



Office of the City Assessor

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THE 2021 PROPERTY TAX BASE OF THE CITY OF MADISON

Background

The City Assessor is responsible for the assessment process including: (1) Discovering all real and personal 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 for more information.

In Madison, all property is valued annually at 100% of market value as of January 1. For the purpose of taxation, property falls into two categories: real estate and personal property. Within these broad categories, there are several delineations of property. Real estate includes single family homes, condominiums, apartment buildings, commercial, and agricultural properties. Personal property consists of furniture, fixtures, and other types of property used in the course of business or commerce. Real estate and personal property are assessed by the City Assessor and represent approximately 98% of the property tax base. The remaining 2% of the tax base is manufacturing property valued by the Wisconsin Department of Revenue.

Real Estate Changes

Locally assessed real estate increased 5.9% for 2021. Commercial property has increased 4.3% (\$11,096 to \$11,597 million) and residential assessments increased 6.7% (\$18,787 to \$20,131 million).

Personal Property Changes

Locally assessed personal property assessments increased by \$4.5 million between 2020 and 2021. This represents a 0.9% increase from \$588 to \$593 million.

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 \$430 million (\$362 million on real estate and \$69 million on personal property).

Recap of Local Changes

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

	2020	2021	\$ Change	Percent Change
Real Estate	\$ 29,897	\$ 31,748	\$ 1,851	6.2%
Personal Property	588	593	\$ 5	0.9%
Total	\$ 30,485	\$ 32,341	\$ 1,856	6.1%

The \$1,856 million local increase can also be broken down as follows:

	Change in \$ Millions
Annexations	\$ 14.8
New Construction	\$ 509.0
Property Formerly Exempt, Now Assessed	\$ 12.5
Revaluations	\$ 1,574.7
Buildings Removed	\$ (9.1)
Economic Obsolescence	\$ (245.4)
Real Estate Exemptions	\$ (10.0)
Personal Property	\$ 4.5
Total	\$ 1,851.0

	% of Total Value
Residential	63.41
Commercial	36.53
Agricultural	0.06
Total (Excluding Manufacturing and Personal Property)	100.00

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

TABLE 1

Assessments in Millions

Class	2020	2021	Value Added	Percent Changed
Residential				
Single Family	\$ 15,003	\$ 16,087	\$ 1,084	7.2%
Condominiums	2,536	2,688	152	6.0%
2 units	985	1,072	87	8.8%
3 units	262	285	23	8.8%
Subtotal	\$ 18,786	\$ 20,132	\$ 1,346	7.2%
Commercial				
4 units	\$ 371	\$ 402	31	8.4%
5-7 units	159	172	13	8.2%
8 units	147	157	10	6.8%
9-16 units	161	170	9	5.6%
17-50 units	797	864	67	8.4%
50+ units	2,755	2,947	192	7.0%
Rooming houses	8	9	1	12.5%
All other commercial	6,697	6,876	179	2.7%
Subtotal	\$ 11,095	\$ 11,597	\$ 502	4.5%
Agricultural				
Subtotal	\$ 15	\$ 18	\$ 3	20.0%
Total	\$ 29,896	\$ 31,747	\$ 1,851	6.2%

TABLE 2**Real Estate Sales**

	2015	2016	2017	2018	2019	2020
Single Family (including Condominiums)						
Warranty Deeds	4,868	4,792	4,829	4,790	4,879	4,657
Land Contracts	22	56	21	16	64	12
Subtotal	4,890	4,848	4,850	4,806	4,943	4,669
2-7 Units						
Warranty Deeds	278	269	262	272	298	298
Land Contracts	27	4	2	7	5	2
Subtotal	305	273	264	279	303	300
Commercial						
Warranty Deeds	350	293	338	269	294	228
Land Contracts	7	11	7	6	2	6
Subtotal	357	304	345	275	296	234
All Types						
Warranty Deeds	5,496	5,354	5,429	5,331	5,471	5,183
Land Contracts	56	71	30	29	71	20
Total	5,552	5,425	5,459	5,360	5,542	5,203

TABLE 3

Number of Taxable Parcels by Class and Year

	2020		2021	
	Parcels	% of Total	Parcels	% of Total
Residential				
Single Family Vacant	1,719	2.5%	1,346	1.9%
Improved Single Family	47,388	68.4%	47,865	69.0%
Condo and Common Area	16,342	23.6%	16,393	23.6%
2 Units	3,249	4.7%	3,218	4.6%
3 Units	568	0.8%	564	0.8%
Subtotal	69,266	90.7%	69,386	90.2%
Commercial				
Commercial Vacant	385	6.0%	507	7.5%
4 Units	882	13.9%	891	13.2%
5-7 Units	268	4.2%	285	4.2%
8 Units	238	3.7%	237	3.5%
9-16 Units	135	2.1%	133	2.0%
17-50 Units	264	4.1%	269	4.0%
50+ Units	263	4.1%	267	4.0%
Rooming Houses	10	0.2%	10	0.1%
All Other Commercial	3,919	61.6%	4,141	61.4%
Subtotal	6,364	8.3%	6,740	8.8%
Agricultural				
Vacant	712	95.4%	722	94.5%
Improved	34	4.6%	42	5.5%
Subtotal	746	1.0%	764	1.0%
Total	76,376	100.0%	76,890	100.0%
Total Vacant	2,816	3.7%	2,575	3.3%
Total Improved	73,560	96.3%	74,315	96.7%
GRAND TOTAL	76,376	100.0%	76,890	100.0%

TABLE 4**2021 Assessed Value of Property by Type**

Type	No. of Parcels	Total Value	Average Value
Single Family-Improved	49,198	\$ 16,087,078,200	\$ 335,171
Condominium and Common Area	16,378	2,687,882,600	164,115
2 Units	3,241	1,072,417,500	330,891
3 Units	566	284,571,100	502,776
4 Units	881	402,247,500	456,581
5-7 Units	269	171,786,700	638,612
8 Units	238	157,184,000	660,437
9-16 Units	133	169,884,000	1,277,323
17-50 Units	269	864,279,300	3,212,934
50+ Units	267	2,947,477,200	11,039,240
Rooming Houses	10	8,978,100	897,810
Single Family Vacant	1,454	53,407,800	36,732
Commercial Improved	5,895	11,452,902,200	1,942,816
Commercial Vacant	494	144,706,800	292,929
Agricultural	760	17,971,900	23,647
Total	80,053	\$ 36,522,774,900	\$ 456,232

TABLE 5

City of Madison

**Average Single Family Residential Values by Geographic Area
From 2020 to 2021**

Area	Area Name	Average Value		
		2020	2021	% Change
Far West				
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 373,000	\$ 403,000	8.0%
8	Faircrest-University Highlands	\$ 378,700	\$ 398,000	5.1%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	\$ 280,400	\$ 297,600	6.1%
10	Highlands-Skyline	\$ 743,900	\$ 791,800	6.4%
11	Parkwood Hills	\$ 419,800	\$ 437,400	4.2%
12	Walnut Grove/Sauk Creek	\$ 376,400	\$ 410,100	9.0%
14	Glen Oak Hills-Crestwood-Merrill Crest	\$ 276,600	\$ 299,600	8.3%
67	Junction Ridge/Sauk Heights/Willows	\$ 420,700	\$ 446,300	6.1%
84	Oakbridge	\$ 280,000	\$ 295,500	5.5%
85	Saukborough-Woodland Hills	\$ 429,700	\$ 455,300	6.0%
94	Wexford Village-Sawmill-Longmeadow	\$ 379,000	\$ 379,700	0.2%
110	Blackhawk/Greystone	\$ 640,000	\$ 683,600	6.8%
111	Cardinal Glen/Birchwood/1000 Oaks	\$ 360,500	\$ 385,100	6.8%
124	Tamarack	\$ 275,200	\$ 292,200	6.2%
South West				
1	Meadowood	\$ 237,700	\$ 259,600	9.2%
2	Orchard Ridge	\$ 291,500	\$ 305,600	4.8%
3	Muir Field West	\$ 275,500	\$ 303,500	10.2%
15	Highland Village/West Towne Area	\$ 251,500	\$ 271,700	8.0%
42	Green Tree	\$ 288,800	\$ 321,400	11.3%
60	Westview Hills	\$ 487,700	\$ 495,600	1.6%
86	High Point Estates	\$ 497,500	\$ 513,800	3.3%
87	Meadowood West	\$ 259,800	\$ 275,600	6.1%
92	Heather Downs-Park Ridge Heights	\$ 235,300	\$ 253,800	7.9%
93	Putnam-McKee	\$ 279,600	\$ 297,200	6.3%
95	Valley Ridge/Mid Town Commons	\$ 321,700	\$ 335,000	4.1%
98	Fieldstone	\$ 283,700	\$ 298,800	5.3%
100	Hawks Landing	\$ 593,700	\$ 623,300	5.0%
101	Stone Crest Estate/Hawks Creek	\$ 365,100	\$ 383,300	5.0%

Area	Area Name	Average Value		
		2020	2021	% Change
106	Hawks Woods	\$ 349,700	\$ 374,300	7.0%
107	Nesbitt Valley	\$ 303,900	\$ 325,800	7.2%
108	Ice Age Falls	\$ 355,900	\$ 366,400	3.0%
109	Country Grove/Ice Age Ridge	\$ 367,600	\$ 383,100	4.2%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	\$ 379,200	\$ 394,500	4.0%
113	Newbury Heights	\$ 305,900	\$ 318,300	4.1%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	\$ 463,600	\$ 483,500	4.3%
125*	Acacia Ridge	\$ 127,400	\$ 348,800	173.8%
*New subdivision and new construction.				
Near West				
13	Hill Farms	\$ 390,700	\$ 405,300	3.7%
16	Segoe-Mineral Point Road (Lincoln Hills)	\$ 289,700	\$ 307,300	6.1%
18	Nakoma	\$ 538,700	\$ 578,300	7.4%
19	Westmorland	\$ 360,100	\$ 404,300	12.3%
53	Odana-Midvale Heights-Tokay	\$ 332,000	\$ 343,600	3.5%
55	Summit Woods	\$ 271,500	\$ 298,600	10.0%
57	Midvale Heights	\$ 326,300	\$ 359,700	10.2%
61	Midvale School-Westmorland	\$ 361,400	\$ 370,300	2.5%
64	Findlay Park-Quarrytown	\$ 299,600	\$ 342,000	14.2%
74	Midvale Heights-Odana	\$ 346,800	\$ 372,500	7.4%
75	Sunset Hills	\$ 531,200	\$ 548,000	3.2%
80	West Beltline-Seminole Highway	\$ 204,200	\$ 221,400	8.4%
89	Sunset Village-Hilldale	\$ 316,400	\$ 343,300	8.5%
90	Sunset Village	\$ 356,700	\$ 375,800	5.4%
91	Sunset Woods-Forest Hills	\$ 350,800	\$ 368,500	5.0%
West Central				
17	Dudgeon-Monroe	\$ 395,600	\$ 422,700	6.9%
20	Westlawn-Randall School (West High)	\$ 509,500	\$ 525,000	3.0%
21	Vilas-Longfellow School	\$ 344,800	\$ 368,600	6.9%
22	University Area	\$ 366,500	\$ 370,900	1.2%
23	Langdon Area	\$ 405,200	\$ 417,400	3.0%
24	Near West (Square)	\$ 331,900	\$ 341,900	3.0%
25	Near East (Square)	\$ 313,900	\$ 325,100	3.6%
62	University/Breese Terrace	\$ 450,500	\$ 474,100	5.2%
63	West High-Hoyt Park	\$ 446,200	\$ 478,500	7.2%
65	University Heights	\$ 667,900	\$ 684,000	2.4%

Area	Area Name	Average Value		
		2020	2021	% Change
68	Brittingham Park	\$ 263,500	\$ 278,300	5.6%
70	Vilas-Edgewood Avenue	\$ 559,300	\$ 581,200	3.9%
Near South				
30	Waunona	\$ 257,400	\$ 282,600	9.8%
32	Bay Creek	\$ 280,100	\$ 300,600	7.3%
52	Burr Oaks-Lincoln School	\$ 145,500	\$ 160,100	10.0%
123	Bram's Addition	\$ 159,700	\$ 175,100	9.6%
Far South				
4	Arbor Hills-South Beltline	\$ 330,800	\$ 357,900	8.2%
5	Rimrock Heights-Moorland Road	\$ 232,000	\$ 255,800	10.3%
East Central				
26	Lapham School-Breese Stevens (Square)	\$ 301,300	\$ 318,400	5.7%
27	Wil-Mar/Orton Park	\$ 410,800	\$ 432,800	5.4%
28	Tenney Park	\$ 392,600	\$ 434,700	10.7%
37	East High	\$ 235,500	\$ 247,500	5.1%
38	Atwood-Winnebago	\$ 281,300	\$ 297,600	5.8%
39	Fair Oaks-Worthington Park	\$ 192,000	\$ 195,500	1.8%
50	Northgate-Aberg Avenue	\$ 185,500	\$ 198,700	7.1%
69	Elmside-Oakridge	\$ 411,700	\$ 425,500	3.4%
118	Eastland-North Gardens	\$ 198,400	\$ 210,000	5.8%
Near East				
31	Highwood-Glendale	\$ 235,100	\$ 256,700	9.2%
33	Glendale	\$ 224,900	\$ 241,100	7.2%
34	Lake Edge	\$ 207,500	\$ 220,600	6.3%
40	Olbrich	\$ 200,300	\$ 213,900	6.8%
41	Eastmorland	\$ 218,800	\$ 238,900	9.2%
71	Olbrich Park-Cottage Grove Road	\$ 226,900	\$ 251,000	10.6%
Far East				
6	East Broadway	\$ 147,500	\$ 202,300	37.2%
35	Elvehjem-Acewood	\$ 228,500	\$ 249,100	9.0%
36	Elvehjem-Buckeye-Droster	\$ 244,600	\$ 269,600	10.2%
43	Rolling Meadows	\$ 227,100	\$ 243,900	7.4%
44	Rustic Ridge-East Ridge	\$ 253,500	\$ 278,200	9.7%
46	Milwaukee Street I90-94	\$ 234,400	\$ 250,800	7.0%
47	Heritage Heights	\$ 262,900	\$ 279,000	6.1%
96	Richmond Hill	\$ 361,800	\$ 388,700	7.4%
97	Mira Loma	\$ 242,800	\$ 269,800	11.1%

Area	Area Name	Average Value		
		2020	2021	% Change
99	Grandview Commons	\$ 302,400	\$ 318,100	5.2%
102	Twin Oaks-Liberty Pl-Owl Crk	\$ 255,100	\$ 275,200	7.9%
103	Door Creek/Reston Heights	\$ 291,100	\$ 305,700	5.0%
115	Eastlawn/Covered Bridge/Rustic Acres	\$ 300,700	\$ 310,100	3.1%
117	Southeast Blooming Grove Attachment	\$ 190,500	\$ 197,900	3.9%
120	Lost Creek	\$ 266,400	\$ 282,400	6.0%
121	Siggel Grove & Quinn Ranch	\$ 292,100	\$ 309,800	6.1%
122	Secret Places @ Siggelkow Preserve	\$ 337,400	\$ 350,000	3.7%
North East				
51	East Washington Avenue-Stoughton Rd-Commercial Avenue	\$ 187,600	\$ 206,100	9.9%
72	Whitetail Ridge	\$ 231,700	\$ 243,800	5.2%
76	Holiday Bluff	\$ 240,000	\$ 262,300	9.3%
77	Berkeley	\$ 182,700	\$ 196,100	7.3%
88	Prentice Prairie-Ridgewood	\$ 268,700	\$ 287,900	7.1%
104	Village at Autumn Lake	\$ 310,600	\$ 316,100	1.8%
105	Parkway Village	\$ 254,100	\$ 279,600	10.0%
116	Woods Farm	\$ 376,600	\$ 385,700	2.4%
Near North				
45	Patio Gardens-Lakeview Heights	\$ 218,300	\$ 230,400	5.5%
48	Northport-Sherman Village	\$ 207,200	\$ 220,500	6.4%
49	Cherokee	\$ 346,200	\$ 361,900	4.5%
54	Lerdahl Park	\$ 261,000	\$ 270,000	3.4%
56	North Lake Mendota	\$ 285,300	\$ 299,800	5.1%
73	Sherman School	\$ 191,500	\$ 201,800	5.4%
81	Brentwood Village-Sheridan Triangle	\$ 230,200	\$ 235,600	2.3%
119	Nobel Park-Mendota Hills	\$ 202,100	\$ 207,000	2.4%
Lake Shore				
78	Waunona	\$ 700,600	\$ 741,400	5.8%
79	Woodward	\$ 943,800	\$ 1,011,200	7.1%
82	Spring Harbor	\$ 1,110,600	\$ 1,170,700	5.4%
83	Isthmus	\$ 871,400	\$ 920,700	5.7%
	City-Wide	\$ 315,200	\$ 335,200	6.3%

TABLE 5

City of Madison

**Average Single Family Residential Values by Assessment Area
From 2020 to 2021**

Area	Area Name	Average Value		
		2020	2021	% Change
1	Meadowood	237,700	259,600	9.2%
2	Orchard Ridge	291,500	305,600	4.8%
3	Muir Field West	275,500	303,500	10.2%
4	Arbor Hills-South Beltline	330,800	357,900	8.2%
5	Rimrock Heights-Moorland Road	232,000	255,800	10.3%
6	East Broadway	147,500	202,300	37.2%
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 373,000	403,000	8.0%
8	Faircrest-University Highlands	378,700	398,000	5.1%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	280,400	297,600	6.1%
10	Highlands-Skyline	743,900	791,800	6.4%
11	Parkwood Hills	419,800	437,400	4.2%
12	Walnut Grove/Sauk Creek	376,400	410,100	9.0%
13	Hill Farms	390,700	405,300	3.7%
14	Glen Oak Hills-Crestwood-Merrill Crest	276,600	299,600	8.3%
15	Highland Village/West Towne Area	251,500	271,700	8.0%
16	Segoe-Mineral Point Road (Lincoln Hills)	289,700	307,300	6.1%
17	Dudgeon-Monroe	395,600	422,700	6.9%
18	Nakoma	538,700	578,300	7.4%
19	Westmorland	360,100	404,300	12.3%
20	Westlawn-Randall School (West High)	509,500	525,000	3.0%
21	Vilas-Longfellow School	344,800	368,600	6.9%
22	University Area	366,500	370,900	1.2%
23	Langdon Area	405,200	417,400	3.0%
24	Near West (Square)	331,900	341,900	3.0%
25	Near East (Square)	313,900	325,100	3.6%
26	Lapham School-Breese Stevens (Square)	301,300	318,400	5.7%
27	Wil-Mar/Orton Park	410,800	432,800	5.4%
28	Tenney Park	392,600	434,700	10.7%
30	Waunona	257,400	282,600	9.8%
31	Highwood-Glendale	235,100	256,700	9.2%
32	Bay Creek	280,100	300,600	7.3%
33	Glendale	224,900	241,100	7.2%
34	Lake Edge	207,500	220,600	6.3%
35	Elvehjem-Acewood	228,500	249,100	9.0%
36	Elvehjem-Buckeye-Droster	244,600	269,600	10.2%
37	East High	235,500	247,500	5.1%
38	Atwood-Winnebago	281,300	297,600	5.8%
39	Fair Oaks-Worthington Park	192,000	195,500	1.8%
40	Olbrich	200,300	213,900	6.8%
41	Eastmorland	218,800	238,900	9.2%
42	Green Tree	288,800	321,400	11.3%
43	Rolling Meadows	227,100	243,900	7.4%
44	Rustic Ridge-East Ridge	253,500	278,200	9.7%

Area	Area Name	Average Value		
		2020	2021	% Change
45	Patio Gardens-Lakeview Heights	218,300	230,400	5.5%
46	Milwaukee Street I90-94	234,400	250,800	7.0%
47	Heritage Heights	262,900	279,000	6.1%
48	Northport-Sherman Village	207,200	220,500	6.4%
49	Cherokee	346,200	361,900	4.5%
50	Northgate-Aberg Avenue	185,500	198,700	7.1%
51	East Washington Avenue-Stoughton Rd-Commercial Avenue	187,600	206,100	9.9%
52	Burr Oaks-Lincoln School	145,500	160,100	10.0%
53	Odana-Midvale Heights-Tokay	332,000	343,600	3.5%
54	Lerdahl Park	261,000	270,000	3.4%
55	Summit Woods	271,500	298,600	10.0%
56	North Lake Mendota	285,300	299,800	5.1%
57	Midvale Heights	326,300	359,700	10.2%
60	Westview Hills	487,700	495,600	1.6%
61	Midvale School-Westmorland	361,400	370,300	2.5%
62	University/Breese Terrace	450,500	474,100	5.2%
63	West High-Hoyt Park	446,200	478,500	7.2%
64	Findlay Park-Quarrytown	299,600	342,000	14.2%
65	University Heights	667,900	684,000	2.4%
67	Junction Ridge/Sauk Heights/Willows	420,700	446,300	6.1%
68	Brittingham Park	263,500	278,300	5.6%
69	Elmside-Oakridge	411,700	425,500	3.4%
70	Vilas-Edgewood Avenue	559,300	581,200	3.9%
71	Olbrich Park-Cottage Grove Road	226,900	251,000	10.6%
72	Whitetail Ridge	231,700	243,800	5.2%
73	Sherman School	191,500	201,800	5.4%
74	Midvale Heights-Odana	346,800	372,500	7.4%
75	Sunset Hills	531,200	548,000	3.2%
76	Holiday Bluff	240,000	262,300	9.3%
77	Berkeley	182,700	196,100	7.3%
78	Waunona	700,600	741,400	5.8%
79	Woodward	943,800	1,011,200	7.1%
80	West Beltline-Seminole Highway	204,200	221,400	8.4%
81	Brentwood Village-Sheridan Triangle	230,200	235,600	2.3%
82	Spring Harbor	1,110,600	1,170,700	5.4%
83	Isthmus	871,400	920,700	5.7%
84	Oakbridge	280,000	295,500	5.5%
85	Saukborough-Woodland Hills	429,700	455,300	6.0%
86	High Point Estates	497,500	513,800	3.3%
87	Meadowood West	259,800	275,600	6.1%
88	Prentice Prairie-Ridgewood	268,700	287,900	7.1%
89	Sunset Village-Hilldale	316,400	343,300	8.5%
90	Sunset Village	356,700	375,800	5.4%
91	Sunset Woods-Forest Hills	350,800	368,500	5.0%
92	Heather Downs-Park Ridge Heights	235,300	253,800	7.9%
93	Putnam-McKee	279,600	297,200	6.3%
94	Wexford Village-Sawmill-Longmeadow	379,000	379,700	0.2%
95	Valley Ridge/Mid Town Commons	321,700	335,000	4.1%
96	Richmond Hill	361,800	388,700	7.4%
97	Mira Loma	242,800	269,800	11.1%
98	Fieldstone	283,700	298,800	5.3%
99	Grandview Commons	302,400	318,100	5.2%

Area	Area Name	Average Value		
		2020	2021	% Change
100	Hawks Landing	593,700	623,300	5.0%
101	Stone Crest Estate/Hawks Creek	365,100	383,300	5.0%
102	Twin Oaks-Liberty Pl-Owl Crk	255,100	275,200	7.9%
103	Door Creek/Reston Heights	291,100	305,700	5.0%
105	Parkway Village	254,100	279,600	10.0%
106	Hawks Woods	349,700	374,300	7.0%
107	Nesbitt Valley	303,900	325,800	7.2%
108	Ice Age Falls	355,900	366,400	3.0%
109	Country Grove/Ice Age Ridge	367,600	383,100	4.2%
110	Blackhawk/Greystone	640,000	683,600	6.8%
111	Cardinal Glen/Birchwood/1000 Oaks	360,500	385,100	6.8%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	379,200	394,500	4.0%
113	Newbury Heights	305,900	318,300	4.1%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	463,600	483,500	4.3%
115	Eastlawn/Covered Bridge/Rustic Acres	300,700	310,100	3.1%
117	Southeast Blooming Grove Attachment	190,500	197,900	3.9%
118	Eastland-North Gardens	198,400	210,000	5.8%
119	Nobel Park-Mendota Hills	202,100	207,000	2.4%
120	Lost Creek	266,400	282,400	6.0%
121	Siggel Grove & Quinn Ranch	292,100	309,800	6.1%
122	Secret Places @ Siggelkow Preserve	337,400	350,000	3.7%
123	Bram's Addition	159,700	175,100	9.6%
124	Tamarack	275,200	292,200	6.2%
104	Village at Autumn Lake	310,600	316,100	1.8%
116	Woods Farm	376,600	385,700	2.4%
125*	Acacia Ridge	127,400	348,800	173.8%
*New subdivision and new construction.				
	City-Wide	\$ 315,200	\$ 335,200	6.3%

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.

	2015	2016	2017	2018	2019	2020	2021
Valuation	245,894	254,593	269,377	284,868	300,600	315,200	335,200
Assessment change over previous year	3.5%	3.5%	5.8%	5.8%	5.7%	4.9%	6.3%
Real estate taxes	¹ 5,954.21	² 6,103.06	³ 6,284.42	⁴ 6,415.14	⁵ 6,788.66	⁶ 7,081.74	
Tax change over previous year	3.4%	2.5%	3.0%	2.08%	5.82%	4.14%	

Taxes Reflect Lottery Credit

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
¹	2015	126.86	\$ 78.53
²	2016	150.18	79.86
³	2017	138.22	78.98
⁴	2018	188.18	77.49
⁵	2019	218.64	78.80
⁶	2020	193.63	79.01

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

www.cityofmadison.com/assessor