



## Office of the City Assessor

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April 15, 2011

### THE 2011 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% in 2010. Commercial property has increased 1% (\$6,842 to \$6,908 million) and residential assessments decreased .9% (\$13,829 to \$13,704 million).

#### **Personal Property Changes**

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Locally assessed personal property assessments decreased by \$46 million between 2010 and 2011. This represents a (6.9%) decrease from \$670 to \$624 million.

## Manufacturing Assessments

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Manufacturing assessments prepared by the State will not be available until June 1. Last year these assessments totaled \$362 million (\$268 million on real estate and \$94 million on personal property).

## Recap of Local Changes

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

	2010	2011	\$ Change	Percent Change
Real Estate	\$ 20,694	\$ 20,630	\$ (64)	(0.3%)
Personal Property	670	624	(46)	(6.9%)
<b>Total</b>	<b>\$ 21,364</b>	<b>\$ 21,254</b>	<b>\$ (110)</b>	<b>(0.5%)</b>

The \$110 million local decrease can also be broken down as follows:

	Change in \$ Millions
New Construction	\$ 182.0
Revaluations	(221.9)
Annexations	1.9
Real Estate Exemptions	(26.1)
Buildings Removed	(3.4)
Property Formerly Exempt, Now Assessed	5.3
Personal Property	(46.0)
<b>Total</b>	<b>\$ (108.2)</b>

	% of Total Value
Residential	66.43%
Commercial	33.49%
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>2010</b>	<b>2011</b>	<b>Value Added</b>	<b>Percent Changed</b>
<b>Residential</b>				
Single Family	\$ 10,823	\$ 10,777	\$ (46)	(0.4%)
Condominiums	2,040	1,976	(64)	(3.1%)
2 units	771	757	(14)	(1.8%)
3 units	195	194	(1)	(0.5%)
<b>Subtotal</b>	<b>\$ 13,829</b>	<b>\$ 13,704</b>	<b>\$ (125)</b>	<b>(0.9%)</b>
<b>Commercial</b>				
4 units	\$ 290	\$ 290	\$ 0	0.0%
5-7 units	125	125	0	0.0%
8 units	112	111	(1)	(0.9%)
9-16 units	121	122	1	0.8%
17-50 units	436	444	8	1.8%
50+ units	1,009	1,011	2	0.2%
Rooming houses	10	12	2	20.0%
All other commercial	4,739	4,793	54	1.1%
<b>Subtotal</b>	<b>\$ 6,842</b>	<b>\$ 6,908</b>	<b>\$ 66</b>	<b>1.0%</b>
<b>Agricultural</b>				
<b>Subtotal</b>	<b>\$ 23</b>	<b>\$ 18</b>	<b>\$ (5)</b>	<b>(21.7%)</b>
<b>Total</b>	<b>\$ 20,694</b>	<b>\$ 20,630</b>	<b>\$ (64)</b>	<b>(0.3%)</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	\$ (123.1)	\$ 80.1	\$ (43.0)
Condominiums	(73.1)	9.8	(63.3)
2 units	(13.7)	1.1	(12.6)
3 units	(0.3)	0.2	(0.1)
<b>Subtotal</b>	<b>\$ (210.2)</b>	<b>\$ 91.2</b>	<b>\$ (119.0)</b>
<b>Commercial</b>			
4 units	\$ 0.1	\$ 0.4	\$ 0.5
5-7 units	(0.5)	0.1	(0.4)
Apartments (8 units +)	3.3	14.0	17.3
Other (offices, stores, etc.)	(9.0)	76.3	67.3
<b>Subtotal</b>	<b>\$ (6.1)</b>	<b>\$ 90.8</b>	<b>\$ 84.7</b>
<b>Agricultural</b>			
<b>Subtotal</b>	<b>\$ (5.6)</b>	<b>\$ 0.0</b>	<b>\$ (5.6)</b>
<b>Total</b>	<b>\$ (221.9)</b>	<b>\$ 182.0</b>	<b>\$ (39.9)</b>

Please note that one cannot add \$(221.9) million in revaluations and \$182 million in new construction to last year's roll (\$20,649 million) and come up with the 2011 assessment roll total of \$20,630 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>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Single Family	241	252	228	237	174	148	87	84	80
Condos and 2-7 Units	109	109	165	219	194	115	67	18	0
Condos									10
2-3 Units									1
4-7 Units									0.5
Commercial	168	159	187	213	223	242	224	145	90
Agricultural	1	1	0	0	0	0	0	0	0
<b>Total</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>	<b>182</b>

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

<b>Type</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>	<b>2010</b>
Single Family	538	585	663	638	238	30	(161)	(245)	(123)
Condos and 2-7 Units	102	163	180	167	49	(3)	(96)		0
Condos								(68)	(73)
2-3 units								(42)	(14)
<b>Total</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>	<b>(210)</b>

**Historic Commercial Revaluations in Millions**

<b>Type</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>	<b>2010</b>
Apartments	74	35	30	39	19	4	46	(102)	3
Commercial	88	120	74	174	264	134	178	(377)	(9)
4-7 units*								(48)	(0.04)
<b>Total</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>	<b>(6.0)</b>

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

**TABLE 5****2010 New Construction****Residential and Commercial**

<b>Type of Property</b>	<b>West</b>	<b>Central</b>	<b>East</b>	<b>Total</b>
Single Family	\$ 50,587,200	\$ 9,641,800	\$ 19,834,100	\$ 80,063,100
Condominiums	6,185,200	2,370,600	1,247,200	9,803,000
2-7 Units	136,700	1,443,000	179,500	1,759,200
Com'l Apts. (8+)	3,160,600	5,452,100	5,366,500	13,979,200
Commercial	40,499,800	23,465,200	12,376,600	76,341,600
Agricultural	0	0	0	0
<b>Total</b>	<b>\$ 100,569,500</b>	<b>\$ 42,372,700</b>	<b>\$ 39,003,900</b>	<b>\$ 181,946,100</b>

**TABLE 6****2011 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	23,019	49.5%	2,980	6.4%	20,509	44.1%	46,508
Condominium	8,657	51.8%	615	3.7%	7,445	44.5%	16,717
2 Unit	2,306	69.2%	65	2.0%	960	28.8%	3,331
3-4 Unit	1,448	97.1%	20	1.3%	23	1.5%	1,491
5-7 Unit	283	96.9%	5	1.7%	4	1.4%	292
Commercial	4,533	95.8%	107	2.3%	91	1.9%	4,731
Agricultural	283	47.7%	16	2.7%	294	49.6%	593
<b>Total</b>	<b>40,529</b>	<b>55.0%</b>	<b>3,808</b>	<b>5.2%</b>	<b>29,326</b>	<b>39.8%</b>	<b>73,663</b>

**TABLE 7**

**Real Estate Sales**

	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>Single Family (including Condominiums)</b>						
Warranty Deeds	5,620	5,131	4,659	3,313	3,205	3,147
Land Contracts	25	55	16	32	51	42
<b>Subtotal</b>	<b>5,645</b>	<b>5,186</b>	<b>4,675</b>	<b>3,345</b>	<b>3,256</b>	<b>3,189</b>
<b>2-7 Units</b>						
Warranty Deeds	335	276	173	106	121	174
Land Contracts	18	3	9	3	4	3
<b>Subtotal</b>	<b>353</b>	<b>279</b>	<b>182</b>	<b>109</b>	<b>125</b>	<b>177</b>
<b>Commercial</b>						
Warranty Deeds	302	262	227	186	105	216
Land Contracts	20	10	15	6	15	9
<b>Subtotal</b>	<b>322</b>	<b>272</b>	<b>242</b>	<b>192</b>	<b>120</b>	<b>225</b>
<b>All Types</b>						
Warranty Deeds	6,257	5,669	5,059	3,605	3,431	3,537
Land Contracts	63	68	40	41	70	54
<b>Total</b>	<b>6,320</b>	<b>5,737</b>	<b>5,099</b>	<b>3,646</b>	<b>3,501</b>	<b>3,591</b>

**TABLE 8**

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

	2010		2011	
	Parcels	% of Total	Parcels	% of Total
<b>Residential</b>				
Single Family Vacant	2,097	3.1%	2,024	3.0%
Improved Single Family	44,608	66.5%	44,769	66.7%
Condo and Common Area	16,481	24.6%	16,432	24.5%
2 Units	3,348	5.0%	3,331	5.0%
3 Units	576	0.9%	576	0.9%
<b>Subtotal</b>	<b>67,110</b>	<b>91.5%</b>	<b>67,132</b>	<b>91.1%</b>
<b>Commercial</b>				
Commercial Vacant	461	7.9%	442	7.4%
4 Units	921	15.7%	915	15.4%
5-7 Units	293	5.0%	292	4.9%
8 Units	246	4.2%	246	4.1%
9-16 Units	121	2.1%	125	2.1%
17-50 Units	225	3.8%	228	3.8%
50+ Units	176	3.0%	177	3.0%
Rooming Houses	17	0.3%	16	0.3%
All Other Commercial	3,391	58.0%	3,497	58.9%
<b>Subtotal</b>	<b>5,851</b>	<b>8.0%</b>	<b>5,938</b>	<b>8.1%</b>
<b>Agricultural</b>				
Vacant	396	93.6%	564	95.1%
Improved	27	6.4%	29	4.9%
<b>Subtotal</b>	<b>423</b>	<b>0.6%</b>	<b>593</b>	<b>0.8%</b>
<b>Total</b>	<b>73,384</b>	<b>100.0%</b>	<b>73,663</b>	<b>100.0%</b>
Total Vacant	2,954	4.0%	3,030	4.1%
Total Improved	70,430	96.0%	70,633	95.9%
<b>GRAND TOTAL</b>	<b>73,384</b>	<b>100.0%</b>	<b>73,663</b>	<b>100.0%</b>



**TABLE 9**

**2011 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	\$ 44,769	\$ 10,701,412,000	\$ 239,239
Condominium and Common Area	16,432	1,976,392,100	120,277
2 Units	3,331	757,118,600	227,295
3 Units	576	194,468,000	337,618
4 Units	915	289,953,900	316,890
5-7 Units	292	125,112,800	428,468
8 Units	246	111,086,100	451,570
9-16 Units	125	121,614,400	972,915
17-50 Units	228	443,652,400	1,945,844
50+ Units	177	1,010,747,900	5,710,440
Rooming Houses	16	11,708,300	731,769
Single Family Vacant	2,024	76,026,800	37,563
Commercial Improved	3,497	4,652,234,700	1,330,350
Commercial Vacant	442	141,250,900	319,572
Agricultural	593	17,972,600	30,308
<b>Total</b>	<b>73,663</b>	<b>\$ 20,630,751,500</b>	<b>\$ 280,069</b>

**TABLE 10**

**City of Madison**

**Average Single Family Residential Values  
From 2010 to 2011**

Area	Area Name	Average Value			Market Trend % Change
		2010	2011	% Change	
<b>Far West</b>					
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 281,100	\$ 275,100	(2.1%)	(3.0%)
8	Faircrest-University Highlands	297,800	299,000	0.4%	0.0%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	217,500	217,900	0.2%	0.0%
10	Highlands-Skyline	639,100	644,800	0.9%	0.0%
11	Parkwood Hills	341,000	342,100	0.3%	0.0%
12	Walnut Grove/Sauk Creek	308,400	309,100	0.2%	0.0%
14	Glen Oak Hills-Crestwood-Merrill Crest	201,400	201,900	0.2%	0.0%
67	Junction Ridge/Sauk Heights	298,500	291,500	(2.3%)	(3.0%)
84	Oakbridge	221,100	221,700	0.3%	0.0%
85	Saukborough-Woodland Hills	333,200	333,200	0.0%	0.0%
94	Wexford Village-Sawmill-Longmeadow	298,500	293,100	(1.8%)	(2.0%)
110	Blackhawk/Greystone	526,100	517,100	(1.7%)	(2.0%)
111	Cardinal Glen	253,900	256,600	1.1%	0.0%
<b>South West</b>					
1	Meadowood	183,700	180,500	(1.7%)	(2.0%)
2	Orchard Ridge	214,600	208,900	(2.7%)	(3.0%)
3	Muir Field West	221,200	221,400	0.1%	0.0%
15	Highland Village/West Towne Area	201,300	193,700	(3.8%)	(4.0%)
42	Green Tree	243,100	233,800	(3.8%)	(4.0%)
60	Westview Hills	471,400	480,100	1.8%	0.0%
86	High Point Estates	425,500	417,500	(1.9%)	(2.0%)
87	Meadowood West	192,700	187,300	(2.8%)	(3.0%)
92	Heather Downs-Park Ridge Heights	183,100	178,000	(2.8%)	(3.0%)
93	Putnam-McKee	209,700	211,200	0.7%	0.0%
95	Valley Ridge/Mid Town Commons	260,200	260,100	0.0%	0.0%
98	Fieldstone	223,500	223,800	0.1%	0.0%
100	Hawks Landing	517,200	520,500	0.6%	0.0%
101	Stone Crest Estate/Hawks Creek	267,600	271,100	1.3%	(2.0%)
106	Hawks Woods	293,500	295,400	0.6%	0.0%

Area	Area Name	Average Value			Market Trend % Change
		2010	2011	% Change	
107	Nesbitt Valley	242,500	242,600	0.0%	0.0%
108	Ice Age Falls	294,300	289,400	(1.7%)	(2.0%)
109	Country Grove/Ice Age Ridge	303,000	303,600	0.2%	0.0%
112	Linden Park/Pine Hill Farms	311,900	310,800	(0.4%)	0.0%
113	Newbury Heights	233,800	233,400	(0.2%)	0.0%
114	Hawks Meadow/Hawks Ridge	418,700	415,300	(0.8%)	0.0%
<b>Near West</b>					
13	Hill Farms	280,100	281,300	0.4%	0.0%
16	Segoe-Mineral Point Road (Lincoln Hills)	208,400	205,400	(1.4%)	0.0%
18	Nakoma	403,000	402,900	(0.0%)	0.0%
19	Westmorland	253,800	250,000	(1.5%)	(2.0%)
53	Midvale Heights-Tokay	208,000	209,400	0.7%	0.0%
55	Summit Woods	218,700	219,400	0.3%	0.0%
57	Midvale Heights	236,800	237,500	0.3%	0.0%
58	Odana-Westgate	260,800	261,000	0.1%	0.0%
61	Midvale School-Westmorland	248,000	249,000	0.4%	0.0%
64	Findlay Park-Quarrytown	228,500	228,600	0.0%	0.0%
74	Midvale Heights-Odana	241,700	242,500	0.3%	0.0%
75	Sunset Hills	354,600	364,500	2.8%	0.0%
80	West Beltline-Seminole Highway	167,200	164,000	(1.9%)	(2.0%)
89	Sunset Village-Hilldale	230,600	227,700	(1.3%)	(2.0%)
90	Sunset Village	248,800	248,200	(0.2%)	0.0%
91	Sunset Woods-Forest Hills	248,300	248,700	0.2%	0.0%
<b>West Central</b>					
17	Dudgeon-Monroe	283,800	284,600	0.3%	0.0%
20	Westlawn-Randall School (West High)	361,800	363,700	0.5%	0.0%
21	Vilas-Longfellow School	242,700	243,300	0.2%	0.0%
22	University Area	261,500	261,500	0.0%	0.0%
23	Langdon Area	264,000	268,900	1.9%	0.0%
24	Near West (Square)	234,900	236,600	0.7%	0.0%
25	Near East (Square)	211,700	213,500	0.9%	0.0%
62	University/Breese Terrace	317,400	317,000	(0.1%)	0.0%
63	West High-Hoyt Park	320,700	322,400	0.5%	0.0%
65	University Heights	489,100	489,300	0.0%	0.0%
68	Brittingham Park	201,700	201,600	(0.0%)	0.0%
70	Vilas-Edgewood Avenue	406,600	408,400	0.4%	0.0%

Area	Area Name	Average Value			Market Trend % Change
		2010	2011	% Change	
<b>Near South</b>					
30	Waunona	191,400	191,500	0.1%	0.0%
32	South Madison	177,400	177,900	0.3%	0.0%
52	Burr Oaks-Lincoln School	156,200	155,900	(0.2%)	0.0%
<b>Far South</b>					
4	Arbor Hills-South Beltline	261,800	256,600	(2.0%)	(3.0%)
5	Rimrock Heights-Moorland Road	185,200	185,200	0.0%	0.0%
<b>East Central</b>					
26	Lapham School-Breese Stevens (Square)	197,100	198,400	0.7%	0.0%
27	Wil-Mar	234,900	236,300	0.6%	0.0%
28	Tenney Park	269,200	270,000	0.3%	0.0%
29	Orton Park	327,400	326,900	(0.2%)	0.0%
37	East High	165,900	163,000	(1.7%)	(2.0%)
38	Atwood-Winnebago	190,900	187,500	(1.8%)	(2.0%)
39	Fair Oaks-Worthington Park	134,400	131,900	(1.9%)	(2.0%)
50	Northgate-Aberg Avenue	144,000	141,900	(1.5%)	(2.0%)
69	Elmside-Oakridge	283,700	278,800	(1.7%)	(2.0%)
<b>Near East</b>					
31	Highwood-Glendale	189,000	185,200	(2.0%)	(2.0%)
33	Glendale	177,900	174,700	(1.8%)	(2.0%)
34	Lake Edge	163,200	160,100	(1.9%)	(2.0%)
40	Olbrich	142,300	142,400	0.1%	0.0%
41	Eastmorland	158,700	158,900	0.1%	0.0%
71	Olbrich Park-Cottage Grove Road	162,600	154,000	(5.3%)	(6.0%)
<b>Far East</b>					
6	East Broadway	126,900	127,100	0.2%	0.0%
35	Elvehjem-Acewood	179,000	179,000	0.0%	0.0%
36	Elvehjem-Buckeye-Droster	196,600	196,900	0.2%	0.0%
43	Rolling Meadows	179,400	174,200	(2.9%)	(3.0%)
44	Rustic Ridge-East Ridge	204,900	204,900	0.0%	0.0%
46	Milwaukee Street I90-94	186,300	187,400	0.6%	0.0%
47	Heritage Heights	205,600	197,400	(4.0%)	(4.0%)
96	Richmond Hill	346,300	338,300	(2.3%)	(2.0%)
97	Mira Loma	199,000	195,200	(1.9%)	(2.0%)
99	Covrd Bridge/Grandview Commons	244,000	237,100	(2.8%)	(3.0%)
102	Lost Creek	228,100	227,800	(0.1%)	0.0%
103	Door Creek/Reston Heights	242,000	235,600	(2.6%)	(3.0%)

Area	Area Name	Average Value			Market Trend % Change
		2010	2011	% Change	
<b>North East</b>					
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	150,300	147,000	(2.2%)	(3.0%)
72	Whitetail Ridge	185,500	180,300	(2.8%)	(3.0%)
76	Holiday Bluff	192,600	190,600	(1.0%)	(2.0%)
77	Berkeley	149,200	140,400	(5.9%)	(6.0%)
88	Prentice Prairie-Ridgewood	216,600	214,000	(1.2%)	(2.0%)
105	Parkway Village	203,000	200,500	(1.2%)	(2.0%)
<b>Near North</b>					
45	Patio Gardens-Lakeview Heights	178,300	174,400	(2.2%)	(2.0%)
48	Northport-Sherman Village	163,100	160,400	(1.7%)	(2.0%)
49	Cherokee	295,000	290,000	(1.7%)	(2.0%)
54	Mendota Hills/North Shore	205,800	202,000	(1.8%)	(2.0%)
56	Mendota Hospital-Warner Park	198,700	194,700	(2.0%)	(2.0%)
73	Sherman School	152,400	150,300	(1.4%)	0.0%
81	Brentwood Village-Bruns	197,900	199,200	0.7%	0.0%
<b>Lake Shore</b>					
78	Wauona	627,100	625,900	(0.2%)	0.0%
79	Woodward	788,600	783,000	(0.7%)	0.0%
82	Spring Harbor	922,600	916,600	(0.7%)	0.0%
83	Isthmus	797,400	784,400	(1.6%)	0.0%
	<b>City-Wide</b>	<b>\$ 241,217</b>	<b>\$ 239,239</b>	<b>(0.8%)</b>	

**Market Trend % Change** reflects the change in area values based on analysis of area sales. Changes in the **2011 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.

	2005	2006	2007	2008	2009	2010	2011
Valuation	222,928	239,449	246,062	247,974	245,424	241,217	239,239
Assessment increase over previous year	8.6%	7.4%	2.8%	0.8%	(1.0%)	(1.7%)	(0.8%)
Real estate taxes	4,535.42 <sup>1</sup>	4,601.41 <sup>2</sup>	4,732.39 <sup>3</sup>	4,827.63 <sup>4</sup>	5,048.47 <sup>5</sup>	5,366.86 <sup>6</sup>	
Tax change over previous year	1.7%	1.5%	2.8%	2.0%	4.5%	6.3%	

**Taxes Reflect Lottery Credit**

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
1	2005	98.03	
2	2006	116.21	
3	2007	101.79	
4	2008	88.25	\$ 38.24
5	2009	82.46	72.30
6	2010	96.26	76.34

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