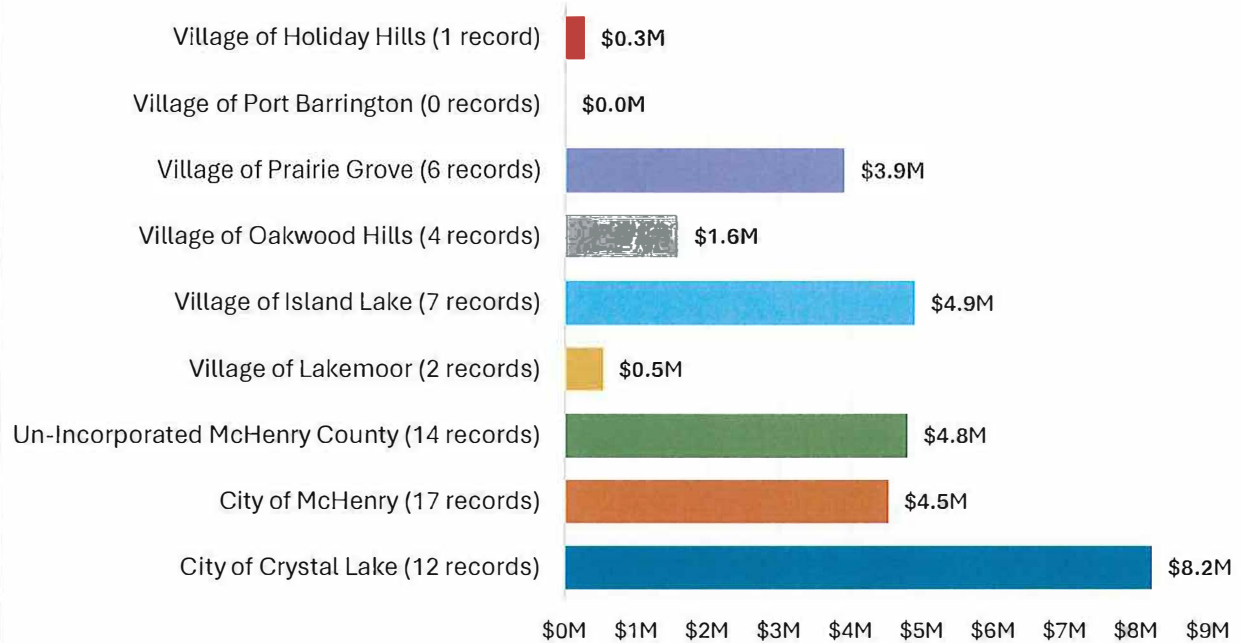
Qualified Residential Sales — September Comparison

Property Type	September 2025		September 2026	
	Average	Median	Average	Median
Condominium	\$236,160	\$255,500	\$277,250	\$267,500
SF Attached	\$225,000	\$225,000	—	—
SF Detached	\$390,857	\$340,000	\$424,139	\$384,950
Townhome	\$231,600	\$231,600	\$237,500	\$237,500

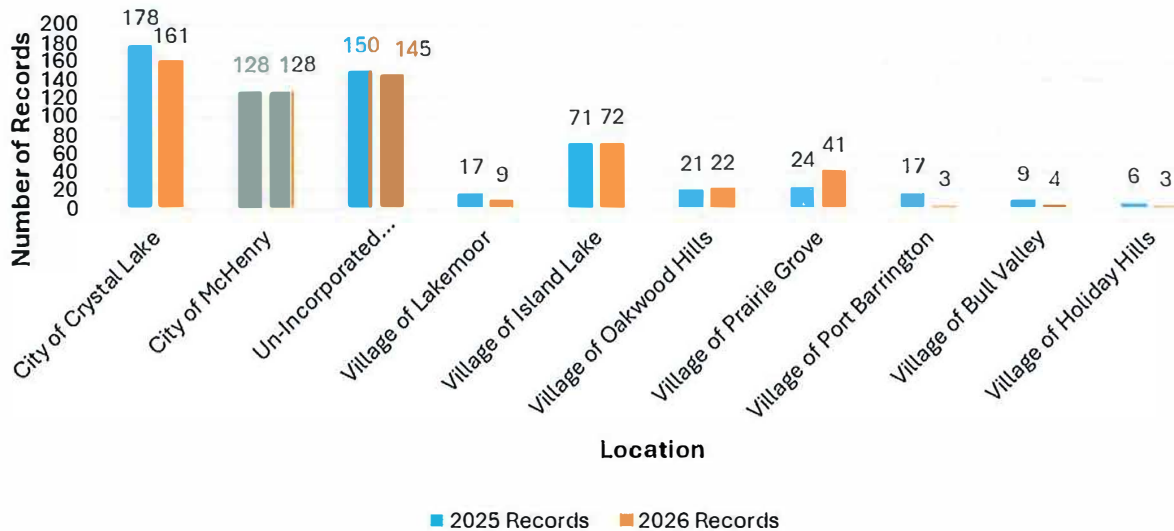
Qualified Residential Sales — Year to Date Through September 30

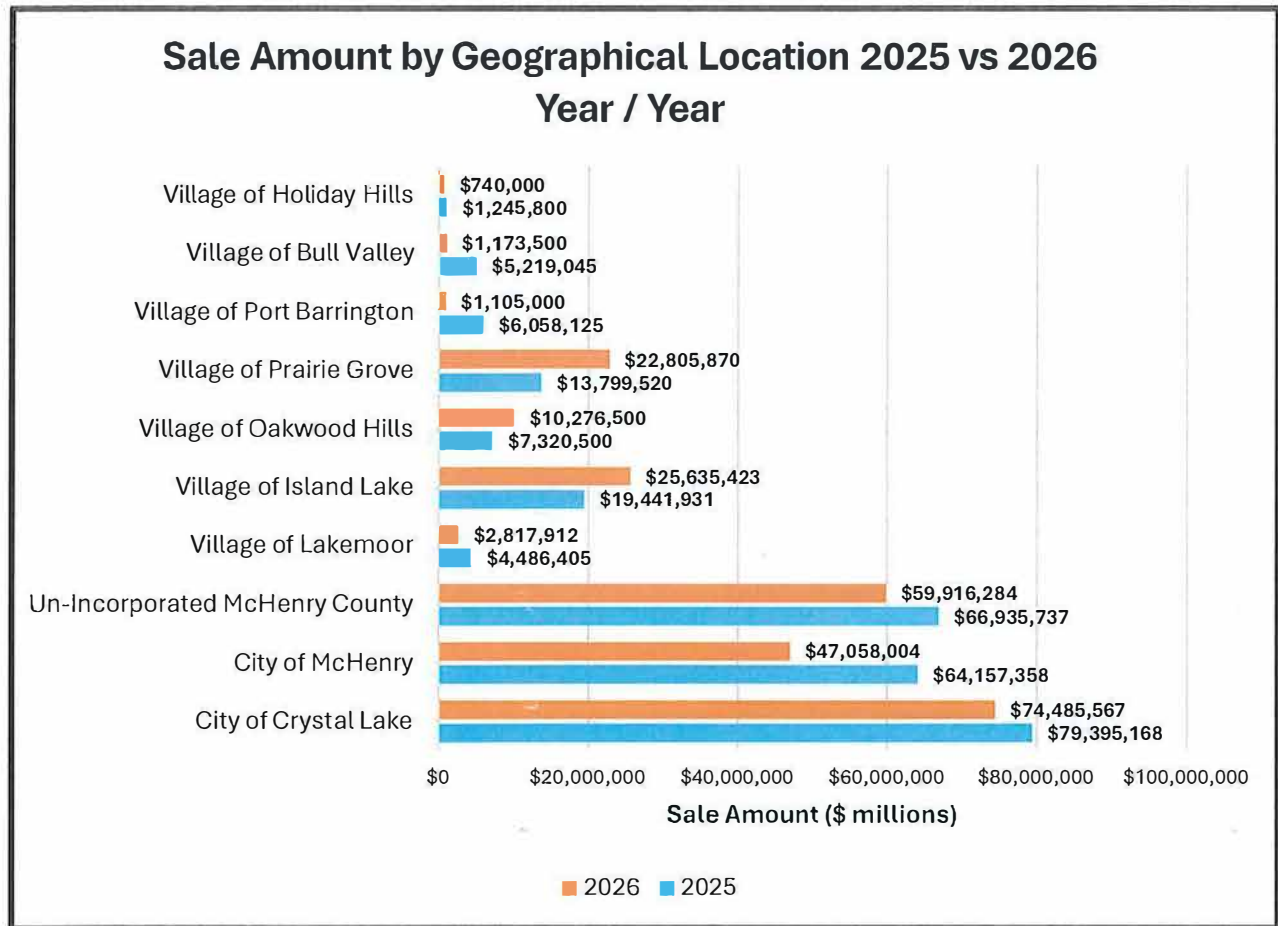
Property Type	YTD 2025		YTD 2026		Average Change
	Average	Median	Average	Median	
Condominium	\$232,861	\$235,000	\$247,225	\$264,950	6.17%
SF Attached	\$348,357	\$289,000	\$359,200	\$320,000	3.11%
SF Detached	\$417,416	\$370,000	\$460,681	\$415,000	10.36%
Townhome	\$249,380	\$243,450	\$269,483	\$250,100	8.06%

September 2026 Keyed Sales (Geographical Area)



Number of Sale Records by Geographical Location 2025 vs 2026 Year / Year





The following article provides a national perspective on approaches to addressing rapidly increasing property tax bills. Although it is not specific to Illinois, it may be of interest to the Board.

Source: Adam H. Langley and Thomas Brosy, "Better Ways to Head Off Spiking Property Tax Bills," *Fair & Equitable*, August/September 2026 issue.

Better ways to head off spiking property tax bills



Eliminating property taxes may be politically appealing, but rate cuts paired with targeted state relief are less disruptive to local finances.

- OPINION

BY ADAM H. LANGLEY AND THOMAS BROSY

America is in the midst of a property tax revolt.

In 2024 and 2025, more than a dozen states passed laws meant to slash property taxes for homeowners. And in several states, including Florida, Georgia and Texas, policymakers want to go even further and eliminate homeowner property taxes altogether.

These solutions may be politically appealing, but draconian measures are not the answer.

They hobble local governments' ability to raise necessary revenues to provide essential services for their residents and undermine progressivity in our tax system. In many cases, they amount to a solution in search of a problem. There are more efficient and targeted ways to address concerns about the property tax.

Headline-grabbing legislative actions have been driven largely by concern that the surge in housing prices will lead to a similar spike in property tax bills. But overall, growth in property taxes has been far less dramatic.

Since 2020, housing prices have

grown more than 50% nationally.

Over the same period, however, property tax revenues grew at about half that rate — roughly keeping pace with inflation and below the growth in personal income.

That may come as a surprise to many people, who assume that property tax bills more closely track property values.

But in fact, the relationship between tax bills and values is much looser, because most local governments routinely adjust tax rates to offset changes in property values. When home values rise rapidly, tax rates often fall. That's the main reason property taxes have not spiked in proportion to housing prices in recent years. This stands in contrast to sales and income taxes, where rate changes are far less frequent.

For most taxpayers, local property tax cuts are sufficient to prevent excessive growth in tax bills. Yet the extent to which local governments lower rates when values rise varies widely across states, which can explain why some states have seen property taxes grow more quickly since 2020.

Housing Prices, Property Taxes, Income and Inflation (2020-2025)

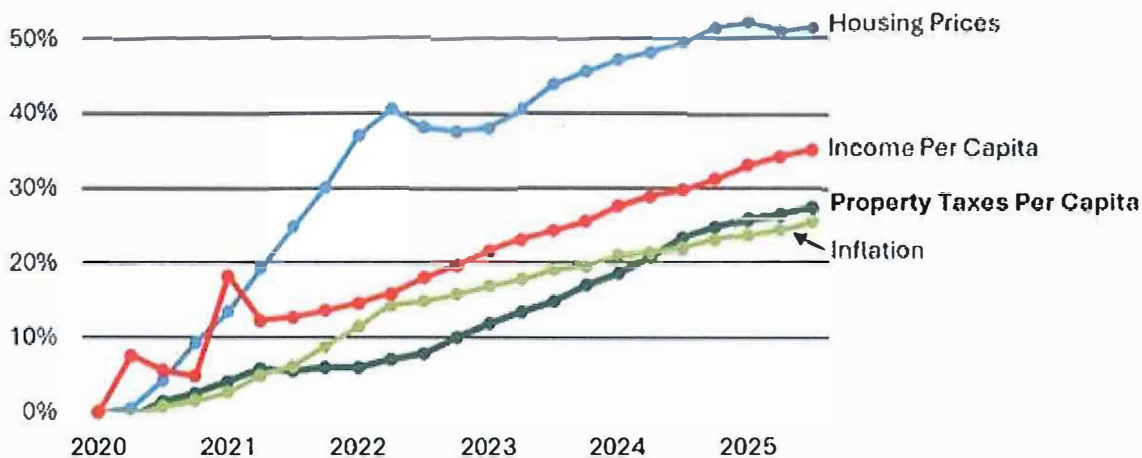


Chart: Adam Langley. Data sources: Federal Reserve Bank of St. Louis, U.S. Census Bureau

Why are rate adjustments routine in some states, but rare in others? One reason is that areas where property values have historically been stable may simply be accustomed to leaving tax rates largely unchanged from year to year. State laws and practices matter too — states should structure their property tax systems in ways that encourage regular rate adjustments.

The types of property tax limitations used in a state are particularly important.

Whereas limits on growth in property tax revenue encourage tax rate adjustments, limits on property tax rates discourage them, and limits on growth in assessed values have no clear independent effect. But after weighing the evidence, it seems that all of these tax limits do more harm than good, with assessment limits having especially severe unintended consequences. A better approach is “truth in taxation,” which by requiring disclosure of expected increases in property tax revenues creates political pressure on local policymakers to reduce rates when values increase.

Even with significant rate reductions, however, taxpayers with the fastest growth in assessed values may still face above-average increases in their tax bills. That’s why targeted state relief is important. Circuit breakers are the most cost-effective way to help overburdened taxpayers, because they target relief to households paying the highest share of their income in property taxes.

But sweeping efforts to slash property taxes across the board or eliminating the tax altogether are likely to leave states worse off. Replacing the property tax with higher sales or income taxes would be enormously expensive. In Florida, for example, the Tax Foundation found that replacing the revenues from eliminating the property tax would require more than doubling the combined state-local sales tax rate. In Ohio, it would require increasing the income tax rate from roughly 4% to 13%. That’s not a good swap.

It may be unpopular, but the property tax has major advantages compared to sales and income taxes. It’s more stable over the business cycle, causes less harm

to the economy and its immobile tax base is particularly suited to local governments since it’s less vulnerable to destructive tax competition among neighboring jurisdictions. It’s also more progressive than the sales tax, meaning that tax swaps would shift the burden toward lower-income households.

State and local governments should work together to effectuate the simplest but most effective way to control property taxes: cuts in local property tax rates to offset rising property values, combined with targeted state relief.

Sweeping state tax changes are likely to cause more harm than good.

ADAM H. LANGLEY is associate director of tax policy at the Lincoln Institute of Land Policy.

THOMAS BROSY is a senior research associate at the Urban-Brookings Tax Policy Center.

