



## Office of the City Assessor

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April 18, 2023

### THE 2023 PROPERTY TAX BASE OF THE CITY OF MADISON

#### Background

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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](http://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 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

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Locally assessed real estate increased 14.4% for 2023. Commercial assessments increased 16.8% (\$13,414 to \$15,674 million) and residential assessments increased 12.9% (\$22,879 to \$25,839 million). A robust market and the annexation of approximately 1500 parcels from the Town of Madison contributed to the increase.

#### Personal Property Changes

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Locally assessed personal property assessments decreased by \$141 million between 2022 and 2023. This represents a 23.8% decrease from \$593 to \$452 million. A review of the personal property classifications resulted in a shift of value (leasehold improvements) to our commercial real estate.

## 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 \$456 million (\$384 million on real estate and \$72 million on personal property).

## Recap of Local Changes

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

	2022	2023	\$ Change	Percent Change
Real Estate	\$ 36,313	\$ 41,541	\$ 5,228	14.4%
Personal Property	593	452	\$ (141)	(23.8%)
<b>Total</b>	<b>\$ 36,906</b>	<b>\$ 41,993</b>	<b>\$ 5,087</b>	<b>13.8%</b>

The \$ 5,087 million local increase can also be broken down as follows:

	Change in \$ Millions
Annexations	\$ 386.2
New Construction	\$ 866.0
Property Formerly Exempt, Now Assessed	\$ 113.9
Revaluations	\$ 3,821.7
Buildings Removed	\$ 11.4
Real Estate Exemptions	\$ 28.5
Personal Property	\$ (141.0)
<b>Total</b>	<b>\$ 5,086.7</b>

	% of Total Value
Residential	62.20
Commercial	37.73
Agricultural	0.07
<b>Total (Excluding Manufacturing and Personal Property)</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>2022</b>	<b>2023</b>	<b>Value Added</b>	<b>Percent Changed</b>
<b>Residential</b>				
Single Family	\$ 18,305	\$ 20,781	\$ 2,476	13.5%
Condominiums	3,054	3,394	340	11.1%
2 units	1,216	1,340	124	10.2%
3 units	303	324	21	6.9%
<b>Subtotal</b>	<b>\$ 22,878</b>	<b>\$ 25,839</b>	<b>\$ 2,961</b>	<b>12.9%</b>
<b>Commercial</b>				
4 units	\$ 442	\$ 488	\$ 46	10.4%
5-7 units	190	206	16	8.4%
8 units	198	204	6	3.0%
9-16 units	203	233	30	14.8%
17-50 units	1,021	1,217	196	19.2%
50+ units	3,756	4,839	1,083	28.8%
Rooming houses	11	13	2	18.2%
All other commercial	7,593	8,474	881	11.6%
<b>Subtotal</b>	<b>\$ 13,414</b>	<b>\$ 15,674</b>	<b>\$ 2,260</b>	<b>16.8%</b>
<b>Agricultural</b>				
<b>Subtotal</b>	<b>\$ 21</b>	<b>\$ 28</b>	<b>\$ 7</b>	<b>33.3%</b>
<b>Total</b>	<b>\$ 36,313</b>	<b>\$ 41,541</b>	<b>\$ 5,228</b>	<b>14.4%</b>

**TABLE 2**

**Real Estate Sales**

	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Single Family (including Condominiums)</b>						
Warranty Deeds	4,832	4,876	4,910	4,732	4,979	4,536
Land Contracts	22	17	164	12	18	14
<b>Subtotal</b>	<b>4,854</b>	<b>4,893</b>	<b>5,074</b>	<b>4,744</b>	<b>4,997</b>	<b>4,550</b>
<b>2-7 Units</b>						
Warranty Deeds	270	279	297	299	313	336
Land Contracts	3	8	5	2	11	6
<b>Subtotal</b>	<b>273</b>	<b>287</b>	<b>302</b>	<b>301</b>	<b>324</b>	<b>342</b>
<b>Commercial</b>						
Warranty Deeds	351	271	294	231	364	353
Land Contracts	10	6	2	7	12	3
<b>Subtotal</b>	<b>361</b>	<b>277</b>	<b>296</b>	<b>238</b>	<b>376</b>	<b>356</b>
<b>All Types</b>						
Warranty Deeds	5,453	5,426	5,501	5,262	5,656	5,225
Land Contracts	35	31	171	21	41	23
<b>Total</b>	<b>5,488</b>	<b>5,457</b>	<b>5,672</b>	<b>5,283</b>	<b>5,697</b>	<b>5,248</b>

**TABLE 3**

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

	2022		2023	
	Parcels	% of Total	Parcels	% of Total
<b>Residential</b>				
Single Family Vacant	1,435	2.0%	1,246	1.8%
Improved Single Family	49,544	69.6%	48,838	68.9%
Condo and Common Area	16,401	23.0%	16,945	23.9%
2 Units	3,216	4.5%	3,279	4.6%
3 Units	563	0.8%	563	0.8%
<b>Subtotal</b>	<b>71,159</b>	<b>91.1%</b>	<b>70,871</b>	<b>90.8%</b>
<b>Commercial</b>				
Commercial Vacant	375	6.0%	554	8.4%
4 Units	882	14.1%	891	13.5%
5-7 Units	270	4.3%	270	4.1%
8 Units	243	3.9%	238	3.6%
9-16 Units	132	2.1%	140	2.1%
17-50 Units	274	4.4%	280	4.3%
50+ Units	282	4.5%	315	4.8%
Rooming Houses	9	0.1%	11	0.2%
All Other Commercial	3,806	60.7%	3,887	59.0%
<b>Subtotal</b>	<b>6,273</b>	<b>8.0%</b>	<b>6,586</b>	<b>8.4%</b>
<b>Agricultural</b>				
Vacant	675	94.1%	591	92.9%
Improved	42	5.9%	45	7.1%
<b>Subtotal</b>	<b>717</b>	<b>0.9%</b>	<b>636</b>	<b>0.8%</b>
<b>Total</b>	<b>78,149</b>	<b>100.0%</b>	<b>78,093</b>	<b>100.0%</b>
<b>Total Vacant</b>	<b>2,485</b>	<b>3.2%</b>	<b>2,391</b>	<b>3.1%</b>
<b>Total Improved</b>	<b>75,664</b>	<b>96.8%</b>	<b>75,702</b>	<b>96.9%</b>
<b>GRAND TOTAL</b>	<b>78,149</b>	<b>100.0%</b>	<b>78,093</b>	<b>100.0%</b>

**TABLE 4****2023 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	48,838	\$ 20,714,759,100	\$ 424,400
Condominium and Common Area	16,945	3,394,269,500	200,311
2 Units	3,279	1,339,712,200	408,573
3 Units	563	324,081,900	575,634
4 Units	891	487,766,400	547,437
5-7 Units	270	206,204,000	763,719
8 Units	238	204,461,000	859,080
9-16 Units	140	233,196,100	1,665,686
17-50 Units	280	1,216,557,000	4,344,846
50+ Units	315	4,838,651,400	15,360,798
Rooming Houses	11	12,736,000	1,157,818
Single Family Vacant	1,246	66,600,300	53,451
Commercial Improved	3,887	8,306,775,600	2,137,066
Commercial Vacant	554	167,271,600	301,934
Agricultural	636	27,945,100	43,939
<b>Total</b>	<b>78,093</b>	<b>\$ 41,540,987,200</b>	<b>\$ 531,943</b>

**TABLE 5**

**City of Madison**

**Average Single Family Residential Values by Geographic Areas  
From 2022 to 2023**

Area	Area Name	Average Value		
		2022	2023	% Change
<b>Far West</b>				
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 434,300	\$ 503,400	15.9%
8	Faircrest-University Highlands	\$ 450,000	\$ 527,200	17.2%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	\$ 325,400	\$ 375,600	15.4%
10	Highlands-Skyline	\$ 831,700	\$ 956,900	15.1%
11	Parkwood Hills	\$ 487,800	\$ 565,500	15.9%
12	Walnut Grove/Sauk Creek	\$ 452,100	\$ 510,900	13.0%
14	Glen Oak Hills-Crestwood-Merrill Crest	\$ 337,500	\$ 382,400	13.3%
67	Junction Ridge/Sauk Heights/Willows	\$ 490,700	\$ 572,900	16.8%
84	Oakbridge	\$ 333,300	\$ 380,100	14.0%
85	Saukborough-Woodland Hills	\$ 511,600	\$ 578,900	13.2%
94	Wexford Village-Sawmill-Longmeadow	\$ 430,200	\$ 488,200	13.5%
110	Blackhawk/Greystone	\$ 748,000	\$ 863,400	15.4%
111	Cardinal Glen/Birchwood/1000 Oaks	\$ 421,000	\$ 473,200	12.4%
124	Tamarack	\$ 316,100	\$ 367,100	16.1%
<b>South West</b>				
1	Meadowood	\$ 286,800	\$ 324,700	13.2%
2	Orchard Ridge	\$ 349,300	\$ 399,000	14.2%
3	Muir Field West	\$ 341,300	\$ 379,300	11.1%
15	Highland Village/West Towne Area	\$ 307,800	\$ 335,500	9.0%
42	Green Tree	\$ 370,500	\$ 412,000	11.2%
60	Westview Hills	\$ 542,100	\$ 595,800	9.9%
86	High Point Estates	\$ 571,800	\$ 624,500	9.2%
87	Meadowood West	\$ 310,100	\$ 355,100	14.5%
92	Heather Downs-Park Ridge Heights	\$ 295,500	\$ 316,900	7.2%
93	Putnam-McKee	\$ 342,900	\$ 381,300	11.2%
95	Valley Ridge/Mid Town Commons	\$ 385,300	\$ 440,000	14.2%
98	Fieldstone	\$ 333,300	\$ 370,500	11.2%
100	Hawks Landing	\$ 674,500	\$ 773,400	14.7%
101	Stone Crest Estate/Hawks Creek	\$ 423,100	\$ 479,600	13.4%
106	Hawks Woods	\$ 408,700	\$ 459,000	12.3%
107	Nesbitt Valley	\$ 359,500	\$ 400,200	11.3%
108	Ice Age Falls	\$ 419,400	\$ 475,800	13.4%
109	Country Grove/Ice Age Ridge	\$ 427,900	\$ 477,900	11.7%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	\$ 431,400	\$ 481,500	11.6%
113	Newbury Heights	\$ 366,700	\$ 410,500	11.9%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	\$ 512,700	\$ 567,500	10.7%
125*	Acacia Ridge	\$ 375,000	\$ 421,400	12.4%
*New subdivision, new construction, or new annexation				
<b>Near West</b>				

Area	Area Name	Average Value		
		2022	2023	% Change
13	Hill Farms	\$ 459,600	\$ 535,400	16.5%
16	Segoe-Mineral Point Road (Lincoln Hills)	\$ 346,700	\$ 399,300	15.2%
18	Nakoma	\$ 640,100	\$ 705,500	10.2%
19	Westmorland	\$ 429,900	\$ 474,500	10.4%
53	Odana-Midvale Heights-Tokay	\$ 389,200	\$ 445,200	14.4%
55	Summit Woods	\$ 325,400	\$ 375,800	15.5%
57	Midvale Heights	\$ 396,200	\$ 461,700	16.5%
61	Midvale School-Westmorland	\$ 441,800	\$ 510,600	15.6%
64	Findlay Park-Quarrytown	\$ 362,400	\$ 414,100	14.3%
74	Midvale Heights-Odana	\$ 422,100	\$ 484,200	14.7%
75	Sunset Hills	\$ 640,600	\$ 679,700	6.1%
80	West Beltline-Seminole Highway	\$ 253,200	\$ 279,400	10.3%
89	Sunset Village-Hilldale	\$ 380,200	\$ 438,600	15.4%
90	Sunset Village	\$ 402,200	\$ 463,400	15.2%
91	Sunset Woods-Forest Hills	\$ 394,000	\$ 455,400	15.6%
<b>West Central</b>				
17	Dudgeon-Monroe	\$ 472,800	\$ 515,600	9.1%
20	Westlawn-Randall School (West High)	\$ 590,300	\$ 656,300	11.2%
21	Vilas-Longfellow School	\$ 410,600	\$ 444,300	8.2%
22	University Area	\$ 424,100	\$ 448,600	5.8%
23	Langdon Area	\$ 459,100	\$ 485,300	5.7%
24	Near West (Square)	\$ 376,300	\$ 398,900	6.0%
25	Near East (Square)	\$ 359,200	\$ 384,200	7.0%
62	University/Breese Terrace	\$ 519,100	\$ 554,400	6.8%
63	West High-Hoyt Park	\$ 537,000	\$ 597,300	11.2%
65	University Heights	\$ 743,500	\$ 810,400	9.0%
68	Brittingham Park	\$ 316,600	\$ 346,000	9.3%
70	Vilas-Edgewood Avenue	\$ 648,900	\$ 708,400	9.2%
<b>Near South</b>				
30	Waunona	\$ 321,200	\$ 357,200	11.2%
32	Bay Creek	\$ 331,100	\$ 358,300	8.2%
52	Burr Oaks-Lincoln School	\$ 195,400	\$ 233,600	19.5%
123	Bram's Addition	\$ 198,900	\$ 229,400	15.3%
126*	Town of Madison 2022 Annexation	\$ -	\$ 321,500	
*New subdivision, new construction, or new annexation				
<b>Far South</b>				
4	Arbor Hills-South Beltline	\$ 389,600	\$ 439,400	12.8%
5	Rimrock Heights-Moorland Road	\$ 289,400	\$ 313,200	8.2%
<b>East Central</b>				
26	Lapham School-Breese Stevens (Square)	\$ 349,700	\$ 370,600	6.0%
27	Wil-Mar/Orton Park	\$ 474,100	\$ 504,400	6.4%
28	Tenney Park	\$ 476,600	\$ 530,700	11.4%
37	East High	\$ 293,100	\$ 319,100	8.9%
38	Atwood-Winnebago	\$ 328,000	\$ 356,500	8.7%
39	Fair Oaks-Worthington Park	\$ 221,600	\$ 249,500	12.6%
50	Northgate-Aberg Avenue	\$ 228,800	\$ 268,500	17.4%
69	Elmside-Oakridge	\$ 490,900	\$ 540,900	10.2%
118	Eastland-North Gardens	\$ 249,400	\$ 281,900	13.0%
<b>Near East</b>				
31	Highwood-Glendale	\$ 301,700	\$ 321,500	6.6%
33	Glendale	\$ 280,600	\$ 318,400	13.5%
34	Lake Edge	\$ 253,000	\$ 310,800	22.8%



Area	Area Name	Average Value		
		2022	2023	% Change
40	Olbrich	\$ 245,000	\$ 282,600	15.3%
41	Eastmorland	\$ 271,900	\$ 308,600	13.5%
71	Olbrich Park-Cottage Grove Road	\$ 289,800	\$ 319,200	10.1%
<b>Far East</b>				
6	East Broadway	\$ 239,800	\$ 280,100	16.8%
35	Elvehjem-Acewood	\$ 285,600	\$ 333,400	16.7%
36	Elvehjem-Buckeye-Droster	\$ 303,100	\$ 349,200	15.2%
43	Rolling Meadows	\$ 275,400	\$ 308,000	11.8%
44	Rustic Ridge-East Ridge	\$ 314,200	\$ 355,100	13.0%
46	Milwaukee Street 190-94	\$ 284,400	\$ 328,900	15.6%
47	Heritage Heights	\$ 309,100	\$ 350,600	13.4%
96	Richmond Hill	\$ 456,500	\$ 525,100	15.0%
97	Mira Loma	\$ 305,700	\$ 360,700	18.0%
99	Grandview Commons	\$ 354,800	\$ 397,400	12.0%
102	Twin Oaks-Liberty Pl-Owl Crk	\$ 313,700	\$ 351,300	12.0%
103	Door Creek/Reston Heights	\$ 345,600	\$ 390,800	13.1%
115	Eastlawn/Covered Bridge/Rustic Acres	\$ 350,600	\$ 403,100	15.0%
117	Southeast Blooming Grove Attachment	\$ 254,800	\$ 285,400	12.0%
120	Lost Creek	\$ 331,200	\$ 373,600	12.8%
121	Siggel Grove & Quinn Ranch	\$ 362,300	\$ 407,000	12.3%
122	Secret Places @ Siggelkow Preserve	\$ 407,100	\$ 461,000	13.2%
<b>North East</b>				
51	East Washington Avenue-Stoughton Rd-Commercial Avenue	\$ 231,200	\$ 258,900	12.0%
72	Whitetail Ridge	\$ 290,600	\$ 308,400	6.1%
76	Holiday Bluff	\$ 292,500	\$ 326,600	11.7%
77	Berkeley	\$ 227,500	\$ 254,900	12.0%
88	Prentice Prairie-Ridgewood	\$ 321,500	\$ 368,800	14.7%
104	Village at Autumn Lake	\$ 360,400	\$ 401,000	11.3%
105	Parkway Village	\$ 307,000	\$ 345,100	12.4%
116	Woods Farm	\$ 425,300	\$ 489,800	15.2%
<b>Near North</b>				
45	Patio Gardens-Lakeview Heights	\$ 268,500	\$ 305,800	13.9%
48	Northport-Sherman Village	\$ 252,300	\$ 291,300	15.5%
49	Cherokee	\$ 426,500	\$ 515,900	21.0%
54	Lerdahl Park	\$ 291,800	\$ 349,500	19.8%
56	North Lake Mendota	\$ 346,300	\$ 371,000	7.1%
73	Sherman School	\$ 230,300	\$ 259,100	12.5%
81	Brentwood Village-Sheridan Triangle	\$ 274,400	\$ 307,400	12.0%
119	Nobel Park-Mendota Hills	\$ 237,000	\$ 283,800	19.7%
<b>Lake Shore</b>				
78	Waunona	\$ 883,200	\$ 1,065,000	20.6%
79	Woodward	\$ 1,182,800	\$ 1,416,700	19.8%
82	Spring Harbor	\$ 1,351,300	\$ 1,515,900	12.2%
83	Isthmus	\$ 1,076,000	\$ 1,196,400	11.2%
	<b>City-Wide</b>	\$ 376,900	\$ 424,400	12.6%

**TABLE 5****City of Madison****Average Single Family Residential Values by Assessment Areas  
From 2022 to 2023**

Area	Area Name	Average Value		
		2022	2023	% Change
1	Meadowood	286,800	324,700	13.2%
2	Orchard Ridge	349,300	399,000	14.2%
3	Muir Field West	341,300	379,300	11.1%
4	Arbor Hills-South Beltline	389,600	439,400	12.8%
5	Rimrock Heights-Moorland Road	289,400	313,200	8.2%
6	East Broadway	239,800	280,100	16.8%
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	434,300	503,400	15.9%
8	Faircrest-University Highlands	450,000	527,200	17.2%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	325,400	375,600	15.4%
10	Highlands-Skyline	831,700	956,900	15.1%
11	Parkwood Hills	487,800	565,500	15.9%
12	Walnut Grove/Sauk Creek	452,100	510,900	13.0%
13	Hill Farms	459,600	535,400	16.5%
14	Glen Oak Hills-Crestwood-Merrill Crest	337,500	382,400	13.3%
15	Highland Village/West Towne Area	307,800	335,500	9.0%
16	Segoe-Mineral Point Road (Lincoln Hills)	346,700	399,300	15.2%
17	Dudgeon-Monroe	472,800	515,600	9.1%
18	Nakoma	640,100	705,500	10.2%
19	Westmorland	429,900	474,500	10.4%
20	Westlawn-Randall School (West High)	590,300	656,300	11.2%
21	Vilas-Longfellow School	410,600	444,300	8.2%
22	University Area	424,100	448,600	5.8%
23	Langdon Area	459,100	485,300	5.7%
24	Near West (Square)	376,300	398,900	6.0%
25	Near East (Square)	359,200	384,200	7.0%
26	Lapham School-Breese Stevens (Square)	349,700	370,600	6.0%
27	Wil-Mar/Orton Park	474,100	504,400	6.4%
28	Tenney Park	476,600	530,700	11.4%
30	Waubesa	321,200	357,200	11.2%
31	Highwood-Glendale	301,700	321,500	6.6%
32	Bay Creek	331,100	358,300	8.2%
33	Glendale	280,600	318,400	13.5%
34	Lake Edge	253,000	310,800	22.8%
35	Elvehjem-Acewood	285,600	333,400	16.7%
36	Elvehjem-Buckeye-Droster	303,100	349,200	15.2%
37	East High	293,100	319,100	8.9%
38	Atwood-Winnebago	328,000	356,500	8.7%
39	Fair Oaks-Worthington Park	221,600	249,500	12.6%
40	Olbrich	245,000	282,600	15.3%
41	Eastmorland	271,900	308,600	13.5%
42	Green Tree	370,500	412,000	11.2%
43	Rolling Meadows	275,400	308,000	11.8%
44	Rustic Ridge-East Ridge	314,200	355,100	13.0%

Area	Area Name	Average Value		
		2022	2023	% Change
45	Patio Gardens-Lakeview Heights	268,500	305,800	13.9%
46	Milwaukee Street I90-94	284,400	328,900	15.6%
47	Heritage Heights	309,100	350,600	13.4%
48	Northport-Sherman Village	252,300	291,300	15.5%
49	Cherokee	426,500	515,900	21.0%
50	Northgate-Aberg Avenue	228,800	268,500	17.4%
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	231,200	258,900	12.0%
52	Burr Oaks-Lincoln School	195,400	233,600	19.5%
53	Odana-Midvale Heights-Tokay	389,200	445,200	14.4%
54	Lerdahl Park	291,800	349,500	19.8%
55	Summit Woods	325,400	375,800	15.5%
56	North Lake Mendota	346,300	371,000	7.1%
57	Midvale Heights	396,200	461,700	16.5%
60	Westview Hills	542,100	595,800	9.9%
61	Midvale School-Westmorland	441,800	510,600	15.6%
62	University/Breese Terrace	519,100	554,400	6.8%
63	West High-Hoyt Park	537,000	597,300	11.2%
64	Findlay Park-Quarrytown	362,400	414,100	14.3%
65	University Heights	743,500	810,400	9.0%
67	Junction Ridge/Sauk Heights/Willows	490,700	572,900	16.8%
68	Brittingham Park	316,600	346,000	9.3%
69	Elmside-Oakridge	490,900	540,900	10.2%
70	Vilas-Edgewood Avenue	648,900	708,400	9.2%
71	Olbrich Park-Cottage Grove Road	289,800	319,200	10.1%
72	Whitetail Ridge	290,600	308,400	6.1%
73	Sherman School	230,300	259,100	12.5%
74	Midvale Heights-Odana	422,100	484,200	14.7%
75	Sunset Hills	640,600	679,700	6.1%
76	Holiday Bluff	292,500	326,600	11.7%
77	Berkeley	227,500	254,900	12.0%
78	Waunona	883,200	1,065,000	20.6%
79	Woodward	1,182,800	1,416,700	19.8%
80	West Beltline-Seminole Highway	253,200	279,400	10.3%
81	Brentwood Village-Sheridan Triangle	274,400	307,400	12.0%
82	Spring Harbor	1,351,300	1,515,900	12.2%
83	Isthmus	1,076,000	1,196,400	11.2%
84	Oakbridge	333,300	380,100	14.0%
85	Saukborough-Woodland Hills	511,600	578,900	13.2%
86	High Point Estates	571,800	624,500	9.2%
87	Meadowood West	310,100	355,100	14.5%
88	Prentice Prairie-Ridgewood	321,500	368,800	14.7%
89	Sunset Village-Hilldale	380,200	438,600	15.4%
90	Sunset Village	402,200	463,400	15.2%
91	Sunset Woods-Forest Hills	394,000	455,400	15.6%
92	Heather Downs-Park Ridge Heights	295,500	316,900	7.2%
93	Putnam-McKee	342,900	381,300	11.2%
94	Wexford Village-Sawmill-Longmeadow	430,200	488,200	13.5%
95	Valley Ridge/Mid Town Commons	385,300	440,000	14.2%
96	Richmond Hill	456,500	525,100	15.0%
97	Mira Loma	305,700	360,700	18.0%
98	Fieldstone	333,300	370,500	11.2%
99	Grandview Commons	354,800	397,400	12.0%

Area	Area Name	Average Value		
		2022	2023	% Change
100	Hawks Landing	674,500	773,400	14.7%
101	Stone Crest Estate/Hawks Creek	423,100	479,600	13.4%
102	Twin Oaks-Liberty Pl-Owl Crk	313,700	351,300	12.0%
103	Door Creek/Reston Heights	345,600	390,800	13.1%
104	Village at Autumn Lake	360,400	401,000	11.3%
105	Parkway Village	307,000	345,100	12.4%
106	Hawks Woods	408,700	459,000	12.3%
107	Nesbitt Valley	359,500	400,200	11.3%
108	Ice Age Falls	419,400	475,800	13.4%
109	Country Grove/Ice Age Ridge	427,900	477,900	11.7%
110	Blackhawk/Greystone	748,000	863,400	15.4%
111	Cardinal Glen/Birchwood/1000 Oaks	421,000	473,200	12.4%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	431,400	481,500	11.6%
113	Newbury Heights	366,700	410,500	11.9%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	512,700	567,500	10.7%
115	Eastlawn/Covered Bridge/Rustic Acres	350,600	403,100	15.0%
116	Woods Farm	425,300	489,800	15.2%
117	Southeast Blooming Grove Attachment	254,800	285,400	12.0%
118	Eastland-North Gardens	249,400	281,900	13.0%
119	Nobel Park-Mendota Hills	237,000	283,800	19.7%
120	Lost Creek	331,200	373,600	12.8%
121	Siggel Grove & Quinn Ranch	362,300	407,000	12.3%
122	Secret Places @ Siggelkow Preserve	407,100	461,000	13.2%
123	Bram's Addition	198,900	229,400	15.3%
124	Tamarack	316,100	367,100	16.1%
125*	Acacia Ridge	375,000	421,400	12.4%
126*	Town of Madison 2022 Annexation		321,500	
*New subdivision, new construction, or new annexation				
	<b>City-Wide</b>	<b>\$ 376,900</b>	<b>\$ 424,400</b>	12.6%

**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.

	2017	2018	2019	2020	2021	2022	2023
Valuation	269,377	284,868	300,600	315,200	335,200	376,900	424,400
Assessment change over previous year	5.8%	5.8%	5.5%	4.9%	6.3%	12.4%	12.6%
Real Estate Taxes	6,284.42 <sup>1</sup>	6,415.14 <sup>2</sup>	6,788.66 <sup>3</sup>	7,081.74 <sup>4</sup>	7,206.12 <sup>5</sup>	7,468.41 <sup>6</sup>	
Tax change over previous year	2.89%	2.04%	5.50%	4.14%	1.73%	3.51%	

**Taxes Reflect Lottery Credit**

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
<sup>1</sup>	2017	138.22	\$ 78.98
<sup>2</sup>	2018	188.18	77.49
<sup>3</sup>	2019	218.64	78.80
<sup>4</sup>	2020	193.63	79.01
<sup>5</sup>	2021	303.13	85.47
<sup>6</sup>	2022	278.17	84.75

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

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