



## Office of the City Assessor

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April 16, 2010

### THE 2010 PROPERTY TAX BASE OF THE CITY OF MADISON

#### **Background**

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The City Assessor is responsible for estimating the market value of all locally assessable property in the City of Madison and for producing an annual assessment roll listing all taxable property. The assessment roll describes the property, states the assessed value as of January 1, and lists the owner's name and address. These values are used to compute property tax statements next December.

In Madison, all property is valued each year at market value and is assessed at 100% of market value as of January 1. Property, for tax purposes, falls into two broad categories: real estate and personal property. Within these categories are several subsections. Locally assessed real estate is broken into single family homes, condominiums, apartment buildings, commercial and agricultural properties. Personal property consists of machinery, furniture, fixtures and other types of property used in the course of business or commerce. These two categories are assessed by the City Assessor and represent approximately 98% of the property tax base.

The remaining 2% of the tax base is valued by the Wisconsin Department of Revenue and consists of manufacturing properties, both real and personal.

#### **Real Estate Changes**

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Locally assessed real estate decreased (3.1)% in 2009. Commercial property was down (5.6%) (\$7,355 to \$6,941 million) and residential assessments decreased (1.8%) (\$14,094 to \$13,839 million).

#### **Personal Property Changes**

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Locally assessed personal property assessments increased by \$1 million between 2009 and 2010. This represents a 0.1% increase from \$674 to \$675 million.

## Manufacturing Assessments

Manufacturing assessments prepared by the State will not be available until June 1. Last year these assessments totaled \$356 million (\$272 million on real estate and \$84 million on personal property).

## Recap of Local Changes

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

	2009	2010	\$ Change	Percent Change
Real Estate	\$ 21,469	\$ 20,796	\$ (673)	-3.1%
Personal Property	674	675	1	0.1%
<b>Total</b>	<b>\$ 22,143</b>	<b>\$ 21,471</b>	<b>\$ (672)</b>	<b>-3.0%</b>

The \$(672.7) million local decrease can also be broken down as follows:

	Change in \$ Millions
New Construction	\$ 246.6
Revaluations	(885.9)
Annexations	4.3
Real Estate Exemptions	(48.6)
Buildings Removed	(2.9)
Property Formerly Exempt, Now Assessed	13.8
Personal Property	1.0
<b>Total</b>	<b>\$ (671.7)</b>

	% of Total Value
Residential	66.55%
Commercial	33.37%
Agricultural	0.08%
<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 Mark Hanson, City Assessor, (608) 266-4545.

**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>2009</b>	<b>2010</b>	<b>Value Added</b>	<b>Percent Changed</b>
<b>Residential</b>				
Single Family	\$ 10,982	\$ 10,823	\$ (159)	(1.4%)
Condominiums	2,100	2,044	(56)	(2.7%)
2 units	808	776	(32)	(4.0%)
3 units	204	196	(8)	(3.9%)
<b>Subtotal</b>	<b>\$ 14,094</b>	<b>\$ 13,839</b>	<b>\$ (255)</b>	<b>(1.8%)</b>
<b>Commercial</b>				
4 units	\$ 326	\$ 293	\$ (33)	(10.1%)
5-7 units	140	127	(13)	(9.3%)
8 units	118	112	(6)	(5.1%)
9-16 units	127	119	(8)	(6.3%)
17-50 units	468	457	(11)	(2.4%)
50+ units	1,053	1,016	(37)	(3.5%)
Rooming houses	14	13	(1)	(7.1%)
All other commercial	5,109	4,804	(305)	(6.0%)
<b>Subtotal</b>	<b>\$ 7,355</b>	<b>\$ 6,941</b>	<b>\$ (414)</b>	<b>(5.6%)</b>
<b>Agricultural</b>				
<b>Subtotal</b>	<b>\$ 20</b>	<b>\$ 17</b>	<b>\$ (3)</b>	<b>(15.0%)</b>
<b>Total</b>	<b>\$ 21,469</b>	<b>\$ 20,797</b>	<b>\$ (672)</b>	<b>(3.1%)</b>

**TABLE 2**

**Value Changes in Millions**

<b>Class of Property</b>	<b>Revaluations</b>	<b>Construction</b>	<b>Total Change</b>
<b>Residential</b>			
Single Family	\$ (245.2)	\$ 83.8	\$ (161.4)
Condominiums	(68.3)	12.7	(55.6)
2 units	(33.1)	1.9	(31.2)
3 units	(9.0)	2.3	(6.7)
<b>Subtotal</b>	<b>\$ (355.6)</b>	<b>\$ 100.7</b>	<b>\$ (254.9)</b>
<b>Commercial</b>			
4 units	\$ (33.7)	\$ 0.7	\$ (33.0)
5-7 units	(13.9)	0.0	(13.9)
Apartments (8 units +)	(102.1)	37.5	(64.6)
Other (offices, stores, etc.)	(377.4)	107.7	(269.7)
<b>Subtotal</b>	<b>\$ (527.1)</b>	<b>\$ 145.9</b>	<b>\$ (381.2)</b>
<b>Agricultural</b>			
<b>Subtotal</b>	<b>\$ (3.2)</b>	<b>\$ 0.0</b>	<b>\$ (3.2)</b>
<b>Total</b>	<b>\$ (885.9)</b>	<b>\$ 246.6</b>	<b>\$ (639.3)</b>

Please note that one cannot add \$(885.9) million in revaluations and \$246.6 million in new construction to last year's roll (\$21,469 million) and come up with the 2010 assessment roll total of \$20,796 million. The reason is that annexations, changes in exempt status, buildings removed or destroyed and changes in classification are not shown and will affect the totals.

**TABLE 3****Historic Value of New Construction in Millions**

<b>Type</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Single Family	165	220	241	252	228	237	174	148	87	84
Condos and 2-7 Units	46	64	109	109	165	219	194	115	67	18
Commercial	238	201	168	159	187	213	223	242	224	145
Agricultural			1	1	0	0	0	0	0	0
<b>Total</b>	<b>449</b>	<b>485</b>	<b>519</b>	<b>521</b>	<b>580</b>	<b>669</b>	<b>591</b>	<b>505</b>	<b>378</b>	<b>247</b>

**TABLE 4****Historic Residential Revaluations in Millions**

<b>Type</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Single Family	414	472	538	585	663	638	238	30	(161)	(245)
Condos and 2-7 Units	90	124	102	163	180	167	49	(3)	(96)	
Condos										(68)
2-3 units										(42)
<b>Total</b>	<b>504</b>	<b>596</b>	<b>640</b>	<b>748</b>	<b>843</b>	<b>805</b>	<b>287</b>	<b>27</b>	<b>(257)</b>	<b>(355)</b>

**Historic Commercial Revaluations in Millions**

<b>Type</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Apartments	35	137	74	35	30	39	19	4	46	(102)
Commercial	81	216	88	120	74	174	264	134	178	(377)
4-7 units*										(48)
<b>Total</b>	<b>116</b>	<b>353</b>	<b>162</b>	<b>155</b>	<b>104</b>	<b>213</b>	<b>283</b>	<b>138</b>	<b>224</b>	<b>(527)</b>

\*Effective for 2010, 4-7 units classified as Commercial.

**TABLE 5**

**2009 New Construction**

**Residential and Commercial**

<b>Type of Property</b>	<b>West</b>	<b>Central</b>	<b>East</b>	<b>Total</b>
Single Family	\$ 53,511,600	\$ 10,338,600	\$ 19,905,000	\$ 83,755,200
Condominiums	7,827,200	2,424,700	2,483,700	12,735,600
2-7 Units	570,800	3,988,100	412,400	4,971,300
Com'l Apts. (8+)	9,592,000	21,366,300	6,544,000	37,502,300
Commercial	19,327,200	29,886,400	58,476,600	107,690,200
Agricultural	0	0	1,500	1,500
<b>Total</b>	<b>\$ 90,828,800</b>	<b>\$ 68,004,100</b>	<b>\$ 87,823,200</b>	<b>\$ 246,656,100</b>

**TABLE 6**

**2010 Assessment Changes**

<b>Type</b>	<b>No Change</b>		<b>Increase</b>		<b>Decrease</b>		<b>Total Parcels</b>
	<b>Parcels</b>	<b>%</b>	<b>Parcels</b>	<b>%</b>	<b>Parcels</b>	<b>%</b>	
Single Family	18,075	38.9%	2,970	6.4%	25,384	54.7%	46,429
Condominium	8,744	52.2%	784	4.7%	7,229	43.1%	16,757
2 Unit	976	29.2%	70	2.1%	2,302	68.8%	3,348
3-4 Unit	151	10.1%	66	4.4%	1,280	85.5%	1,497
5-7 Unit	12	4.1%	5	1.7%	276	94.2%	293
Commercial	897	19.3%	127	2.7%	3,613	77.9%	4,637
Agricultural	209	49.4%	48	11.3%	166	39.2%	423
<b>Total</b>	<b>29,064</b>	<b>39.6%</b>	<b>4,070</b>	<b>5.5%</b>	<b>40,250</b>	<b>54.8%</b>	<b>73,384</b>

**TABLE 7**

**Real Estate Sales**

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
<b>Single Family (including Condominiums)</b>						
Warranty Deeds	5,082	5,620	5,131	4,659	3,313	3,205
Land Contracts	143	25	55	16	32	51
<b>Subtotal</b>	<b>5,225</b>	<b>5,645</b>	<b>5,186</b>	<b>4,675</b>	<b>3,345</b>	<b>3,256</b>
<b>2-7 Units</b>						
Warranty Deeds	356	335	276	173	106	121
Land Contracts	24	18	3	9	3	4
<b>Subtotal</b>	<b>380</b>	<b>353</b>	<b>279</b>	<b>182</b>	<b>109</b>	<b>125</b>
<b>Commercial</b>						
Warranty Deeds	281	302	262	227	186	105
Land Contracts	17	20	10	15	6	15
<b>Subtotal</b>	<b>298</b>	<b>322</b>	<b>272</b>	<b>242</b>	<b>192</b>	<b>120</b>
<b>All Types</b>						
Warranty Deeds	5,719	6,257	5,669	5,059	3,605	3,431
Land Contracts	184	63	68	40	41	70
<b>Total</b>	<b>5,903</b>	<b>6,320</b>	<b>5,737</b>	<b>5,099</b>	<b>3,646</b>	<b>3,501</b>

**TABLE 8**

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

	2009		2010	
	Parcels	% of Total	Parcels	% of Total
<b>Residential</b>				
Single Family Vacant	2,296	3.4%	2,097	3.1%
Improved Single Family	44,129	65.8%	44,608	66.5%
Condo and Common Area	16,633	24.8%	16,481	24.6%
2 Units	3,387	5.1%	3,348	5.0%
3 Units	579	0.9%	576	0.9%
<b>Subtotal</b>	<b>67,024</b>	<b>91.8%</b>	<b>67,110</b>	<b>91.5%</b>
<b>Commercial</b>				
Commercial Vacant	471	8.4%	461	7.9%
4 Units	923	16.4%	921	15.7%
5-7 Units	289	5.1%	293	5.0%
8 Units	239	4.3%	246	4.2%
9-16 Units	129	2.3%	121	2.1%
17-50 Units	219	3.9%	225	3.8%
50+ Units	177	3.2%	176	3.0%
Rooming Houses	18	0.3%	17	0.3%
All Other Commercial	3,147	56.1%	3,391	58.0%
<b>Subtotal</b>	<b>5,612</b>	<b>7.7%</b>	<b>5,851</b>	<b>8.0%</b>
<b>Agricultural</b>				
Vacant	367	0.5%	396	0.5%
Improved	21	0.0%	27	0.0%
<b>Subtotal</b>	<b>388</b>	<b>0.5%</b>	<b>423</b>	<b>0.5%</b>
<b>Total</b>	<b>73,024</b>	<b>100.0%</b>	<b>73,384</b>	<b>100.0%</b>
Total Vacant	3,134	4.3%	2,954	4.0%
Total Improved	69,890	95.7%	70,430	96.0%
<b>GRAND TOTAL</b>	<b>73,024</b>	<b>100.0%</b>	<b>73,384</b>	<b>100.0%</b>

**TABLE 9**

**2010 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	\$ 44,608	\$ 10,747,117,700	\$ 241,217
Condominium and Common Area	16,481	2,044,043,100	124,024
2 Units	3,348	775,586,500	231,657
3 Units	576	196,444,700	341,050
4 Units	921	292,638,500	317,740
5-7 Units	293	127,068,000	433,679
8 Units	246	112,396,500	456,896
9-16 Units	121	119,209,200	985,200
17-50 Units	225	456,916,300	2,030,739
50+ Units	176	1,015,519,900	5,769,999
Rooming Houses	17	12,840,300	755,312
Single Family Vacant	2,097	75,896,600	36,193
Commercial Improved	3,391	4,649,302,300	1,371,071
Commercial Vacant	461	154,584,800	335,325
Agricultural	423	16,921,300	40,003
<b>Total</b>	<b>73,384</b>	<b>\$ 20,796,485,700</b>	<b>\$ 283,393</b>

**TABLE 10**

**City of Madison**

**Average Single Family Residential Values  
From 2009 to 2010**

Area	Area Name	Average Value			Market Trend % Change
		2009	2010	% Change	
<b>Far West</b>					
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 281,600	\$ 281,100	(0.2%)	0.0%
8	Faircrest-University Highlands	306,900	297,800	(3.0%)	(3.0%)
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	216,900	217,500	0.3%	0.0%
10	Highlands-Skyline	627,500	639,100	1.8%	0.0%
11	Parkwood Hills	358,500	341,000	(4.9%)	(5.0%)
12	Walnut Grove/Sauk Creek	323,600	308,400	(4.7%)	(5.0%)
14	Glen Oak Hills-Crestwood-Merrill Crest	211,300	201,400	(4.7%)	(5.0%)
67	Junction Ridge/Sauk Heights	297,900	298,500	0.2%	0.0%
84	Oakbridge	227,500	221,100	(2.8%)	(3.0%)
85	Saukborough-Woodland Hills	358,100	333,200	(7.0%)	(7.0%)
94	Wexford Village-Sawmill-Longmeadow	303,800	298,500	(1.7%)	(2.0%)
110	Blackhawk/Greystone	569,100	526,100	(7.6%)	(9.0%)
111	Cardinal Glen	249,300	253,900	1.8%	0.0%
<b>South West</b>					
1	Meadowood	190,800	183,700	(3.7%)	(4.0%)
2	Orchard Ridge	219,800	214,600	(2.4%)	(3.0%)
3	Muir Field West	220,800	221,200	0.2%	0.0%
42	Green Tree	253,200	243,100	(4.0%)	(4.0%)
60	Westview Hills	471,400	471,400	0.0%	0.0%
86	High Point Estates	437,900	425,500	(2.8%)	(3.0%)
87	Meadowood West	195,900	192,700	(1.6%)	(2.0%)
92	Heather Downs-Park Ridge Heights	190,200	183,100	(3.7%)	(4.0%)
93	Putnam-McKee	215,800	209,700	(2.8%)	0.0% to (4.0%)
95	Valhalla Valley/Highland Village	241,100	244,500	1.4%	0.0%
98	Fieldstone	225,200	223,500	(0.8%)	0.0% to (3.0%)
100	Hawks Landing/Hawks Meadow	563,400	517,200	(8.2%)	(10.0%)

Area	Area Name	Average Value			Market Trend % Change
		2009	2010	% Change	
101	Stone Crest Estate/Hawks Creek	269,300	267,600	(0.6%)	(2.0%)
106	Hawks Woods	294,500	293,500	(0.3%)	0.0%
107	Nesbitt Valley	241,700	242,500	0.3%	0.0%
108	Ice Age Falls	302,100	294,300	(2.6%)	(3.0%)
109	Country Grove/Ice Age Ridge	311,500	303,000	(2.7%)	(3.0%)
112	Linden Park/Pine Hill Farms	321,000	311,900	(2.8%)	0.0%
<b>Near West</b>					
13	Hill Farms	285,200	280,100	(1.8%)	(2.0%)
16	Segoe-Mineral Point Road (Lincoln Hills)	216,700	208,400	(3.8%)	(4.0%)
18	Nakoma	408,500	403,000	(1.3%)	0.0%
19	Westmorland	252,900	253,800	0.4%	0.0%
53	Midvale Heights-Tokay	215,800	208,000	(3.6%)	(4.0%)
55	Summit Woods	218,300	218,700	0.2%	0.0%
57	Midvale Heights	236,200	236,800	0.3%	0.0%
58	Odana-Westgate	271,600	260,800	(4.0%)	(4.0%)
61	Midvale School-Westmorland	247,700	248,000	0.1%	0.0%
64	Findlay Park-Quarrytown	228,400	228,500	0.0%	0.0%
74	Midvale Heights-Odana	241,100	241,700	0.2%	0.0%
75	Sunset Hills	353,300	354,600	0.4%	0.0%
80	West Beltline-Seminole Highway	166,800	167,200	0.2%	0.0%
89	Sunset Village-Hilldale	229,900	230,600	0.3%	0.0%
90	Sunset Village	252,600	248,800	(1.5%)	(2.0%)
91	Sunset Woods-Forest Hills	246,700	248,300	0.6%	0.0%
<b>West Central</b>					
17	Dudgeon-Monroe	283,700	283,800	0.0%	0.0%
20	Westlawn-Randall School (West High)	360,300	361,800	0.4%	0.0%
21	Vilas-Longfellow School	252,500	242,700	(3.9%)	(3.0%)
22	University Area	251,900	251,900	0.0%	0.0%
23	Langdon Area	262,300	264,000	0.6%	0.0%
24	Near West (Square)	234,000	234,900	0.4%	0.0%
25	Near East (Square)	211,600	211,700	0.0%	0.0%
62	University/Breese Terrace	317,100	317,400	0.1%	0.0%
63	West High-Hoyt Park	320,200	320,700	0.2%	0.0%

Area	Area Name	Average Value			Market Trend % Change
		2009	2010	% Change	
65	University Heights	485,400	489,100	0.8%	0.0%
68	Brittingham Park	194,900	203,200	4.3%	0.0%
70	Vilas-Edgewood Avenue	412,200	406,600	(1.4%)	0.0%
<b>Near South</b>					
30	Waubesa	196,200	191,400	(2.4%)	(3.0%)
32	South Madison	181,600	177,400	(2.3%)	(2.0%)
52	Burr Oaks-Lincoln School	163,600	156,200	(4.5%)	(5.0%)
<b>Far South</b>					
4	Arbor Hills-South Beltline	264,200	261,800	(0.9%)	0.0% to (5.0%)
5	Rimrock Heights-Moorland Road	190,700	185,200	(2.9%)	(3.0%)
<b>East Central</b>					
26	Lapham School-Breese Stevens (Square)	196,600	197,100	0.3%	0.0%
27	Wil-Mar	235,300	234,900	(0.2%)	0.0%
28	Tenney Park	274,600	269,200	(2.0%)	(2.0%)
29	Orton Park	326,000	327,400	0.4%	0.0%
37	East High	169,000	165,900	(1.8%)	(2.0%)
38	Atwood-Winnebago	190,800	190,900	0.1%	0.0%
39	Fair Oaks-Worthington Park	147,200	134,400	(8.7%)	(10.0%)
50	Northgate-Aberg Avenue	145,400	144,000	(1.0%)	(2.0%)
69	Elmside-Oakridge	293,100	283,700	(3.2%)	(3.0%)
<b>Near East</b>					
31	Highwood-Glendale	188,600	189,000	0.2%	0.0%
33	Glendale	181,900	177,900	(2.2%)	(3.0%)
34	Lake Edge	162,700	163,200	0.3%	0.0%
40	Olbrich	148,100	142,300	(3.9%)	(4.0%)
41	Eastmorland	165,000	158,700	(3.8%)	(4.0%)
71	Olbrich Park-Cottage Grove Road	162,600	162,600	0.0%	0.0%
<b>Far East</b>					
6	East Broadway	131,600	125,900	(4.3%)	(5.0%)
35	Elvehjem-Acewood	178,800	179,000	0.1%	0.0%
36	Elvehjem-Buckeye-Droster	199,800	196,600	(1.6%)	(2.0%)
43	Rolling Meadows	179,000	179,400	0.2%	0.0%
44	Rustic Ridge-East Ridge	210,400	204,900	(2.6%)	0.0%

Area	Area Name	Average Value			Market Trend % Change
		2009	2010	% Change	
46	Milwaukee Street I90-94	185,700	186,300	0.3%	0.0%
47	Heritage Heights	209,200	205,600	(1.7%)	(2.0%)
96	Richmond Hill	355,800	346,300	(2.7%)	(2.0%)
97	Mira Loma	198,300	199,000	0.4%	0.0%
99	Covrd Bridge/Grandview Commons	249,400	244,000	(2.2%)	(3.0%)
102	Lost Creek	229,000	228,100	(0.4%)	0.0%
103	Door Creek/Reston Heights	250,000	242,000	(3.2%)	(3.0%)
<b>North East</b>					
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	155,400	150,300	(3.3%)	(4.0%)
72	Whitetail Ridge	189,700	185,500	(2.2%)	(3.0%)
76	Holiday Bluff	196,400	192,600	(1.9%)	(2.0%)
77	Berkeley	153,700	149,200	(2.9%)	(4.0%)
88	Prentice Prairie-Ridgewood	223,800	216,600	(3.2%)	(3.0%)
105	Parkway Village	207,000	203,000	(1.9%)	(3.0%)
<b>Near North</b>					
45	Patio Gardens-Lakeview Heights	184,700	178,300	(3.5%)	(4.0%)
48	Northport-Sherman Village	168,900	163,100	(3.4%)	(4.0%)
49	Cherokee	294,700	295,000	0.1%	0.0%
54	Mendota Hills/North Shore	210,700	205,800	(2.3%)	(3.0%)
56	Mendota Hospital-Warner Park	201,800	198,700	(1.5%)	(2.0%)
73	Sherman School	152,900	152,400	(0.3%)	(2.0%)
81	Brentwood Village-Bruns	199,900	197,900	(1.0%)	(1.0%)
<b>Lake Shore</b>					
78	Waunona	626,800	627,100	0.0%	(0.0%)
79	Woodward	789,400	788,600	(0.1%)	0.0%
82	Spring Harbor	936,700	922,600	(1.5%)	0.0%
83	Isthmus	809,900	797,400	(1.5%)	0.0%
	<b>City-Wide</b>	<b>\$ 245,424</b>	<b>\$ 241,217</b>	<b>(1.7%)</b>	<b>0.0%</b>

**Market Trend % Change** reflects the change in area values based on analysis of area sales. Changes in the **2010 Average Value** generally reflect the Market Trend, but may vary due to the influence of new construction and remodeling.

**TABLE 11**

**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.

	2003	2004	2005	2006	2007	2008	2009	2010
Valuation	189,484	205,359	222,928	239,449	246,062	247,974	245,424	241,217
Assessment increase over previous year	8.6%	8.4%	8.6%	7.4%	2.8%	0.8%	(1.0%)	(1.7%)
Real estate taxes	4,286.19 <sup>1</sup>	4,458.00 <sup>2</sup>	4,535.42 <sup>3</sup>	4,601.41 <sup>4</sup>	4,732.39 <sup>5</sup>	4,827.63 <sup>6</sup>	5,048.47 <sup>7</sup>	
Tax change over previous year	7.1%	4.0%	1.7%	1.5%	2.8%	2.0%	4.5%	

**Taxes Reflect Lottery Credit**

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
<sup>1</sup>	2003	\$ 105.97	
<sup>2</sup>	2004	110.42	
<sup>3</sup>	2005	98.03	
<sup>4</sup>	2006	116.21	
<sup>5</sup>	2007	101.79	
<sup>6</sup>	2008	88.25	\$ 38.24
<sup>7</sup>	2009	82.46	72.30

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