



Office of the City Assessor

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THE 2022 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 10.9% for 2022. Commercial assessments increased 12.9% (\$11,550 to \$13,266 million) and residential assessments increased 11.4% (\$20,119 to \$22,699 million).

Personal Property Changes

Locally assessed personal property assessments decreased by \$5 million between 2021 and 2022. This represents a 0.5% decrease from \$591 to \$586 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 \$462 million (\$388 million on real estate and \$74 million on personal property).

Recap of Local Changes

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

	2021	2022	\$ Change	Percent Change
Real Estate	\$ 32,070	\$ 35,987	\$ 3,917	12.2%
Personal Property	591	586	\$ (5)	(0.8%)
Total	\$ 32,661	\$ 36,573	\$ 3,912	12.0%

The \$ 3,912 million local increase can also be broken down as follows:

	Change in \$ Millions
Annexations	\$ 389.4
New Construction	\$ 784.2
Property Formerly Exempt, Now Assessed	\$ 33.8
Revaluations	\$ 2,726.8
Buildings Removed	\$ (8.4)
Real Estate Exemptions	\$ (8.8)
Personal Property	\$ (5.0)
Total	\$ 3,912.0

	% of Total Value
Residential	63.08
Commercial	36.87
Agricultural	0.05
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	2021	2022	Value Added	Percent Changed
Residential				
Single Family	\$ 16,084	\$ 18,209	\$ 2,125	13.2%
Condominiums	2,688	2,990	302	11.2%
2 units	1,065	1,196	131	12.3%
3 units	282	305	23	8.2%
Subtotal	\$ 20,119	\$ 22,700	\$ 2,581	12.8%
Commercial				
4 units	\$ 402	\$ 440	38	9.5%
5-7 units	172	190	18	10.5%
8 units	161	212	51	31.7%
9-16 units	171	199	28	16.4%
17-50 units	865	1,011	146	16.9%
50+ units	2,981	3,592	611	20.5%
Rooming houses	7	8	1	14.3%
All other commercial	6,791	7,615	824	12.1%
Subtotal	\$ 11,550	\$ 13,267	\$ 1,717	14.9%
Agricultural				
Subtotal	\$ 19	\$ 20	\$ 1	5.3%
Total	\$ 31,688	\$ 35,987	\$ 4,299	13.6%

TABLE 2**Real Estate Sales**

	2016	2017	2018	2019	2020	2021
Single Family (including Condominiums)						
Warranty Deeds	4,792	4,829	4,790	4,879	4,657	4,966
Land Contracts	56	21	16	64	12	17
Subtotal	4,848	4,850	4,806	4,943	4,669	4,983
2-7 Units						
Warranty Deeds	269	262	272	298	298	313
Land Contracts	4	2	7	5	2	11
Subtotal	273	264	279	303	300	324
Commercial						
Warranty Deeds	293	338	269	294	228	350
Land Contracts	11	7	6	2	6	11
Subtotal	304	345	275	296	234	361
All Types						
Warranty Deeds	5,354	5,429	5,331	5,471	5,183	5,629
Land Contracts	71	30	29	71	20	39
Total	5,425	5,459	5,360	5,542	5,203	5,668

TABLE 3

Number of Taxable Parcels by Class and Year

	2021		2022	
	Parcels	% of Total	Parcels	% of Total
Residential				
Single Family Vacant	1,346	1.9%	1,362	2.0%
Improved Single Family	47,865	69.0%	48,189	69.1%
Condo and Common Area	16,393	23.6%	16,404	23.5%
2 Units	3,218	4.6%	3,196	4.6%
3 Units	564	0.8%	562	0.8%
Subtotal	69,386	90.2%	69,713	90.0%
Commercial				
Commercial Vacant	507	7.5%	544	7.7%
4 Units	891	13.2%	901	12.8%
5-7 Units	285	4.2%	288	4.1%
8 Units	237	3.5%	243	3.5%
9-16 Units	133	2.0%	133	1.9%
17-50 Units	269	4.0%	271	3.9%
50+ Units	267	4.0%	280	4.0%
Rooming Houses	10	0.1%	9	0.1%
All Other Commercial	4,141	61.4%	4,362	62.0%
Subtotal	6,740	8.8%	7,031	9.1%
Agricultural				
Vacant	722	94.5%	675	94.1%
Improved	42	5.5%	42	5.9%
Subtotal	764	1.0%	717	0.9%
Total	76,890	100.0%	77,461	100.0%
Total Vacant	2,575	3.3%	2,581	3.3%
Total Improved	74,315	96.7%	74,880	96.7%
GRAND TOTAL	76,890	100.0%	77,461	100.0%

TABLE 4**2022 Assessed Value of Property by Type**

Type	No. of Parcels	Total Value	Average Value
Single Family-Improved	49,544	\$ 18,208,868,500	\$ 376,928
Condominium and Common Area	16,401	2,990,408,300	182,331
2 Units	3,216	1,195,623,300	371,773
3 Units	563	304,837,200	541,452
4 Units	882	440,355,800	499,270
5-7 Units	270	190,007,000	703,730
8 Units	243	211,484,100	870,305
9-16 Units	132	198,821,500	1,506,223
17-50 Units	274	1,010,883,900	3,689,357
50+ Units	282	3,592,422,700	12,739,088
Rooming Houses	9	8,298,100	922,011
Single Family Vacant	1,435	60,547,200	42,193
Commercial Improved	3,806	7,473,285,700	1,963,554
Commercial Vacant	375	80,807,600	215,487
Agricultural	717	20,431,800	28,496
Total	78,149	\$ 35,987,082,700	\$ 460,493

TABLE 5

City of Madison

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

Area	Area Name	Average Value		
		2021	2022	% Change
Far West				
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 403,000	\$ 434,300	7.8%
8	Faircrest-University Highlands	\$ 398,000	\$ 450,000	13.1%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	\$ 297,600	\$ 325,400	9.3%
10	Highlands-Skyline	\$ 791,800	\$ 831,700	5.0%
11	Parkwood Hills	\$ 437,400	\$ 487,800	11.5%
12	Walnut Grove/Sauk Creek	\$ 410,100	\$ 452,100	10.2%
14	Glen Oak Hills-Crestwood-Merrill Crest	\$ 299,600	\$ 337,500	12.7%
67	Junction Ridge/Sauk Heights/Willows	\$ 446,300	\$ 490,700	9.9%
84	Oakbridge	\$ 295,500	\$ 333,300	12.8%
85	Saukborough-Woodland Hills	\$ 455,300	\$ 511,600	12.4%
94	Wexford Village-Sawmill-Longmeadow	\$ 379,700	\$ 430,200	13.3%
110	Blackhawk/Greystone	\$ 683,600	\$ 748,000	9.4%
111	Cardinal Glen/Birchwood/1000 Oaks	\$ 385,100	\$ 421,000	9.3%
124	Tamarack	\$ 292,200	\$ 316,100	8.2%
South West				
1	Meadowood	\$ 259,600	\$ 286,800	10.5%
2	Orchard Ridge	\$ 305,600	\$ 349,300	14.3%
3	Muir Field West	\$ 303,500	\$ 341,300	12.5%
15	Highland Village/West Towne Area	\$ 271,700	\$ 307,800	13.3%
42	Green Tree	\$ 321,400	\$ 370,500	15.3%
60	Westview Hills	\$ 495,600	\$ 542,100	9.4%
86	High Point Estates	\$ 513,800	\$ 571,800	11.3%
87	Meadowood West	\$ 275,600	\$ 310,100	12.5%
92	Heather Downs-Park Ridge Heights	\$ 253,800	\$ 295,500	16.4%
93	Putnam-McKee	\$ 297,200	\$ 342,900	15.4%
95	Valley Ridge/Mid Town Commons	\$ 335,000	\$ 385,300	15.0%
98	Fieldstone	\$ 298,800	\$ 333,300	11.5%
100	Hawks Landing	\$ 623,300	\$ 674,500	8.2%
101	Stone Crest Estate/Hawks Creek	\$ 383,300	\$ 423,100	10.4%
106	Hawks Woods	\$ 374,300	\$ 408,700	9.2%
107	Nesbitt Valley	\$ 325,800	\$ 359,500	10.3%
108	Ice Age Falls	\$ 366,400	\$ 419,400	14.5%
109	Country Grove/Ice Age Ridge	\$ 383,100	\$ 427,900	11.7%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	\$ 394,500	\$ 431,400	9.4%
113	Newbury Heights	\$ 318,300	\$ 366,700	15.2%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	\$ 483,500	\$ 512,700	6.0%
125*	Acacia Ridge	\$ 348,800	\$ 375,000	7.5%
*New subdivision and new construction.				
Near West				

Area	Area Name	Average Value		
		2021	2022	% Change
13	Hill Farms	\$ 405,300	\$ 459,600	13.4%
16	Segoe-Mineral Point Road (Lincoln Hills)	\$ 307,300	\$ 346,700	12.8%
18	Nakoma	\$ 578,300	\$ 640,100	10.7%
19	Westmorland	\$ 404,300	\$ 429,900	6.3%
53	Odana-Midvale Heights-Tokay	\$ 343,600	\$ 389,200	13.3%
55	Summit Woods	\$ 298,600	\$ 325,400	9.0%
57	Midvale Heights	\$ 359,700	\$ 396,200	10.1%
61	Midvale School-Westmorland	\$ 370,300	\$ 441,800	19.3%
64	Findlay Park-Quarrytown	\$ 342,000	\$ 362,400	6.0%
74	Midvale Heights-Odana	\$ 372,500	\$ 422,100	13.3%
75	Sunset Hills	\$ 548,000	\$ 640,600	16.9%
80	West Beltline-Seminole Highway	\$ 221,400	\$ 253,200	14.4%
89	Sunset Village-Hilldale	\$ 343,300	\$ 380,200	10.7%
90	Sunset Village	\$ 375,800	\$ 402,200	7.0%
91	Sunset Woods-Forest Hills	\$ 368,500	\$ 394,000	6.9%
West Central				
17	Dudgeon-Monroe	\$ 422,700	\$ 472,800	11.9%
20	Westlawn-Randall School (West High)	\$ 525,000	\$ 590,300	12.4%
21	Vilas-Longfellow School	\$ 368,600	\$ 410,600	11.4%
22	University Area	\$ 370,900	\$ 424,100	14.3%
23	Langdon Area	\$ 417,400	\$ 459,100	10.0%
24	Near West (Square)	\$ 341,900	\$ 376,300	10.1%
25	Near East (Square)	\$ 325,100	\$ 359,200	10.5%
62	University/Breese Terrace	\$ 474,100	\$ 519,100	9.5%
63	West High-Hoyt Park	\$ 478,500	\$ 537,000	12.2%
65	University Heights	\$ 684,000	\$ 743,500	8.7%
68	Brittingham Park	\$ 278,300	\$ 316,600	13.8%
70	Vilas-Edgewood Avenue	\$ 581,200	\$ 648,900	11.6%
Near South				
30	Waunona	\$ 282,600	\$ 321,200	13.7%
32	Bay Creek	\$ 300,600	\$ 331,100	10.1%
52	Burr Oaks-Lincoln School	\$ 160,100	\$ 195,400	22.0%
123	Bram's Addition	\$ 175,100	\$ 198,900	13.6%
Far South				
4	Arbor Hills-South Beltline	\$ 357,900	\$ 389,600	8.9%
5	Rimrock Heights-Moorland Road	\$ 255,800	\$ 289,400	13.1%
East Central				
26	Lapham School-Breese Stevens (Square)	\$ 318,400	\$ 349,700	9.8%
27	Wil-Mar/Orton Park	\$ 432,800	\$ 474,100	9.5%
28	Tenney Park	\$ 434,700	\$ 476,600	9.6%
37	East High	\$ 247,500	\$ 293,100	18.4%
38	Atwood-Winnebago	\$ 297,600	\$ 328,000	10.2%
39	Fair Oaks-Worthington Park	\$ 195,500	\$ 221,600	13.4%
50	Northgate-Aberg Avenue	\$ 198,700	\$ 228,800	15.1%
69	Elmside-Oakridge	\$ 425,500	\$ 490,900	15.4%
118	Eastland-North Gardens	\$ 210,000	\$ 249,400	18.8%
Near East				
31	Highwood-Glendale	\$ 256,700	\$ 301,700	17.5%
33	Glendale	\$ 241,100	\$ 280,600	16.4%
34	Lake Edge	\$ 220,600	\$ 253,000	14.7%
40	Olbrich	\$ 213,900	\$ 245,000	14.5%
41	Eastmorland	\$ 238,900	\$ 271,900	13.8%

Area	Area Name	Average Value		
		2021	2022	% Change
71	Olbrich Park-Cottage Grove Road	\$ 251,000	\$ 289,800	15.5%
Far East				
6	East Broadway	\$ 202,300	\$ 239,800	18.5%
35	Elvehjem-Acewood	\$ 249,100	\$ 285,600	14.7%
36	Elvehjem-Buckeye-Droster	\$ 269,600	\$ 303,100	12.4%
43	Rolling Meadows	\$ 243,900	\$ 275,400	12.9%
44	Rustic Ridge-East Ridge	\$ 278,200	\$ 314,200	12.9%
46	Milwaukee Street I90-94	\$ 250,800	\$ 284,400	13.4%
47	Heritage Heights	\$ 279,000	\$ 309,100	10.8%
96	Richmond Hill	\$ 388,700	\$ 456,500	17.4%
97	Mira Loma	\$ 269,800	\$ 305,700	13.3%
99	Grandview Commons	\$ 318,100	\$ 354,800	11.5%
102	Twin Oaks-Liberty Pl-Owl Crk	\$ 275,200	\$ 313,700	14.0%
103	Door Creek/Reston Heights	\$ 305,700	\$ 345,600	13.1%
115	Eastlawn/Covered Bridge/Rustic Acres	\$ 310,100	\$ 350,600	13.1%
117	Southeast Blooming Grove Attachment	\$ 197,900	\$ 254,800	28.8%
120	Lost Creek	\$ 282,400	\$ 331,200	17.3%
121	Siggel Grove & Quinn Ranch	\$ 309,800	\$ 362,300	16.9%
122	Secret Places @ Siggelkow Preserve	\$ 350,000	\$ 407,100	16.3%
North East				
51	East Washington Avenue-Stoughton Rd-Commercial Avenue	\$ 206,100	\$ 231,200	12.2%
72	Whitetail Ridge	\$ 243,800	\$ 290,600	19.2%
76	Holiday Bluff	\$ 262,300	\$ 292,500	11.5%
77	Berkeley	\$ 196,100	\$ 227,500	16.0%
88	Prentice Prairie-Ridgewood	\$ 287,900	\$ 321,500	11.7%
104	Village at Autumn Lake	\$ 316,100	\$ 360,400	14.0%
105	Parkway Village	\$ 279,600	\$ 307,000	9.8%
116	Woods Farm	\$ 385,700	\$ 425,300	10.3%
Near North				
45	Patio Gardens-Lakeview Heights	\$ 230,400	\$ 268,500	16.5%
48	Northport-Sherman Village	\$ 220,500	\$ 252,300	14.4%
49	Cherokee	\$ 361,900	\$ 426,500	17.9%
54	Lerdahl Park	\$ 270,000	\$ 291,800	8.1%
56	North Lake Mendota	\$ 299,800	\$ 346,300	15.5%
73	Sherman School	\$ 201,800	\$ 230,300	14.1%
81	Brentwood Village-Sheridan Triangle	\$ 235,600	\$ 274,400	16.5%
119	Nobel Park-Mendota Hills	\$ 207,000	\$ 237,000	14.5%
Lake Shore				
78	Waunona	\$ 741,400	\$ 883,200	19.1%
79	Woodward	\$ 1,011,200	\$ 1,182,800	17.0%
82	Spring Harbor	\$ 1,170,700	\$ 1,351,300	15.4%
83	Isthmus	\$ 920,700	\$ 1,076,000	16.9%
	City-Wide	\$ 335,200	\$ 376,900	12.4%

TABLE 5**City of Madison****Average Single Family Residential Values by Assessment Areas
From 2021 to 2022**

Area	Area Name	Average Value		
		2021	2022	% Change
1	Meadowood	259,600	286,800	10.5%
2	Orchard Ridge	305,600	349,300	14.3%
3	Muir Field West	303,500	341,300	12.5%
4	Arbor Hills-South Beltline	357,900	389,600	8.9%
5	Rimrock Heights-Moorland Road	255,800	289,400	13.1%
6	East Broadway	202,300	239,800	18.5%
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	403,000	434,300	7.8%
8	Faircrest-University Highlands	398,000	450,000	13.1%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	297,600	325,400	9.3%
10	Highlands-Skyline	791,800	831,700	5.0%
11	Parkwood Hills	437,400	487,800	11.5%
12	Walnut Grove/Sauk Creek	410,100	452,100	10.2%
13	Hill Farms	405,300	459,600	13.4%
14	Glen Oak Hills-Crestwood-Merrill Crest	299,600	337,500	12.7%
15	Highland Village/West Towne Area	271,700	307,800	13.3%
16	Segoe-Mineral Point Road (Lincoln Hills)	307,300	346,700	12.8%
17	Dudgeon-Monroe	422,700	472,800	11.9%
18	Nakoma	578,300	640,100	10.7%
19	Westmorland	404,300	429,900	6.3%
20	Westlawn-Randall School (West High)	525,000	590,300	12.4%
21	Vilas-Longfellow School	368,600	410,600	11.4%
22	University Area	370,900	424,100	14.3%
23	Langdon Area	417,400	459,100	10.0%
24	Near West (Square)	341,900	376,300	10.1%
25	Near East (Square)	325,100	359,200	10.5%
26	Lapham School-Breese Stevens (Square)	318,400	349,700	9.8%
27	Wil-Mar/Orton Park	432,800	474,100	9.5%
28	Tenney Park	434,700	476,600	9.6%
30	Waunona	282,600	321,200	13.7%
31	Highwood-Glendale	256,700	301,700	17.5%
32	Bay Creek	300,600	331,100	10.1%
33	Glendale	241,100	280,600	16.4%
34	Lake Edge	220,600	253,000	14.7%
35	Elvehjem-Acewood	249,100	285,600	14.7%
36	Elvehjem-Buckeye-Droster	269,600	303,100	12.4%
37	East High	247,500	293,100	18.4%
38	Atwood-Winnebago	297,600	328,000	10.2%
39	Fair Oaks-Worthington Park	195,500	221,600	13.4%
40	Olbrich	213,900	245,000	14.5%
41	Eastmorland	238,900	271,900	13.8%
42	Green Tree	321,400	370,500	15.3%
43	Rolling Meadows	243,900	275,400	12.9%
44	Rustic Ridge-East Ridge	278,200	314,200	12.9%
45	Patio Gardens-Lakeview Heights	230,400	268,500	16.5%

Area	Area Name	Average Value		
		2021	2022	% Change
46	Milwaukee Street I90-94	250,800	284,400	13.4%
47	Heritage Heights	279,000	309,100	10.8%
48	Northport-Sherman Village	220,500	252,300	14.4%
49	Cherokee	361,900	426,500	17.9%
50	Northgate-Aberg Avenue	198,700	228,800	15.1%
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	206,100	231,200	12.2%
52	Burr Oaks-Lincoln School	160,100	195,400	22.0%
53	Odana-Midvale Heights-Tokay	343,600	389,200	13.3%
54	Lerdahl Park	270,000	291,800	8.1%
55	Summit Woods	298,600	325,400	9.0%
56	North Lake Mendota	299,800	346,300	15.5%
57	Midvale Heights	359,700	396,200	10.1%
60	Westview Hills	495,600	542,100	9.4%
61	Midvale School-Westmorland	370,300	441,800	19.3%
62	University/Breese Terrace	474,100	519,100	9.5%
63	West High-Hoyt Park	478,500	537,000	12.2%
64	Findlay Park-Quarrytown	342,000	362,400	6.0%
65	University Heights	684,000	743,500	8.7%
67	Junction Ridge/Sauk Heights/Willows	446,300	490,700	9.9%
68	Brittingham Park	278,300	316,600	13.8%
69	Elmside-Oakridge	425,500	490,900	15.4%
70	Vilas-Edgewood Avenue	581,200	648,900	11.6%
71	Olbrich Park-Cottage Grove Road	251,000	289,800	15.5%
72	Whitetail Ridge	243,800	290,600	19.2%
73	Sherman School	201,800	230,300	14.1%
74	Midvale Heights-Odana	372,500	422,100	13.3%
75	Sunset Hills	548,000	640,600	16.9%
76	Holiday Bluff	262,300	292,500	11.5%
77	Berkeley	196,100	227,500	16.0%
78	Waunona	741,400	883,200	19.1%
79	Woodward	1,011,200	1,182,800	17.0%
80	West Beltline-Seminole Highway	221,400	253,200	14.4%
81	Brentwood Village-Sheridan Triangle	235,600	274,400	16.5%
82	Spring Harbor	1,170,700	1,351,300	15.4%
83	Isthmus	920,700	1,076,000	16.9%
84	Oakbridge	295,500	333,300	12.8%
85	Saukborough-Woodland Hills	455,300	511,600	12.4%
86	High Point Estates	513,800	571,800	11.3%
87	Meadowood West	275,600	310,100	12.5%
88	Prentice Prairie-Ridgewood	287,900	321,500	11.7%
89	Sunset Village-Hilldale	343,300	380,200	10.7%
90	Sunset Village	375,800	402,200	7.0%
91	Sunset Woods-Forest Hills	368,500	394,000	6.9%
92	Heather Downs-Park Ridge Heights	253,800	295,500	16.4%
93	Putnam-McKee	297,200	342,900	15.4%
94	Wexford Village-Sawmill-Longmeadow	379,700	430,200	13.3%
95	Valley Ridge/Mid Town Commons	335,000	385,300	15.0%
96	Richmond Hill	388,700	456,500	17.4%
97	Mira Loma	269,800	305,700	13.3%
98	Fieldstone	298,800	333,300	11.5%
99	Grandview Commons	318,100	354,800	11.5%
100	Hawks Landing	623,300	674,500	8.2%

Area	Area Name	Average Value		
		2021	2022	% Change
101	Stone Crest Estate/Hawks Creek	383,300	423,100	10.4%
102	Twin Oaks-Liberty Pl-Owl Crk	275,200	313,700	14.0%
103	Door Creek/Reston Heights	305,700	345,600	13.1%
105	Parkway Village	279,600	307,000	9.8%
106	Hawks Woods	374,300	408,700	9.2%
107	Nesbitt Valley	325,800	359,500	10.3%
108	Ice Age Falls	366,400	419,400	14.5%
109	Country Grove/Ice Age Ridge	383,100	427,900	11.7%
110	Blackhawk/Greystone	683,600	748,000	9.4%
111	Cardinal Glen/Birchwood/1000 Oaks	385,100	421,000	9.3%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	394,500	431,400	9.4%
113	Newbury Heights	318,300	366,700	15.2%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	483,500	512,700	6.0%
115	Eastlawn/Covered Bridge/Rustic Acres	310,100	350,600	13.1%
117	Southeast Blooming Grove Attachment	197,900	254,800	28.8%
118	Eastland-North Gardens	210,000	249,400	18.8%
119	Nobel Park-Mendota Hills	207,000	237,000	14.5%
120	Lost Creek	282,400	331,200	17.3%
121	Siggel Grove & Quinn Ranch	309,800	362,300	16.9%
122	Secret Places @ Siggelkow Preserve	350,000	407,100	16.3%
123	Bram's Addition	175,100	198,900	13.6%
124	Tamarack	292,200	316,100	8.2%
104	Village at Autumn Lake	316,100	360,400	14.0%
116	Woods Farm	385,700	425,300	10.3%
125*	Acacia Ridge	348,800	375,000	7.5%
*New subdivision and new construction.				
	City-Wide	\$ 335,200	\$ 376,900	12.4%

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.

	2016	2017	2018	2019	2020	2021	2022
Valuation	254,593	269,377	284,868	300,600	315,200	335,200	376,900
Assessment change over previous year	3.5%	5.8%	5.8%	5.5%	4.9%	6.3%	12.4%
Real estate taxes	6,103.06 ¹	6,284.42 ²	6,415.14 ³	6,788.66 ⁴	7,081.74 ⁵	7,206.12 ⁶	
Tax change over previous year	2.50%	2.89%	2.04%	5.50%	4.14%	1.73%	

Taxes Reflect Lottery Credit

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
¹	2016	150.18	\$ 79.86
²	2017	138.22	78.98
³	2018	188.18	77.49
⁴	2019	218.64	78.80
⁵	2020	193.63	79.01
⁶	2021	303.13	85.47

This information can be viewed on the City of Madison website at:
www.cityofmadison.com/assessor