



The City of Harvard along with School District #50, is located within Chemung Townships Borders. We are considered a collar county and far west suburb of the Chicagoland Area and yet our community is quite different when it comes to the real estate market. A multitude of factors are responsible for the market value of real property. My findings have shown that Chemung's sale prices have been lower than the average home prices of most of McHenry County prompting buyers to initially look at our inventory of homes. It takes a solid community with amenity's, recreation, convenient access to quality jobs and the opportunity for good education to attract buyers to relocate and continuing living in the Harvard community.

Chemung Townships real estate market has been on a steady and healthy upward trend for the past eight years.

With the market increase of home values over the last eight years at 79% , it is apparent that the Harvard community is offering more than simply lower priced homes.

SUMMARY REPORT OF EIGHT YEAR MARKET VALUE TRENDS CHEMUNG TWPCH



Property Class	AAV % of change over 8 years	PC amount of change over 8 years	
0011 Farm Land with Buildings	81.65%	-4	
0021 Farm Land without Buildings	89.29%	18	
0030 Residential Vacant Land	8.61%	12	
0032 Residential Vacant Land 20G4	-100.00%	-92	
0040 Residential	79.04%	11	single family homes and up to 6 unit apt.
0041 Residential Model Home	-100.00%	-1	
0050 Comm Res More than 6 Units	1643.58%	-11	more than 6 unit apt.
0052 Comm Vacant Land	-84.59%	-9	
0060 Commercial	-33.85%	-78	
0061 Vacant Commercial		54	
0062 Commercial Vacant Land 20G4	323.38%	5	
0070 Commercial Office	246.35%	6	
0080 Industrial	228.55%	41	
0090 Exempt Property	-93.53%	-14	
4600 Pollution Control	-30.77%	0	
7400	65.02%	0	
		-62	

Key
 AAV = Aggregate Assessed Value
 PC= Parcel Count

YEAR TO YEAR REPORT OF EIGHT YEAR MARKET VALUE TRENDS CHEMUNG TWPC



Property Class	2017 AAV	2017 PC	2018 AAV	2018 PC	2019 AAV	2019 PC	2020 AAV	2020 PC
0011 Farm Land with Buildings	\$7,004,715	146	\$7,709,678	144	\$11,629,597	145	\$12,304,642	142
0021 Farm Land without Buildings	\$3,587,678	461	\$3,872,974	467	\$4,286,394	474	\$4,704,623	476
0030 Residential Vacant Land	\$1,611,357	467	\$1,590,901	461	\$1,611,193	514	\$1,661,765	506
0032 Residential Vacant Land 20G4	\$145,264	92	\$148,894	92	\$620	31	\$546	26
0040 Residential	\$84,852,544	2,398	\$93,634,961	2,389	\$100,980,625	2,375	\$107,794,914	2,381
0041 Residential Model Home	\$47,673	1	\$52,912	1	\$0	0	\$0	0
0050 Comm Res More than 6 Units	\$501,961	30	\$554,944	28	\$552,674	25	\$5,892,701	17
0052 Comm Vacant Land	\$1,629	10	\$1,809	11	\$177,457	29	\$2,029	10
0060 Commercial	\$17,388,618	224	\$19,436,239	224	\$20,190,420	206	\$8,355,872	189
0061 Vacant Commercial	\$1	0	\$0	0	\$0	0	\$0	0
0062 Commercial Vacant Land 20G4	\$2,211	11	\$2,453	11	\$7,033	16	\$7,513	16
0070 Commercial Office	\$573,484	14	\$623,653	14	\$651,240	14	\$1,610,599	21
0080 Industrial	\$8,046,525	72	\$9,751,900	63	\$6,990,689	62	\$14,262,086	106
0090 Exempt Property	\$20,696	131	\$84,911	116	\$0	114	\$0	117
4600 Pollution Control	\$39	3	\$30	3	\$30	3	\$30	3
7400	\$30,624	3	\$33,990	3	\$33,990	3	\$36,322	3
	\$123,815,019	4,063	\$137,500,249	4,027	\$147,111,962	4,011	\$156,633,642	4,013

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UP 11.05% UP 6.99% UP 6.47%

**EIGHT YEAR MARKET STUDY
 OF CHEMUNG TOWNSHIP
 YEAR TO YEAR REPORT OF EIGHT YEAR MARKET VALUE TRENDS CHEMUNG TWPCH**



Property Class	2021 AAV	2021 PC	2022 AAV	2022 PC	2023 AAV	2023 PC	2024 AAV	2024 PC
0011 Farm Land with Buildings	\$12,926,451	140	\$13,937,158	145	\$11,421,707	145	\$12,723,935	142
0021 Farm Land without Buildings	\$5,145,070	472	\$5,627,037	475	\$6,161,265	478	\$6,791,242	479
0030 Residential Vacant Land	\$1,853,501	509	\$1,987,721	506	\$1,637,306	492	\$1,750,016	479
0032 Residential Vacant Land 20G4	\$528	24	\$480	20	\$480	20	\$0	0
0040 Residential	\$113,512,587	2,384	\$121,699,515	2,382	\$136,733,875	2,384	\$151,916,239	2,409
0041 Residential Model Home	\$0	0	\$0	0	\$0	0	\$0	0
0050 Comm Res More than 6 Units	\$6,318,387	18	\$6,913,233	19	\$8,068,780	19	\$8,752,113	19
0052 Comm Vacant Land	\$2,129	10	\$2,289	10	\$2,269	10	\$251	1
0060 Commercial	\$8,644,869	185	\$9,140,157	186	\$10,068,850	188	\$11,502,722	146
0061 Vacant Commercial	\$0	0	\$31,164	1	\$106,700	1	\$432,619	54
0062 Commercial Vacant Land 20G4	\$7,890	16	\$8,468	16	\$19,095	17	\$9,361	16
0070 Commercial Office	\$1,573,576	21	\$1,689,703	21	\$1,795,567	20	\$1,986,254	20
0080 Industrial	\$14,703,078	110	\$16,896,062	111	\$23,298,995	112	\$26,437,042	113
0090 Exempt Property	\$0	117	\$0	115	\$0	114	\$1,340	117
4600 Pollution Control	\$30	3	\$30	3	\$27	3	\$27	3
7400	\$38,153	3	\$40,969	3	\$45,685	3	\$50,537	3
	\$164,726,249	4,012	\$177,973,986	4,013	\$199,360,601	4,006	\$222,353,698	4,001

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UP
 8.04%
 UP
 12.02%
 UP
 11.53%

Note: 0080 Industrial Includes US GLOVE -2024 EAV 4,540,350