April 12, 2019

THE 2019 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 next December.

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 6.4% for 2019. Commercial property has increased 6.5% ($9,748 to $10,386 million) and residential assessments increased 6.3% ($16,794 to $17,851 million).

Personal Property Changes

Locally assessed personal property assessments increased by $35 million between 2018 and 2019. This represents a 6.9% increase from $507 to $542 million.
Manufacturing Assessments

Manufacturing assessments prepared by the State will not be available until June 1. Last year these assessments totaled $347 million ($261.1 million on real estate and $85.9 million on personal property).

Recap of Local Changes

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

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2019</th>
<th>$ Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate</td>
<td>$26,561</td>
<td>$28,257</td>
<td>$1,696</td>
<td>6.4%</td>
</tr>
<tr>
<td>Personal Property</td>
<td>507</td>
<td>542</td>
<td>$35</td>
<td>6.9%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$27,068</td>
<td>$28,799</td>
<td>$1,731</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

The $1,731.5 million local increase can also be broken down as follows:

<table>
<thead>
<tr>
<th>Change in $ Millions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>$606.3</td>
</tr>
<tr>
<td>Revaluations</td>
<td>1,092.0</td>
</tr>
<tr>
<td>Annexations</td>
<td>1.2</td>
</tr>
<tr>
<td>Real Estate Exemptions</td>
<td>(8.5)</td>
</tr>
<tr>
<td>Buildings Removed</td>
<td>(4.1)</td>
</tr>
<tr>
<td>Property Formerly Exempt, Now Assessed</td>
<td>9.6</td>
</tr>
<tr>
<td>Personal Property</td>
<td>35.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1,731.5</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>Class</th>
<th>2018</th>
<th>2019</th>
<th>Value Added</th>
<th>Percent Changed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>$13,371</td>
<td>$14,221</td>
<td>$850</td>
<td>6.4%</td>
</tr>
<tr>
<td>Condominiums</td>
<td>2,282</td>
<td>2,423</td>
<td>141</td>
<td>6.2%</td>
</tr>
<tr>
<td>2 units</td>
<td>898</td>
<td>955</td>
<td>57</td>
<td>6.3%</td>
</tr>
<tr>
<td>3 units</td>
<td>243</td>
<td>252</td>
<td>9</td>
<td>3.7%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$16,794</td>
<td>$17,851</td>
<td>$1,057</td>
<td>6.3%</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 units</td>
<td>$328</td>
<td>$346</td>
<td>18</td>
<td>5.5%</td>
</tr>
<tr>
<td>5-7 units</td>
<td>145</td>
<td>153</td>
<td>8</td>
<td>5.5%</td>
</tr>
<tr>
<td>8 units</td>
<td>131</td>
<td>138</td>
<td>7</td>
<td>5.3%</td>
</tr>
<tr>
<td>9-16 units</td>
<td>145</td>
<td>153</td>
<td>8</td>
<td>5.5%</td>
</tr>
<tr>
<td>17-50 units</td>
<td>682</td>
<td>740</td>
<td>58</td>
<td>8.5%</td>
</tr>
<tr>
<td>50+ units</td>
<td>2,351</td>
<td>2,555</td>
<td>204</td>
<td>8.7%</td>
</tr>
<tr>
<td>Rooming houses</td>
<td>16</td>
<td>17</td>
<td>1</td>
<td>6.3%</td>
</tr>
<tr>
<td>All other commercial</td>
<td>5,950</td>
<td>6,284</td>
<td>334</td>
<td>5.6%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$9,748</td>
<td>$10,386</td>
<td>$638</td>
<td>6.5%</td>
</tr>
<tr>
<td><strong>Agricultural</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$19</td>
<td>$20</td>
<td>$1</td>
<td>5.3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$26,561</td>
<td>$28,257</td>
<td>$1,696</td>
<td>6.4%</td>
</tr>
</tbody>
</table>
TABLE 2

Historic Value of New Construction in Millions

<table>
<thead>
<tr>
<th>Type</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>80</td>
<td>79</td>
<td>77</td>
<td>113</td>
<td>127</td>
<td>143</td>
<td>154</td>
<td>173</td>
<td>165</td>
</tr>
<tr>
<td>Condos</td>
<td>10</td>
<td>14</td>
<td>12</td>
<td>24</td>
<td>28</td>
<td>19</td>
<td>32</td>
<td>30</td>
<td>14</td>
</tr>
<tr>
<td>2-3 Units</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>4-7 Units</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial</td>
<td>90</td>
<td>62</td>
<td>131</td>
<td>251</td>
<td>368</td>
<td>353</td>
<td>560</td>
<td>398</td>
<td>424</td>
</tr>
<tr>
<td>Agricultural</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>182</strong></td>
<td><strong>158</strong></td>
<td><strong>222</strong></td>
<td><strong>392</strong></td>
<td><strong>525</strong></td>
<td><strong>518</strong></td>
<td><strong>750</strong></td>
<td><strong>604</strong></td>
<td><strong>606</strong></td>
</tr>
</tbody>
</table>

TABLE 3

Historic Residential Revaluations in Millions

<table>
<thead>
<tr>
<th>Type</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>(123)</td>
<td>(366)</td>
<td>(96)</td>
<td>259</td>
<td>324</td>
<td>356</td>
<td>621</td>
<td>652</td>
<td>684</td>
</tr>
<tr>
<td>Condos</td>
<td>(73)</td>
<td>(72)</td>
<td>(64)</td>
<td>9</td>
<td>44</td>
<td>79</td>
<td>103</td>
<td>134</td>
<td>127</td>
</tr>
<tr>
<td>2-3 units</td>
<td>(14)</td>
<td>(19)</td>
<td>(3)</td>
<td>20</td>
<td>28</td>
<td>36</td>
<td>65</td>
<td>83</td>
<td>65</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>(210)</strong></td>
<td><strong>(457)</strong></td>
<td><strong>(163)</strong></td>
<td><strong>288</strong></td>
<td><strong>396</strong></td>
<td><strong>471</strong></td>
<td><strong>789</strong></td>
<td><strong>869</strong></td>
<td><strong>876</strong></td>
</tr>
</tbody>
</table>

Historic Commercial Revaluations in Millions

<table>
<thead>
<tr>
<th>Type</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>3</td>
<td>1</td>
<td>148</td>
<td>12</td>
<td>108</td>
<td>94</td>
<td>175</td>
<td>212</td>
<td>135</td>
</tr>
<tr>
<td>Commercial</td>
<td>(9)</td>
<td>(2)</td>
<td>(8)</td>
<td>33</td>
<td>134</td>
<td>87</td>
<td>547</td>
<td>145</td>
<td>56</td>
</tr>
<tr>
<td>4-7 Units</td>
<td>0</td>
<td>(3)</td>
<td>(6)</td>
<td>9</td>
<td>16</td>
<td>18</td>
<td>23</td>
<td>18</td>
<td>25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>(6)</strong></td>
<td><strong>(4)</strong></td>
<td><strong>134</strong></td>
<td><strong>54</strong></td>
<td><strong>258</strong></td>
<td><strong>199</strong></td>
<td><strong>745</strong></td>
<td><strong>375</strong></td>
<td><strong>216</strong></td>
</tr>
</tbody>
</table>
### TABLE 4
Real Estate Sales

<table>
<thead>
<tr>
<th></th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single Family (including Condominiums)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warranty Deeds</td>
<td>4,693</td>
<td>4,410</td>
<td>4,868</td>
<td>4,792</td>
<td>4,829</td>
<td>4,790</td>
</tr>
<tr>
<td>Land Contracts</td>
<td>29</td>
<td>36</td>
<td>22</td>
<td>56</td>
<td>21</td>
<td>16</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>4,722</td>
<td>4,446</td>
<td>4,890</td>
<td>4,848</td>
<td>4,850</td>
<td>4,806</td>
</tr>
<tr>
<td><strong>2-7 Units</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warranty Deeds</td>
<td>223</td>
<td>214</td>
<td>278</td>
<td>269</td>
<td>262</td>
<td>272</td>
</tr>
<tr>
<td>Land Contracts</td>
<td>2</td>
<td>15</td>
<td>27</td>
<td>4</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>225</td>
<td>229</td>
<td>305</td>
<td>273</td>
<td>264</td>
<td>279</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warranty Deeds</td>
<td>409</td>
<td>398</td>
<td>350</td>
<td>293</td>
<td>338</td>
<td>269</td>
</tr>
<tr>
<td>Land Contracts</td>
<td>8</td>
<td>7</td>
<td>7</td>
<td>11</td>
<td>7</td>
<td>6</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>417</td>
<td>405</td>
<td>357</td>
<td>304</td>
<td>345</td>
<td>275</td>
</tr>
<tr>
<td><strong>All Types</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warranty Deeds</td>
<td>4,916</td>
<td>5,022</td>
<td>5,496</td>
<td>5,354</td>
<td>5,429</td>
<td>5,331</td>
</tr>
<tr>
<td>Land Contracts</td>
<td>39</td>
<td>58</td>
<td>56</td>
<td>71</td>
<td>30</td>
<td>29</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4,955</td>
<td>5,080</td>
<td>5,552</td>
<td>5,425</td>
<td>5,459</td>
<td>5,360</td>
</tr>
</tbody>
</table>
### TABLE 5

Number of Taxable Parcels by Class and Year

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>% of Total</th>
<th>2019</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parcels</td>
<td></td>
<td>Parcels</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Vacant</td>
<td>1,370</td>
<td>2.0%</td>
<td>1,435</td>
<td>2.1%</td>
</tr>
<tr>
<td>Improved Single Family</td>
<td>46,675</td>
<td>68.4%</td>
<td>46,969</td>
<td>68.4%</td>
</tr>
<tr>
<td>Condo and Common Area</td>
<td>16,326</td>
<td>23.9%</td>
<td>16,386</td>
<td>23.9%</td>
</tr>
<tr>
<td>2 Units</td>
<td>3,272</td>
<td>4.8%</td>
<td>3,260</td>
<td>4.8%</td>
</tr>
<tr>
<td>3 Units</td>
<td>573</td>
<td>0.8%</td>
<td>572</td>
<td>0.8%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>68,216</strong></td>
<td><strong>90.7%</strong></td>
<td><strong>68,622</strong></td>
<td><strong>89.8%</strong></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Vacant</td>
<td>403</td>
<td>6.4%</td>
<td>403</td>
<td>6.4%</td>
</tr>
<tr>
<td>4 Units</td>
<td>876</td>
<td>13.9%</td>
<td>874</td>
<td>13.8%</td>
</tr>
<tr>
<td>5-7 Units</td>
<td>274</td>
<td>4.4%</td>
<td>271</td>
<td>4.3%</td>
</tr>
<tr>
<td>8 Units</td>
<td>237</td>
<td>3.8%</td>
<td>237</td>
<td>3.7%</td>
</tr>
<tr>
<td>9-16 Units</td>
<td>129</td>
<td>2.1%</td>
<td>131</td>
<td>2.1%</td>
</tr>
<tr>
<td>17-50 Units</td>
<td>259</td>
<td>4.1%</td>
<td>264</td>
<td>4.2%</td>
</tr>
<tr>
<td>50+ Units</td>
<td>253</td>
<td>4.0%</td>
<td>256</td>
<td>4.0%</td>
</tr>
<tr>
<td>Rooming Houses</td>
<td>15</td>
<td>0.2%</td>
<td>14</td>
<td>0.2%</td>
</tr>
<tr>
<td>All Other Commercial</td>
<td>3,839</td>
<td>61.1%</td>
<td>3,884</td>
<td>61.3%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>6,285</strong></td>
<td><strong>8.4%</strong></td>
<td><strong>6,334</strong></td>
<td><strong>8.3%</strong></td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>695</td>
<td>95.2%</td>
<td>1,395</td>
<td>97.5%</td>
</tr>
<tr>
<td>Improved</td>
<td>35</td>
<td>4.8%</td>
<td>36</td>
<td>2.5%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>730</strong></td>
<td><strong>1.0%</strong></td>
<td><strong>1,431</strong></td>
<td><strong>1.9%</strong></td>
</tr>
<tr>
<td>Total</td>
<td>75,231</td>
<td>100.0%</td>
<td>76,387</td>
<td>100.0%</td>
</tr>
<tr>
<td>Total Vacant</td>
<td>2,468</td>
<td>3.3%</td>
<td>3,233</td>
<td>4.2%</td>
</tr>
<tr>
<td>Total Improved</td>
<td>72,763</td>
<td>96.7%</td>
<td>73,154</td>
<td>95.8%</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td><strong>75,231</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>76,387</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
### TABLE 6

#### 2019 Assessed Value of Property by Type

<table>
<thead>
<tr>
<th>Type</th>
<th>No. of Parcels</th>
<th>Total Value</th>
<th>Average Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family-Improved</td>
<td>46,969</td>
<td>$14,158,464,700</td>
<td>$300,967</td>
</tr>
<tr>
<td>Condominium and Common Area</td>
<td>16,386</td>
<td>2,422,908,100</td>
<td>147,865</td>
</tr>
<tr>
<td>2 Units</td>
<td>3,260</td>
<td>955,035,700</td>
<td>292,956</td>
</tr>
<tr>
<td>3 Units</td>
<td>572</td>
<td>251,780,700</td>
<td>440,176</td>
</tr>
<tr>
<td>4 Units</td>
<td>874</td>
<td>346,086,600</td>
<td>395,980</td>
</tr>
<tr>
<td>5-7 Units</td>
<td>271</td>
<td>152,599,300</td>
<td>563,097</td>
</tr>
<tr>
<td>8 Units</td>
<td>237</td>
<td>138,458,000</td>
<td>584,211</td>
</tr>
<tr>
<td>9-16 Units</td>
<td>131</td>
<td>153,018,100</td>
<td>1,168,077</td>
</tr>
<tr>
<td>17-50 Units</td>
<td>264</td>
<td>740,064,400</td>
<td>2,803,274</td>
</tr>
<tr>
<td>50+ Units</td>
<td>256</td>
<td>2,555,339,400</td>
<td>9,981,795</td>
</tr>
<tr>
<td>Rooming Houses</td>
<td>14</td>
<td>16,438,400</td>
<td>1,174,171</td>
</tr>
<tr>
<td>Single Family Vacant</td>
<td>1,435</td>
<td>62,199,200</td>
<td>43,344</td>
</tr>
<tr>
<td>Commercial Improved</td>
<td>3,884</td>
<td>6,157,619,000</td>
<td>1,585,381</td>
</tr>
<tr>
<td>Commercial Vacant</td>
<td>403</td>
<td>126,581,500</td>
<td>314,098</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1,431</td>
<td>19,956,600</td>
<td>13,946</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>76,387</strong></td>
<td><strong>$28,256,549,700</strong></td>
<td><strong>$369,913</strong></td>
</tr>
</tbody>
</table>
### TABLE 7

City of Madison

Average Single Family Residential Values
From 2018 to 2019

<table>
<thead>
<tr>
<th>Area</th>
<th>Area Name</th>
<th>Average Value</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2018</td>
<td>2019</td>
</tr>
<tr>
<td>Far West</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand</td>
<td>$351,100</td>
<td>$368,000</td>
</tr>
<tr>
<td>8</td>
<td>Faircrest-University Highlands</td>
<td>355,200</td>
<td>367,500</td>
</tr>
<tr>
<td>9</td>
<td>Mohawk Park, Englewood-Old Middleton Rd-Camelot</td>
<td>251,200</td>
<td>274,400</td>
</tr>
<tr>
<td>10</td>
<td>Highlands-Skyline</td>
<td>688,600</td>
<td>717,900</td>
</tr>
<tr>
<td>11</td>
<td>Parkwood Hills</td>
<td>388,900</td>
<td>398,800</td>
</tr>
<tr>
<td>12</td>
<td>Walnut Grove/Sauk Creek</td>
<td>351,600</td>
<td>364,200</td>
</tr>
<tr>
<td>14</td>
<td>Glen Oak Hills-Crestwood-Merrill Crest</td>
<td>251,400</td>
<td>268,000</td>
</tr>
<tr>
<td>67</td>
<td>Junction Ridge/Sauk Heights/Willows</td>
<td>380,000</td>
<td>399,400</td>
</tr>
<tr>
<td>84</td>
<td>Oakbridge</td>
<td>256,300</td>
<td>275,200</td>
</tr>
<tr>
<td>85</td>
<td>Saukborough-Woodland Hills</td>
<td>395,600</td>
<td>404,600</td>
</tr>
<tr>
<td>94</td>
<td>Wexford Village-Sawmill-Longmeadow</td>
<td>335,700</td>
<td>356,900</td>
</tr>
<tr>
<td>110</td>
<td>Blackhawk/Greystone</td>
<td>596,700</td>
<td>626,500</td>
</tr>
<tr>
<td>111</td>
<td>Cardinal Glen/Birchwood/1000 Oaks</td>
<td>314,600</td>
<td>338,100</td>
</tr>
<tr>
<td>124</td>
<td>Tamarack</td>
<td>252,200</td>
<td>266,303</td>
</tr>
<tr>
<td>South West</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Meadowood</td>
<td>208,400</td>
<td>223,400</td>
</tr>
<tr>
<td>2</td>
<td>Orchard Ridge</td>
<td>249,400</td>
<td>272,400</td>
</tr>
<tr>
<td>3</td>
<td>Muir Field West</td>
<td>248,000</td>
<td>256,900</td>
</tr>
<tr>
<td>15</td>
<td>Highland Village/West Towne Area</td>
<td>220,100</td>
<td>238,500</td>
</tr>
<tr>
<td>42</td>
<td>Green Tree</td>
<td>256,400</td>
<td>269,400</td>
</tr>
<tr>
<td>60</td>
<td>Westview Hills</td>
<td>494,100</td>
<td>486,900</td>
</tr>
<tr>
<td>86</td>
<td>High Point Estates</td>
<td>466,400</td>
<td>478,300</td>
</tr>
<tr>
<td>87</td>
<td>Meadowood West</td>
<td>222,600</td>
<td>238,100</td>
</tr>
<tr>
<td>92</td>
<td>Heather Downs-Park Ridge Heights</td>
<td>199,700</td>
<td>219,300</td>
</tr>
<tr>
<td>93</td>
<td>Putnam-McKee</td>
<td>251,800</td>
<td>263,000</td>
</tr>
<tr>
<td>95</td>
<td>Valley Ridge/Mid Town Commons</td>
<td>297,400</td>
<td>308,700</td>
</tr>
<tr>
<td>98</td>
<td>Fieldstone</td>
<td>259,400</td>
<td>269,400</td>
</tr>
<tr>
<td>100</td>
<td>Hawks Landing</td>
<td>568,900</td>
<td>592,100</td>
</tr>
<tr>
<td>101</td>
<td>Stone Crest Estate/Hawks Creek</td>
<td>335,100</td>
<td>350,100</td>
</tr>
<tr>
<td>Area</td>
<td>Area Name</td>
<td>Average Value</td>
<td>Average Value</td>
</tr>
<tr>
<td>-------</td>
<td>---------------------------------------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>106</td>
<td>Hawks Woods</td>
<td>311,300</td>
<td>328,100</td>
</tr>
<tr>
<td>107</td>
<td>Nesbitt Valley</td>
<td>280,600</td>
<td>291,900</td>
</tr>
<tr>
<td>108</td>
<td>Ice Age Falls</td>
<td>324,000</td>
<td>338,300</td>
</tr>
<tr>
<td>109</td>
<td>Country Grove/Ice Age Ridge</td>
<td>342,600</td>
<td>356,000</td>
</tr>
<tr>
<td>112</td>
<td>Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing</td>
<td>345,600</td>
<td>359,400</td>
</tr>
<tr>
<td>113</td>
<td>Newbury Heights</td>
<td>267,300</td>
<td>305,400</td>
</tr>
<tr>
<td>114</td>
<td>Hawks Meadow/Hawks Ridge/Hawks Valley</td>
<td>422,800</td>
<td>434,100</td>
</tr>
<tr>
<td></td>
<td><strong>Near West</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Hill Farms</td>
<td>356,400</td>
<td>379,600</td>
</tr>
<tr>
<td>16</td>
<td>Segoe-Mineral Point Road (Lincoln Hills)</td>
<td>268,800</td>
<td>282,800</td>
</tr>
<tr>
<td>18</td>
<td>Nakoma</td>
<td>481,700</td>
<td>524,700</td>
</tr>
<tr>
<td>19</td>
<td>Westmorland</td>
<td>320,700</td>
<td>342,000</td>
</tr>
<tr>
<td>53</td>
<td>Odana-Midvale Heights-Tokay</td>
<td>298,100</td>
<td>322,000</td>
</tr>
<tr>
<td>55</td>
<td>Summit Woods</td>
<td>249,500</td>
<td>269,900</td>
</tr>
<tr>
<td>57</td>
<td>Midvale Heights</td>
<td>295,700</td>
<td>312,400</td>
</tr>
<tr>
<td>61</td>
<td>Midvale School-Westmorland</td>
<td>318,600</td>
<td>341,300</td>
</tr>
<tr>
<td>64</td>
<td>Findlay Park-Quarrytown</td>
<td>276,700</td>
<td>289,400</td>
</tr>
<tr>
<td>74</td>
<td>Midvale Heights-Odana</td>
<td>312,600</td>
<td>334,600</td>
</tr>
<tr>
<td>75</td>
<td>Sunset Hills</td>
<td>476,200</td>
<td>529,600</td>
</tr>
<tr>
<td>80</td>
<td>West Beltline-Seminole Highway</td>
<td>185,600</td>
<td>190,000</td>
</tr>
<tr>
<td>89</td>
<td>Sunset Village-Hilldale</td>
<td>286,400</td>
<td>299,800</td>
</tr>
<tr>
<td>90</td>
<td>Sunset Village</td>
<td>321,000</td>
<td>338,500</td>
</tr>
<tr>
<td>91</td>
<td>Sunset Woods-Forest Hills</td>
<td>309,900</td>
<td>332,700</td>
</tr>
<tr>
<td></td>
<td><strong>West Central</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Dudgeon-Monroe</td>
<td>371,200</td>
<td>375,200</td>
</tr>
<tr>
<td>20</td>
<td>Westlawn-Randall School (West High)</td>
<td>465,400</td>
<td>484,700</td>
</tr>
<tr>
<td>21</td>
<td>Vilas-Longfellow School</td>
<td>302,600</td>
<td>324,600</td>
</tr>
<tr>
<td>22</td>
<td>University Area</td>
<td>310,600</td>
<td>357,700</td>
</tr>
<tr>
<td>23</td>
<td>Langdon Area</td>
<td>360,300</td>
<td>410,200</td>
</tr>
<tr>
<td>24</td>
<td>Near West (Square)</td>
<td>281,200</td>
<td>332,000</td>
</tr>
<tr>
<td>25</td>
<td>Near East (Square)</td>
<td>257,200</td>
<td>313,000</td>
</tr>
<tr>
<td>62</td>
<td>University/Breese Terrace</td>
<td>418,300</td>
<td>440,300</td>
</tr>
<tr>
<td>63</td>
<td>West High-Hoyt Park</td>
<td>404,800</td>
<td>432,100</td>
</tr>
<tr>
<td>65</td>
<td>University Heights</td>
<td>629,900</td>
<td>646,300</td>
</tr>
<tr>
<td>68</td>
<td>Brittingham Park</td>
<td>259,200</td>
<td>260,800</td>
</tr>
<tr>
<td>70</td>
<td>Vilas-Edgewood Avenue</td>
<td>541,600</td>
<td>542,200</td>
</tr>
<tr>
<td>Area</td>
<td>Area Name</td>
<td>Average Value</td>
<td>2018</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------</td>
<td>---------------</td>
<td>-------</td>
</tr>
<tr>
<td>Near South</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Waunona</td>
<td>233,700</td>
<td>248,400</td>
</tr>
<tr>
<td>32</td>
<td>Bay Creek</td>
<td>257,600</td>
<td>268,800</td>
</tr>
<tr>
<td>52</td>
<td>Burr Oaks-Lincoln School</td>
<td>144,900</td>
<td>145,300</td>
</tr>
<tr>
<td>123</td>
<td>Bram's Addition</td>
<td>148,500</td>
<td>151,800</td>
</tr>
<tr>
<td>Far South</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Arbor Hills-South Beltline</td>
<td>302,200</td>
<td>314,100</td>
</tr>
<tr>
<td>5</td>
<td>Rimrock Heights-Moorland Road</td>
<td>207,900</td>
<td>218,800</td>
</tr>
<tr>
<td>East Central</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Lapham School-Breese Stevens (Square)</td>
<td>260,800</td>
<td>274,600</td>
</tr>
<tr>
<td>27</td>
<td>Wil-Mar/Orton Park</td>
<td>370,200</td>
<td>373,800</td>
</tr>
<tr>
<td>28</td>
<td>Tenney Park</td>
<td>348,800</td>
<td>362,700</td>
</tr>
<tr>
<td>37</td>
<td>East High</td>
<td>207,100</td>
<td>228,200</td>
</tr>
<tr>
<td>38</td>
<td>Atwood-Winnebago</td>
<td>236,700</td>
<td>258,800</td>
</tr>
<tr>
<td>39</td>
<td>Fair Oaks-Worthington Park</td>
<td>162,000</td>
<td>179,700</td>
</tr>
<tr>
<td>50</td>
<td>Northgate-Aberg Avenue</td>
<td>163,400</td>
<td>178,900</td>
</tr>
<tr>
<td>69</td>
<td>Elmside-Oakridge</td>
<td>369,700</td>
<td>393,000</td>
</tr>
<tr>
<td>118</td>
<td>Eastland-North Gardens</td>
<td>179,500</td>
<td>188,800</td>
</tr>
<tr>
<td>Near East</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Highwood-Glendale</td>
<td>206,100</td>
<td>220,800</td>
</tr>
<tr>
<td>33</td>
<td>Glendale</td>
<td>200,900</td>
<td>213,800</td>
</tr>
<tr>
<td>34</td>
<td>Lake Edge</td>
<td>193,700</td>
<td>194,600</td>
</tr>
<tr>
<td>40</td>
<td>Olbrich</td>
<td>171,100</td>
<td>186,800</td>
</tr>
<tr>
<td>41</td>
<td>Eastmorland</td>
<td>191,700</td>
<td>210,000</td>
</tr>
<tr>
<td>71</td>
<td>Olbrich Park-Cottage Grove Road</td>
<td>185,600</td>
<td>211,200</td>
</tr>
<tr>
<td>Far East</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>East Broadway</td>
<td>140,800</td>
<td>152,100</td>
</tr>
<tr>
<td>35</td>
<td>Elvehjem-Acewood</td>
<td>192,500</td>
<td>209,400</td>
</tr>
<tr>
<td>36</td>
<td>Elvehjem-Buckeye-Droster</td>
<td>220,200</td>
<td>234,600</td>
</tr>
<tr>
<td>43</td>
<td>Rolling Meadows</td>
<td>201,600</td>
<td>220,200</td>
</tr>
<tr>
<td>44</td>
<td>Rustic Ridge-East Ridge</td>
<td>233,300</td>
<td>240,600</td>
</tr>
<tr>
<td>46</td>
<td>Milwaukee Street I90-94</td>
<td>206,500</td>
<td>221,000</td>
</tr>
<tr>
<td>47</td>
<td>Heritage Heights</td>
<td>229,000</td>
<td>248,000</td>
</tr>
<tr>
<td>96</td>
<td>Richmond Hill</td>
<td>346,400</td>
<td>359,400</td>
</tr>
<tr>
<td>97</td>
<td>Mira Loma</td>
<td>211,300</td>
<td>235,200</td>
</tr>
<tr>
<td>99</td>
<td>Grandview Commons</td>
<td>270,200</td>
<td>293,100</td>
</tr>
<tr>
<td>102</td>
<td>Twin Oaks-Liberty Pl-Owl Crk</td>
<td>237,800</td>
<td>254,400</td>
</tr>
<tr>
<td>Area</td>
<td>Area Name</td>
<td>Average Value 2018</td>
<td>Average Value 2019</td>
</tr>
<tr>
<td>-------</td>
<td>---------------------------------------------------------</td>
<td>--------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>103</td>
<td>Door Creek/Reston Heights</td>
<td>266,200</td>
<td>282,500</td>
</tr>
<tr>
<td>115</td>
<td>Eastlawn/Covered Bridge/Rustic Acres</td>
<td>275,500</td>
<td>299,500</td>
</tr>
<tr>
<td>117</td>
<td>Southeast Blooming Grove Attachment</td>
<td>185,300</td>
<td>188,500</td>
</tr>
<tr>
<td>120</td>
<td>Lost Creek</td>
<td>251,100</td>
<td>258,000</td>
</tr>
<tr>
<td>121</td>
<td>Siggel Grove &amp; Quinn Ranch</td>
<td>272,300</td>
<td>278,100</td>
</tr>
<tr>
<td>122</td>
<td>Secret Places @ Siggelkow Preserve</td>
<td>311,900</td>
<td>330,600</td>
</tr>
<tr>
<td></td>
<td><strong>North East</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51</td>
<td>East Washington Avenue-Stoughton Rd-Commercial Avenue</td>
<td>167,200</td>
<td>178,200</td>
</tr>
<tr>
<td>72</td>
<td>Whitetail Ridge</td>
<td>221,800</td>
<td>226,600</td>
</tr>
<tr>
<td>76</td>
<td>Holiday Bluff</td>
<td>217,100</td>
<td>226,200</td>
</tr>
<tr>
<td>77</td>
<td>Berkeley</td>
<td>161,900</td>
<td>177,000</td>
</tr>
<tr>
<td>88</td>
<td>Prentice Prairie-Ridgewood</td>
<td>243,300</td>
<td>251,200</td>
</tr>
<tr>
<td>104*</td>
<td>Village at Autumn Lake</td>
<td>268,100</td>
<td>306,900</td>
</tr>
<tr>
<td>105</td>
<td>Parkway Village</td>
<td>240,500</td>
<td>246,100</td>
</tr>
<tr>
<td>116*</td>
<td>Woods Farm</td>
<td>187,500</td>
<td>270,800</td>
</tr>
</tbody>
</table>

*New subdivision and new construction.

<table>
<thead>
<tr>
<th></th>
<th><strong>Near North</strong></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>Patio Gardens-Lakeview Heights</td>
<td>197,200</td>
<td>211,500</td>
<td>7.3%</td>
</tr>
<tr>
<td>48</td>
<td>Northport-Sherman Village</td>
<td>181,000</td>
<td>198,300</td>
<td>9.6%</td>
</tr>
<tr>
<td>49</td>
<td>Cherokee</td>
<td>332,100</td>
<td>333,100</td>
<td>0.3%</td>
</tr>
<tr>
<td>54</td>
<td>Lerdahl Park</td>
<td>239,400</td>
<td>252,300</td>
<td>5.4%</td>
</tr>
<tr>
<td>56</td>
<td>North Lake Mendota</td>
<td>265,500</td>
<td>279,000</td>
<td>5.1%</td>
</tr>
<tr>
<td>73</td>
<td>Sherman School</td>
<td>172,400</td>
<td>185,000</td>
<td>7.3%</td>
</tr>
<tr>
<td>81</td>
<td>Brentwood Village-Sheridan Triangle</td>
<td>204,800</td>
<td>220,900</td>
<td>7.9%</td>
</tr>
<tr>
<td>119</td>
<td>Nobel Park-Mendota Hills</td>
<td>183,300</td>
<td>198,300</td>
<td>8.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>Lake Shore</strong></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>78</td>
<td>Waunona</td>
<td>667,600</td>
<td>671,300</td>
<td>0.6%</td>
</tr>
<tr>
<td>79</td>
<td>Woodward</td>
<td>840,100</td>
<td>873,900</td>
<td>4.0%</td>
</tr>
<tr>
<td>82</td>
<td>Spring Harbor</td>
<td>1,029,100</td>
<td>1,062,700</td>
<td>3.3%</td>
</tr>
<tr>
<td>83</td>
<td>Isthmus</td>
<td>828,700</td>
<td>833,300</td>
<td>0.6%</td>
</tr>
<tr>
<td></td>
<td><strong>City-Wide</strong></td>
<td>$ 284,868$</td>
<td>$ 300,967$</td>
<td>6.4%</td>
</tr>
</tbody>
</table>
TABLE 8

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.

<table>
<thead>
<tr>
<th>Year</th>
<th>Lottery Tax Credit</th>
<th>First Dollar Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>129.31</td>
<td>$ 75.93</td>
</tr>
<tr>
<td>2</td>
<td>131.39</td>
<td>77.64</td>
</tr>
<tr>
<td>3</td>
<td>126.86</td>
<td>78.53</td>
</tr>
<tr>
<td>4</td>
<td>150.18</td>
<td>79.86</td>
</tr>
<tr>
<td>5</td>
<td>138.22</td>
<td>78.98</td>
</tr>
<tr>
<td>6</td>
<td>188.18</td>
<td>77.49</td>
</tr>
</tbody>
</table>

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

www.cityofmadison.com/assessor