



## **Office of the City Assessor**

---

Room 101  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703-3342  
Personal Property PH 608 266 4526  
Real Estate PH 608 266 4531  
FAX 608 266 4257  
[www.cityofmadison.com/assessor](http://www.cityofmadison.com/assessor)

April 19, 2024

### **THE 2024 PROPERTY TAX BASE OF THE CITY OF MADISON**

#### **Background**

---

The City Assessor is responsible for the assessment process including: (1) Discovering all real property that is subject to tax unless exempted by law; (2) Listing all property characteristics used to determine value; and (3) Valuing all property subject to property tax. Creating and maintaining an accurate assessment roll (list of all taxable property: address, value, and owner) fulfills the first requirement. Sustaining property record cards with correct characteristics and information satisfies the second requirement. Accurate valuation, the final requirement, entails estimating the market value of all locally assessable property in the City. These values are used when establishing property taxes in December. Please see [www.cityofmadison.com/assessor](http://www.cityofmadison.com/assessor) for more information.

In Madison, all property is valued annually at 100% of market value as of January 1. There are several types of real property, including single family homes, condominiums, apartment buildings, commercial, and agricultural properties. Real property is assessed by the City Assessor and represents approximately 99% of the property tax base. The remaining 1% of the tax base is manufacturing property valued by the Wisconsin Department of Revenue.

#### **Real Estate Changes**

---

Locally assessed real estate increased 9.3% for 2024. Commercial assessments increased 10.5% (\$15,584 to \$17,223 million) and residential assessments increased 8.5% (\$25,826 to \$28,021 million). Steady growth and continued development contributed to the increase.

#### **Personal Property Changes**

---

As of January 1, 2024, personal property, excluding some fixtures and leaseholds, is exempt from property taxation. The State has pledged to make the municipality whole for this exemption by calculating a state aid payment commencing January 1, 2024.

**Manufacturing Assessments**

Manufacturing full value assessments prepared by the State are available on the WI DOR website: <https://www.revenue.wi.gov/Pages/Manufacturing/home.aspx>. Last year these assessments totaled \$447 million.

**Recap of Local Changes**

A recap of the locally assessed valuation changes in millions shows:

	<b>2023</b>	<b>2024</b>	<b>\$ Change</b>	<b>Percent Change</b>
Real Estate	\$ 41,425	\$ 45,260	\$ 3,835	9.3%

The \$ 3,835 million local increase can also be broken down as follows:

	<b>Change in \$ Millions</b>
Annexations	\$ 0.3
New Construction	\$ 949.4
Property Formerly Exempt, Now Assessed	\$ 47.4
Revaluations	\$ 2,873.5
Buildings Removed	\$ (21.9)
Real Estate Exemptions	\$ (13.7)
<b>Total</b>	<b>\$ 3,835.0</b>

	<b>% of Total Value</b>
Residential	61.91
Commercial	38.05
Agricultural	0.04
<b>Total (Excluding Manufacturing)</b>	<b>100.00</b>

The following tables focus on the composition and rates of locally assessed real estate growth. For further information, contact Michelle Drea, City Assessor, (608) 266-4531.

**This information can be viewed on the City of Madison website at:**  
[www.cityofmadison.com/assessor](http://www.cityofmadison.com/assessor)

**TABLE 1**

**Assessments in Millions**

<b>Class</b>	<b>2023</b>	<b>2024</b>	<b>Value Added</b>	<b>Percent Changed</b>
<b>Residential</b>				
Single Family	\$ 20,773	\$ 22,535	\$ 1,762	8.5%
Condominiums	3,392	3,699	307	9.1%
2 units	1,339	1,442	103	7.7%
3 units	322	345	23	7.1%
<b>Subtotal</b>	<b>\$ 25,826</b>	<b>\$ 28,021</b>	<b>\$ 2,195</b>	<b>8.5%</b>
<b>Commercial</b>				
4 units	\$ 488	\$ 530	\$ 42	8.6%
5-7 units	206	226	20	9.7%
8 units	203	222	19	9.4%
9-16 units	234	256	22	9.4%
17-50 units	1,197	1,300	103	8.6%
50+ units	4,798	5,565	767	16.0%
Rooming houses	13	14	1	7.7%
All other commercial	8,445	9,110	665	7.9%
<b>Subtotal</b>	<b>\$ 15,584</b>	<b>\$ 17,223</b>	<b>\$ 1,639</b>	<b>10.5%</b>
<b>Agricultural</b>				
<b>Subtotal</b>	<b>\$ 15</b>	<b>\$ 16</b>	<b>\$ 1</b>	<b>6.7%</b>
<b>Total</b>	<b>\$ 41,425</b>	<b>\$ 45,260</b>	<b>\$ 3,835</b>	<b>9.3%</b>

**TABLE 2**

**Real Estate Sales**

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Single Family (including Condominiums)						
Warranty Deeds	4,876	4,910	4,732	4,979	4,536	3,404
Land Contracts	17	164	12	18	14	14
<b>Subtotal</b>	<b>4,893</b>	<b>5,074</b>	<b>4,744</b>	<b>4,997</b>	<b>4,550</b>	<b>3,418</b>
2-7 Units						
Warranty Deeds	279	297	299	313	336	221
Land Contracts	8	5	2	11	6	0
<b>Subtotal</b>	<b>287</b>	<b>302</b>	<b>301</b>	<b>324</b>	<b>342</b>	<b>221</b>
Commercial						
Warranty Deeds	271	294	231	364	353	206
Land Contracts	6	2	7	12	3	4
<b>Subtotal</b>	<b>277</b>	<b>296</b>	<b>238</b>	<b>376</b>	<b>356</b>	<b>210</b>
All Types						
Warranty Deeds	5,426	5,501	5,262	5,656	5,225	3,831
Land Contracts	31	171	21	41	23	18
<b>Total</b>	<b>5,457</b>	<b>5,672</b>	<b>5,283</b>	<b>5,697</b>	<b>5,248</b>	<b>3,849</b>

**TABLE 3**

**Number of Taxable Parcels by Class and Year**

	2023		2024	
	Parcels	% of Total	Parcels	% of Total
<b>Residential</b>				
Single Family Vacant	1,246	1.8%	1,071	1.5%
Improved Single Family	48,838	68.9%	49,153	69.2%
Condo and Common Area	16,945	23.9%	16,977	23.9%
2 Units	3,279	4.6%	3,270	4.6%
3 Units	563	0.8%	558	0.8%
<b>Subtotal</b>	<b>70,871</b>	<b>90.8%</b>	<b>71,029</b>	<b>90.5%</b>
<b>Commercial</b>				
Commercial Vacant	554	8.4%	516	7.9%
4 Units	891	13.5%	886	13.5%
5-7 Units	270	4.1%	271	4.1%
8 Units	238	3.6%	239	3.6%
9-16 Units	140	2.1%	139	2.1%
17-50 Units	280	4.3%	287	4.4%
50+ Units	315	4.8%	330	5.0%
Rooming Houses	11	0.2%	11	0.2%
All Other Commercial	3,887	59.0%	3,888	59.2%
<b>Subtotal</b>	<b>6,586</b>	<b>8.4%</b>	<b>6,567</b>	<b>8.4%</b>
<b>Agricultural</b>				
Vacant	591	92.9%	823	96.9%
Improved	45	7.1%	26	3.1%
<b>Subtotal</b>	<b>636</b>	<b>0.8%</b>	<b>849</b>	<b>1.1%</b>
<b>Total</b>	<b>78,093</b>	<b>100.0%</b>	<b>78,445</b>	<b>100.0%</b>
<b>Total Vacant</b>	<b>2,391</b>	<b>3.1%</b>	<b>2,410</b>	<b>3.1%</b>
<b>Total Improved</b>	<b>75,702</b>	<b>96.9%</b>	<b>76,035</b>	<b>96.9%</b>
<b>GRAND TOTAL</b>	<b>78,093</b>	<b>100.0%</b>	<b>78,445</b>	<b>100.0%</b>

**TABLE 4****2024 Assessed Value of Property by Type**

<b>Type</b>	<b>No. of Parcels</b>	<b>Total Value</b>	<b>Average Value</b>
Single Family-Improved	49,153	\$ 22,467,864,900	\$ 457,300
Condominium and Common Area	16,977	3,699,571,600	217,917
2 Units	3,270	1,441,967,900	440,969
3 Units	558	344,837,700	617,989
4 Units	886	530,430,000	598,679
5-7 Units	271	225,514,000	832,155
8 Units	239	222,170,700	929,585
9-16 Units	139	255,477,000	1,837,964
17-50 Units	287	1,300,099,500	4,529,963
50+ Units	330	5,565,355,000	16,864,712
Rooming Houses	11	14,025,900	1,275,082
Single Family Vacant	1,071	67,074,400	62,628
Commercial Improved	3,888	8,916,968,100	2,293,459
Commercial Vacant	516	193,191,700	374,403
Agricultural	849	15,481,700	18,235
<b>Total</b>	<b>78,445</b>	<b>\$ 45,260,030,100</b>	<b>\$ 576,965</b>

**TABLE 5**

**City of Madison**

**Average Single Family Residential Values by Geographic Areas  
From 2023 to 2024**

Area	Area Name	Average Value		
		2023	2024	% Change
<b>Far West</b>				
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 503,400	\$ 520,800	3.5%
8	Faircrest-University Highlands	\$ 527,200	\$ 563,000	6.8%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	\$ 375,600	\$ 387,400	3.1%
10	Highlands-Skyline	\$ 956,900	\$ 1,006,400	5.2%
11	Parkwood Hills	\$ 565,500	\$ 594,700	5.2%
12	Walnut Grove/Sauk Creek	\$ 510,900	\$ 538,700	5.4%
14	Glen Oak Hills-Crestwood-Merrill Crest	\$ 382,400	\$ 406,800	6.4%
67	Junction Ridge/Sauk Heights/Willows	\$ 572,900	\$ 623,900	8.9%
84	Oakbridge	\$ 380,100	\$ 400,000	5.2%
85	Saukborough-Woodland Hills	\$ 578,900	\$ 599,200	3.5%
94	Wexford Village-Sawmill-Longmeadow	\$ 488,200	\$ 523,000	7.1%
110	Blackhawk/Greystone	\$ 863,400	\$ 929,600	7.7%
111	Cardinal Glen/Birchwood/1000 Oaks	\$ 473,200	\$ 492,900	4.2%
124	Tamarack	\$ 367,100	\$ 378,100	3.0%
<b>South West</b>				
1	Meadowood	\$ 324,700	\$ 357,900	10.2%
2	Orchard Ridge	\$ 399,000	\$ 431,600	8.2%
3	Muir Field West	\$ 379,300	\$ 410,500	8.2%
15	Highland Village/West Towne Area	\$ 335,500	\$ 362,400	8.0%
42	Green Tree	\$ 412,000	\$ 453,100	10.0%
60	Westview Hills	\$ 595,800	\$ 617,600	3.7%
86	High Point Estates	\$ 624,500	\$ 720,600	15.4%
87	Meadowood West	\$ 355,100	\$ 383,400	8.0%
92	Heather Downs-Park Ridge Heights	\$ 316,900	\$ 349,000	10.1%
93	Putnam-McKee	\$ 381,300	\$ 415,800	9.0%
95	Valley Ridge/Mid Town Commons	\$ 440,000	\$ 453,200	3.0%
98	Fieldstone	\$ 370,500	\$ 397,100	7.2%
100	Hawks Landing	\$ 773,400	\$ 788,200	1.9%
101	Stone Crest Estate/Hawks Creek	\$ 479,600	\$ 504,400	5.2%
106	Hawks Woods	\$ 459,000	\$ 501,400	9.2%
107	Nesbitt Valley	\$ 400,200	\$ 432,500	8.1%
108	Ice Age Falls	\$ 475,800	\$ 499,600	5.0%
109	Country Grove/Ice Age Ridge	\$ 477,900	\$ 511,700	7.1%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	\$ 481,500	\$ 519,400	7.9%
113	Newbury Heights	\$ 410,500	\$ 422,600	2.9%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	\$ 567,500	\$ 610,800	7.6%
125*	Acacia Ridge	\$ 421,400	\$ 453,000	7.5%
*New subdivision, new construction, or new annexation				

Area	Area Name	Average Value		
		2023	2024	% Change
<b>Near West</b>				
13	Hill Farms	\$ 535,400	\$ 571,700	6.8%
16	Segoe-Mineral Point Road (Lincoln Hills)	\$ 399,300	\$ 416,700	4.4%
18	Nakoma	\$ 705,500	\$ 781,000	10.7%
19	Westmorland	\$ 474,500	\$ 528,400	11.4%
53	Odana-Midvale Heights-Tokay	\$ 445,200	\$ 506,800	13.8%
55	Summit Woods	\$ 375,800	\$ 457,800	21.8%
57	Midvale Heights	\$ 461,700	\$ 484,500	4.9%
61	Midvale School-Westmorland	\$ 510,600	\$ 532,800	4.3%
64	Findlay Park-Quarrytown	\$ 414,100	\$ 448,000	8.2%
74	Midvale Heights-Odana	\$ 484,200	\$ 509,100	5.1%
75	Sunset Hills	\$ 679,700	\$ 726,700	6.9%
80	West Beltline-Seminole Highway	\$ 279,400	\$ 304,500	9.0%
89	Sunset Village-Hilldale	\$ 438,600	\$ 493,500	12.5%
90	Sunset Village	\$ 463,400	\$ 510,800	10.2%
91	Sunset Woods-Forest Hills	\$ 455,400	\$ 506,000	11.1%
<b>West Central</b>				
17	Dudgeon-Monroe	\$ 515,600	\$ 567,100	10.0%
20	Westlawn-Randall School (West High)	\$ 656,300	\$ 722,500	10.1%
21	Vilas-Longfellow School	\$ 444,300	\$ 488,900	10.0%
22	University Area	\$ 448,600	\$ 484,400	8.0%
23	Langdon Area	\$ 485,300	\$ 524,100	8.0%
24	Near West (Square)	\$ 398,900	\$ 428,700	7.5%
25	Near East (Square)	\$ 384,200	\$ 413,600	7.7%
62	University/Breese Terrace	\$ 554,400	\$ 599,400	8.1%
63	West High-Hoyt Park	\$ 597,300	\$ 651,400	9.1%
65	University Heights	\$ 810,400	\$ 866,500	6.9%
68	Brittingham Park	\$ 346,000	\$ 376,800	8.9%
70	Vilas-Edgewood Avenue	\$ 708,400	\$ 782,300	10.4%
<b>Near South</b>				
30	Waunona	\$ 357,200	\$ 413,500	15.8%
32	Bay Creek	\$ 358,300	\$ 390,900	9.1%
52	Burr Oaks-Lincoln School	\$ 233,600	\$ 280,800	20.2%
123	Bram's Addition	\$ 229,400	\$ 252,200	9.9%
126*	Town of Madison 2022 Annexation	\$ 321,500	\$ 361,900	12.6%
*New subdivision, new construction, or new annexation				
<b>Far South</b>				
4	Arbor Hills-South Beltline	\$ 439,400	\$ 500,300	13.9%
5	Rimrock Heights-Moorland Road	\$ 313,200	\$ 338,700	8.1%
<b>East Central</b>				
26	Lapham School-Breese Stevens (Square)	\$ 370,600	\$ 401,300	8.3%
27	Wil-Mar/Orton Park	\$ 504,400	\$ 544,700	8.0%
28	Tenney Park	\$ 530,700	\$ 574,100	8.2%
37	East High	\$ 319,100	\$ 335,000	5.0%
38	Atwood-Winnebago	\$ 356,500	\$ 385,900	8.2%
39	Fair Oaks-Worthington Park	\$ 249,500	\$ 258,500	3.6%
50	Northgate-Aberg Avenue	\$ 268,500	\$ 289,800	7.9%
69	Elmside-Oakridge	\$ 540,900	\$ 569,500	5.3%
118	Eastland-North Gardens	\$ 281,900	\$ 302,200	7.2%



Area	Area Name	Average Value		
		2023	2024	% Change
<b>Near East</b>				
31	Highwood-Glendale	\$ 321,500	\$ 337,900	5.1%
33	Glendale	\$ 318,400	\$ 350,300	10.0%
34	Lake Edge	\$ 310,800	\$ 324,400	4.4%
40	Olbrich	\$ 282,600	\$ 316,100	11.9%
41	Eastmorland	\$ 308,600	\$ 324,300	5.1%
71	Olbrich Park-Cottage Grove Road	\$ 319,200	\$ 362,500	13.6%
<b>Far East</b>				
6	East Broadway	\$ 280,100	\$ 303,600	8.4%
35	Elvehjem-Acewood	\$ 333,400	\$ 340,800	2.2%
36	Elvehjem-Buckeye-Droster	\$ 349,200	\$ 382,200	9.5%
43	Rolling Meadows	\$ 308,000	\$ 340,200	10.5%
44	Rustic Ridge-East Ridge	\$ 355,100	\$ 377,400	6.3%
46	Milwaukee Street I90-94	\$ 328,900	\$ 345,500	5.0%
47	Heritage Heights	\$ 350,600	\$ 382,700	9.2%
96	Richmond Hill	\$ 525,100	\$ 562,500	7.1%
97	Mira Loma	\$ 360,700	\$ 371,700	3.0%
99	Grandview Commons	\$ 397,400	\$ 429,400	8.1%
102	Twin Oaks-Liberty Pl-Owl Crk	\$ 351,300	\$ 384,700	9.5%
103	Door Creek/Reston Heights	\$ 390,800	\$ 414,600	6.1%
115	Eastlawn/Covered Bridge/Rustic Acres	\$ 403,100	\$ 427,300	6.0%
117	Southeast Blooming Grove Attachment	\$ 285,400	\$ 288,500	1.1%
120	Lost Creek	\$ 373,600	\$ 386,500	3.5%
121	Siggel Grove & Quinn Ranch	\$ 407,000	\$ 420,900	3.4%
122	Secret Places @ Siggelkow Preserve	\$ 461,000	\$ 475,400	3.1%
<b>North East</b>				
51	East Washington Avenue-Stoughton Rd-Commercial Avenue	\$ 258,900	\$ 285,100	10.1%
72	Whitetail Ridge	\$ 308,400	\$ 340,300	10.3%
76	Holiday Bluff	\$ 326,600	\$ 356,000	9.0%
77	Berkeley	\$ 254,900	\$ 281,300	10.4%
88	Prentice Prairie-Ridgewood	\$ 368,800	\$ 387,200	5.0%
104	Village at Autumn Lake	\$ 401,000	\$ 424,700	5.9%
105	Parkway Village	\$ 345,100	\$ 359,000	4.0%
116	Woods Farm	\$ 489,800	\$ 508,500	3.8%
<b>Near North</b>				
45	Patio Gardens-Lakeview Heights	\$ 305,800	\$ 322,100	5.3%
48	Northport-Sherman Village	\$ 291,300	\$ 315,400	8.3%
49	Cherokee	\$ 515,900	\$ 531,100	2.9%
54	Lerdahl Park	\$ 349,500	\$ 378,300	8.2%
56	North Lake Mendota	\$ 371,000	\$ 397,700	7.2%
73	Sherman School	\$ 259,100	\$ 285,800	10.3%
81	Brentwood Village-Sheridan Triangle	\$ 307,400	\$ 323,800	5.3%
119	Nobel Park-Mendota Hills	\$ 283,800	\$ 302,600	6.6%
<b>Lake Shore</b>				
78	Waunona	\$ 1,065,000	\$ 1,260,800	18.4%
79	Woodward	\$ 1,416,700	\$ 1,749,600	23.5%
82	Spring Harbor	\$ 1,515,900	\$ 1,666,700	9.9%
83	Isthmus	\$ 1,196,400	\$ 1,285,500	7.4%
	<b>City-Wide</b>	\$ 424,400	\$ 457,300	7.8%

**TABLE 5****City of Madison****Average Single Family Residential Values by Assessment Areas  
From 2023 to 2024**

Area	Area Name	Average Value		
		2023	2024	% Change
1	Meadowood	324,700	357,900	10.2%
2	Orchard Ridge	399,000	431,600	8.2%
3	Muir Field West	379,300	410,500	8.2%
4	Arbor Hills-South Beltline	439,400	500,300	13.9%
5	Rimrock Heights-Moorland Road	313,200	338,700	8.1%
6	East Broadway	280,100	303,600	8.4%
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	503,400	520,800	3.5%
8	Faircrest-University Highlands	527,200	563,000	6.8%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	375,600	387,400	3.1%
10	Highlands-Skyline	956,900	1,006,400	5.2%
11	Parkwood Hills	565,500	594,700	5.2%
12	Walnut Grove/Sauk Creek	510,900	538,700	5.4%
13	Hill Farms	535,400	571,700	6.8%
14	Glen Oak Hills-Crestwood-Merrill Crest	382,400	406,800	6.4%
15	Highland Village/West Towne Area	335,500	362,400	8.0%
16	Segoe-Mineral Point Road (Lincoln Hills)	399,300	416,700	4.4%
17	Dudgeon-Monroe	515,600	567,100	10.0%
18	Nakoma	705,500	781,000	10.7%
19	Westmorland	474,500	528,400	11.4%
20	Westlawn-Randall School (West High)	656,300	722,500	10.1%
21	Vilas-Longfellow School	444,300	488,900	10.0%
22	University Area	448,600	484,400	8.0%
23	Langdon Area	485,300	524,100	8.0%
24	Near West (Square)	398,900	428,700	7.5%
25	Near East (Square)	384,200	413,600	7.7%
26	Lapham School-Breese Stevens (Square)	370,600	401,300	8.3%
27	Wil-Mar/Orton Park	504,400	544,700	8.0%
28	Tenney Park	530,700	574,100	8.2%
30	Waubesa	357,200	413,500	15.8%
31	Highwood-Glendale	321,500	337,900	5.1%
32	Bay Creek	358,300	390,900	9.1%
33	Glendale	318,400	350,300	10.0%
34	Lake Edge	310,800	324,400	4.4%
35	Elvehjem-Acewood	333,400	340,800	2.2%
36	Elvehjem-Buckeye-Droster	349,200	382,200	9.5%
37	East High	319,100	335,000	5.0%
38	Atwood-Winnebago	356,500	385,900	8.2%
39	Fair Oaks-Worthington Park	249,500	258,500	3.6%
40	Olbrich	282,600	316,100	11.9%
41	Eastmorland	308,600	324,300	5.1%
42	Green Tree	412,000	453,100	10.0%
43	Rolling Meadows	308,000	340,200	10.5%
44	Rustic Ridge-East Ridge	355,100	377,400	6.3%

Area	Area Name	Average Value		
		2023	2024	% Change
45	Patio Gardens-Lakeview Heights	305,800	322,100	5.3%
46	Milwaukee Street I90-94	328,900	345,500	5.0%
47	Heritage Heights	350,600	382,700	9.2%
48	Northport-Sherman Village	291,300	315,400	8.3%
49	Cherokee	515,900	531,100	2.9%
50	Northgate-Aberg Avenue	268,500	289,800	7.9%
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	258,900	285,100	10.1%
52	Burr Oaks-Lincoln School	233,600	280,800	20.2%
53	Odana-Midvale Heights-Tokay	445,200	506,800	13.8%
54	Lerdahl Park	349,500	378,300	8.2%
55	Summit Woods	375,800	457,800	21.8%
56	North Lake Mendota	371,000	397,700	7.2%
57	Midvale Heights	461,700	484,500	4.9%
60	Westview Hills	595,800	617,600	3.7%
61	Midvale School-Westmorland	510,600	532,800	4.3%
62	University/Breese Terrace	554,400	599,400	8.1%
63	West High-Hoyt Park	597,300	651,400	9.1%
64	Findlay Park-Quarrytown	414,100	448,000	8.2%
65	University Heights	810,400	866,500	6.9%
67	Junction Ridge/Sauk Heights/Willows	572,900	623,900	8.9%
68	Brittingham Park	346,000	376,800	8.9%
69	Elmside-Oakridge	540,900	569,500	5.3%
70	Vilas-Edgewood Avenue	708,400	782,300	10.4%
71	Olbrich Park-Cottage Grove Road	319,200	362,500	13.6%
72	Whitetail Ridge	308,400	340,300	10.3%
73	Sherman School	259,100	285,800	10.3%
74	Midvale Heights-Odana	484,200	509,100	5.1%
75	Sunset Hills	679,700	726,700	6.9%
76	Holiday Bluff	326,600	356,000	9.0%
77	Berkeley	254,900	281,300	10.4%
78	Waunona	1,065,000	1,260,800	18.4%
79	Woodward	1,416,700	1,749,600	23.5%
80	West Beltline-Seminole Highway	279,400	304,500	9.0%
81	Brentwood Village-Sheridan Triangle	307,400	323,800	5.3%
82	Spring Harbor	1,515,900	1,666,700	9.9%
83	Isthmus	1,196,400	1,285,500	7.4%
84	Oakbridge	380,100	400,000	5.2%
85	Saukborough-Woodland Hills	578,900	599,200	3.5%
86	High Point Estates	624,500	720,600	15.4%
87	Meadowood West	355,100	383,400	8.0%
88	Prentice Prairie-Ridgewood	368,800	387,200	5.0%
89	Sunset Village-Hilldale	438,600	493,500	12.5%
90	Sunset Village	463,400	510,800	10.2%
91	Sunset Woods-Forest Hills	455,400	506,000	11.1%
92	Heather Downs-Park Ridge Heights	316,900	349,000	10.1%
93	Putnam-McKee	381,300	415,800	9.0%
94	Wexford Village-Sawmill-Longmeadow	488,200	523,000	7.1%
95	Valley Ridge/Mid Town Commons	440,000	453,200	3.0%
96	Richmond Hill	525,100	562,500	7.1%
97	Mira Loma	360,700	371,700	3.0%
98	Fieldstone	370,500	397,100	7.2%
99	Grandview Commons	397,400	429,400	8.1%

Area	Area Name	Average Value		
		2023	2024	% Change
100	Hawks Landing	773,400	788,200	1.9%
101	Stone Crest Estate/Hawks Creek	479,600	504,400	5.2%
102	Twin Oaks-Liberty Pl-Owl Crk	351,300	384,700	9.5%
103	Door Creek/Reston Heights	390,800	414,600	6.1%
104	Village at Autumn Lake	401,000	424,700	5.9%
105	Parkway Village	345,100	359,000	4.0%
106	Hawks Woods	459,000	501,400	9.2%
107	Nesbitt Valley	400,200	432,500	8.1%
108	Ice Age Falls	475,800	499,600	5.0%
109	Country Grove/Ice Age Ridge	477,900	511,700	7.1%
110	Blackhawk/Greystone	863,400	929,600	7.7%
111	Cardinal Glen/Birchwood/1000 Oaks	473,200	492,900	4.2%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	481,500	519,400	7.9%
113	Newbury Heights	410,500	422,600	2.9%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	567,500	610,800	7.6%
115	Eastlawn/Covered Bridge/Rustic Acres	403,100	427,300	6.0%
116	Woods Farm	489,800	508,500	3.8%
117	Southeast Blooming Grove Attachment	285,400	288,500	1.1%
118	Eastland-North Gardens	281,900	302,200	7.2%
119	Nobel Park-Mendota Hills	283,800	302,600	6.6%
120	Lost Creek	373,600	386,500	3.5%
121	Siggel Grove & Quinn Ranch	407,000	420,900	3.4%
122	Secret Places @ Siggelkow Preserve	461,000	475,400	3.1%
123	Bram's Addition	229,400	252,200	9.9%
124	Tamarack	367,100	378,100	3.0%
125*	Acacia Ridge	421,400	453,000	7.5%
126*	Town of Madison 2022 Annexation	321,500	361,900	12.6%
*New subdivision, new construction, or new annexation				
	<b>City-Wide</b>	<b>\$ 424,400</b>	<b>\$ 457,300</b>	<b>7.8%</b>

**TABLE 6****Average Assessment and Tax Increases**

The following illustrates the increase in assessment and taxes on an average residential single family property over the last several years. An increase of a certain percentage in the assessment does not necessarily mean a proportionate increase in the taxes.

	2018	2019	2020	2021	2022	2023	2024
Valuation	284,868	300,600	315,200	335,200	376,900	424,400	457,300
Assessment change over previous year	5.8%	5.5%	4.9%	6.3%	12.4%	12.6%	7.8%
Real Estate Taxes	6,415.14 <sup>1</sup>	6,788.66 <sup>2</sup>	7,081.74 <sup>3</sup>	7,206.12 <sup>4</sup>	7,468.41 <sup>5</sup>	7,757.38 <sup>6</sup>	
Tax change over previous year	2.04%	5.50%	4.14%	1.73%	3.51%	3.73%	

**Taxes Reflect Lottery Credit**

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
<sup>1</sup>	2018	188.18	\$ 77.49
<sup>2</sup>	2019	218.64	78.80
<sup>3</sup>	2020	193.63	79.01
<sup>4</sup>	2021	303.13	85.47
<sup>5</sup>	2022	278.17	84.75
<sup>6</sup>	2023	328.13	88.15

This information can be viewed on the City of Madison website at:

[www.cityofmadison.com/assessor](http://www.cityofmadison.com/assessor)