



## **Office of the City Assessor**

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

May 19, 2025

### **THE 2025 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 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. There are several types of real property, including single family homes, condominiums, apartment buildings, commercial, and agricultural properties. Real property is assessed by the City Assessor and represents 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 9.1% for 2025. Commercial assessments increased 10.9% (\$16,935 to \$18,782 million) and residential assessments increased 8% (\$27,948 to \$30,180 million). Steady growth and continued development contributed to the increase.

## 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 \$466 million.

## Recap of Local Changes

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

|             | 2024      | 2025      | \$ Change | Percent Change |
|-------------|-----------|-----------|-----------|----------------|
| Real Estate | \$ 44,907 | \$ 48,989 | \$ 4,082  | 9.1%           |

The \$ 4,082 million local increase can also be broken down as follows:

|                                        | Change in \$ Millions |
|----------------------------------------|-----------------------|
| Annexations                            | \$ 4.9                |
| New Construction                       | \$ 1,014.4            |
| Property Formerly Exempt, Now Assessed | \$ 166.9              |
| Revaluations                           | \$ 3,045.7            |
| Buildings Removed                      | \$ (13.1)             |
| Real Estate Exemptions                 | \$ (136.7)            |
| <b>Total</b>                           | <b>\$ 4,082.0</b>     |

|                                        | % of Total Value |
|----------------------------------------|------------------|
| Residential                            | 61.61            |
| Commercial                             | 38.34            |
| Agricultural                           | 0.05             |
| <b>Total (Excluding Manufacturing)</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

| Class                | 2024             | 2025             | Value Added     | Percent Changed |
|----------------------|------------------|------------------|-----------------|-----------------|
| <b>Residential</b>   |                  |                  |                 |                 |
| Single Family        | \$ 22,496        | \$ 24,309        | \$ 1,813        | 8.1%            |
| Condominiums         | 3,691            | 3,936            | 245             | 6.6%            |
| 2 units              | 1,424            | 1,564            | 140             | 9.8%            |
| 3 units              | 337              | 371              | 34              | 10.1%           |
| <b>Subtotal</b>      | <b>\$ 27,948</b> | <b>\$ 30,180</b> | <b>\$ 2,232</b> | <b>8.0%</b>     |
| <b>Commercial</b>    |                  |                  |                 |                 |
| Apartments           | \$ 7,661         | \$ 8,667         | \$ 1,006        | 13.1%           |
| Rooming houses       | 16               | 17               | 1               | 6.3%            |
| All other commercial | 9,258            | 10,098           | 840             | 9.1%            |
| <b>Subtotal</b>      | <b>\$ 16,935</b> | <b>\$ 18,782</b> | <b>\$ 1,847</b> | <b>10.9%</b>    |
| <b>Agricultural</b>  |                  |                  |                 |                 |
| <b>Subtotal</b>      | <b>\$ 24</b>     | <b>\$ 27</b>     | <b>\$ 3</b>     | <b>12.5%</b>    |
| <b>Total</b>         | <b>\$ 44,907</b> | <b>\$ 48,989</b> | <b>\$ 4,082</b> | <b>9.1%</b>     |

TABLE 2

## Real Estate Sales

|                                        | 2019         | 2020         | 2021         | 2022         | 2023         | 2024         |
|----------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Single Family (including Condominiums) |              |              |              |              |              |              |
| Warranty Deeds                         | 4,910        | 4,732        | 4,979        | 4,536        | 3,404        | 2,191        |
| Land Contracts                         | 164          | 12           | 18           | 14           | 14           | 25           |
| <b>Subtotal</b>                        | <b>5,074</b> | <b>4,744</b> | <b>4,997</b> | <b>4,550</b> | <b>3,418</b> | <b>2,216</b> |
| 2-3 Units                              |              |              |              |              |              |              |
| Warranty Deeds                         | 297          | 299          | 313          | 336          | 221          | 152          |
| Land Contracts                         | 5            | 2            | 11           | 6            | 0            | 5            |
| <b>Subtotal</b>                        | <b>302</b>   | <b>301</b>   | <b>324</b>   | <b>342</b>   | <b>221</b>   | <b>157</b>   |
| Commercial                             |              |              |              |              |              |              |
| Warranty Deeds                         | 294          | 231          | 364          | 353          | 206          | 276          |
| Land Contracts                         | 2            | 7            | 12           | 3            | 4            | 4            |
| <b>Subtotal</b>                        | <b>296</b>   | <b>238</b>   | <b>376</b>   | <b>356</b>   | <b>210</b>   | <b>280</b>   |
| All Types                              |              |              |              |              |              |              |
| Warranty Deeds                         | 5,501        | 5,262        | 5,656        | 5,225        | 3,831        | 2,619        |
| Land Contracts                         | 171          | 21           | 41           | 23           | 18           | 34           |
| <b>Total</b>                           | <b>5,672</b> | <b>5,283</b> | <b>5,697</b> | <b>5,248</b> | <b>3,849</b> | <b>2,653</b> |

TABLE 3

## Number of Taxable Parcels by Class and Year

|                        | 2024          |               | 2025          |               |
|------------------------|---------------|---------------|---------------|---------------|
|                        | Parcels       | % of Total    | Parcels       | % of Total    |
| Residential            |               |               |               |               |
| Single Family Vacant   | 1,071         | 1.5%          | 2,243         | 3.1%          |
| Improved Single Family | 49,153        | 69.2%         | 49,384        | 68.2%         |
| Condo and Common Area  | 16,977        | 23.9%         | 16,943        | 23.4%         |
| 2 Units                | 3,270         | 4.6%          | 3,248         | 4.5%          |
| 3 Units                | 558           | 0.8%          | 557           | 0.8%          |
| <b>Subtotal</b>        | <b>71,029</b> | <b>90.5%</b>  | <b>72,375</b> | <b>91.1%</b>  |
| Commercial             |               |               |               |               |
| Commercial Vacant      | 516           | 7.9%          | 317           | 4.9%          |
| Apartments             | 2,152         | 32.8%         | 2,210         | 34.0%         |
| Rooming Houses         | 11            | 0.2%          | 21            | 0.3%          |
| All Other Commercial   | 3,888         | 59.2%         | 3,952         | 60.8%         |
| <b>Subtotal</b>        | <b>6,567</b>  | <b>8.4%</b>   | <b>6,500</b>  | <b>8.2%</b>   |
| Agricultural           |               |               |               |               |
| Vacant                 | 823           | 96.9%         | 572           | 95.5%         |
| Improved               | 26            | 3.1%          | 27            | 4.5%          |
| <b>Subtotal</b>        | <b>849</b>    | <b>1.1%</b>   | <b>599</b>    | <b>0.8%</b>   |
| <b>Total</b>           | <b>78,445</b> | <b>100.0%</b> | <b>79,474</b> | <b>100.0%</b> |
| Total Vacant           | 2,410         | 3.1%          | 3,132         | 3.9%          |
| Total Improved         | 76,035        | 96.9%         | 76,342        | 96.1%         |
| <b>GRAND TOTAL</b>     | <b>78,445</b> | <b>100.0%</b> | <b>79,474</b> | <b>100.0%</b> |

**TABLE 4****2025 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 | 49,384                | \$ 24,234,890,700        | \$ 481,300           |
| Condominiums           | 16,943                | 3,936,082,900            | 232,313              |
| 2 Units                | 3,248                 | 1,564,046,300            | 481,541              |
| 3 Units                | 557                   | 371,051,500              | 666,161              |
| Apartments             | 2,210                 | 8,667,435,500            | 3,921,917            |
| Rooming Houses         | 21                    | 17,992,300               | 856,776              |
| Single Family Vacant   | 2,243                 | 74,868,200               | 33,379               |
| Commercial Improved    | 3,952                 | 9,942,845,100            | 2,515,902            |
| Commercial Vacant      | 317                   | 155,877,300              | 491,726              |
| Agricultural           | 599                   | 27,264,400               | 45,517               |
| <b>Total</b>           | <b>79,474</b>         | <b>\$ 48,992,354,200</b> | <b>\$ 616,458</b>    |

TABLE 5

## City of Madison

Average Single Family Residential Values by Geographic Areas  
From 2024 to 2025

|            |                                                             | Average Value |              |          |
|------------|-------------------------------------------------------------|---------------|--------------|----------|
| Area       | Area Name                                                   | 2024          | 2025         | % Change |
| Far West   |                                                             |               |              |          |
| 7          | Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand | \$ 502,900    | \$ 534,400   | 6.3%     |
| 8          | Faircrest-University Highlands                              | \$ 562,500    | \$ 620,300   | 10.3%    |
| 9          | Mohawk Park, Englewood-Old Middleton Rd-Camelot             | \$ 381,600    | \$ 408,800   | 7.1%     |
| 10         | Highlands-Skyline                                           | \$ 952,800    | \$ 1,024,500 | 7.5%     |
| 11         | Parkwood Hills                                              | \$ 589,700    | \$ 663,200   | 12.5%    |
| 12         | Walnut Grove/Sauk Creek                                     | \$ 519,900    | \$ 570,700   | 9.8%     |
| 14         | Glen Oak Hills-Crestwood-Merrill Crest                      | \$ 404,200    | \$ 425,300   | 5.2%     |
| 67         | Junction Ridge/Sauk Heights/Willows                         | \$ 526,600    | \$ 575,100   | 9.2%     |
| 84         | Oakbridge                                                   | \$ 371,800    | \$ 389,600   | 4.8%     |
| 85         | Saukborough-Woodland Hills                                  | \$ 590,300    | \$ 639,800   | 8.4%     |
| 94         | Wexford Village-Sawmill-Longmeadow                          | \$ 468,400    | \$ 510,200   | 8.9%     |
| 110        | Blackhawk/Greystone                                         | \$ 896,400    | \$ 951,300   | 6.1%     |
| 111        | Cardinal Glen/Birchwood/1000 Oaks                           | \$ 462,300    | \$ 512,300   | 10.8%    |
| 124        | Tamarack                                                    | \$ 367,000    | \$ 386,300   | 5.3%     |
| South West |                                                             |               |              |          |
| 1          | Meadowood                                                   | \$ 357,200    | \$ 373,300   | 4.5%     |
| 2          | Orchard Ridge                                               | \$ 431,500    | \$ 449,900   | 4.3%     |
| 3          | Muir Field West                                             | \$ 378,000    | \$ 406,000   | 7.4%     |
| 15         | Highland Village/West Towne Area                            | \$ 302,000    | \$ 329,500   | 9.1%     |
| 42         | Green Tree                                                  | \$ 440,700    | \$ 470,500   | 6.8%     |
| 60         | Westview Hills                                              | \$ 602,000    | \$ 625,800   | 4.0%     |
| 86         | High Point Estates                                          | \$ 683,200    | \$ 722,900   | 5.8%     |
| 87         | Meadowood West                                              | \$ 383,100    | \$ 405,900   | 6.0%     |
| 92         | Heather Downs-Park Ridge Heights                            | \$ 348,400    | \$ 379,300   | 8.9%     |
| 93         | Putnam-McKee                                                | \$ 411,700    | \$ 436,300   | 6.0%     |
| 95         | Valley Ridge/Mid Town Commons                               | \$ 443,600    | \$ 470,300   | 6.0%     |
| 98         | Fieldstone                                                  | \$ 388,600    | \$ 419,900   | 8.1%     |
| 100        | Hawks Landing                                               | \$ 774,700    | \$ 845,700   | 9.2%     |
| 101        | Stone Crest Estate/Hawks Creek                              | \$ 497,900    | \$ 518,400   | 4.1%     |
| 106        | Hawks Woods                                                 | \$ 501,400    | \$ 522,600   | 4.2%     |
| 107        | Nesbitt Valley                                              | \$ 426,200    | \$ 460,600   | 8.1%     |
| 108        | Ice Age Falls                                               | \$ 486,400    | \$ 525,700   | 8.1%     |
| 109        | Country Grove/Ice Age Ridge                                 | \$ 511,700    | \$ 563,600   | 10.1%    |
| 112        | Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing      | \$ 502,800    | \$ 524,300   | 4.3%     |
| 113        | Newbury Heights                                             | \$ 403,700    | \$ 440,500   | 9.1%     |
| 114        | Hawks Meadow/Hawks Ridge/Hawks Valley                       | \$ 585,800    | \$ 660,000   | 12.7%    |
| 125        | Acacia Ridge (new construction)                             | \$ 210,800    | \$ 317,800   | 50.8%    |

|                                                              |                                          | Average Value |            |          |
|--------------------------------------------------------------|------------------------------------------|---------------|------------|----------|
| Area                                                         | Area Name                                | 2024          | 2025       | % Change |
| <b>Near West</b>                                             |                                          |               |            |          |
| 13                                                           | Hill Farms                               | \$ 570,700    | \$ 617,200 | 8.1%     |
| 16                                                           | Segoe-Mineral Point Road (Lincoln Hills) | \$ 416,300    | \$ 462,900 | 11.2%    |
| 18                                                           | Nakoma                                   | \$ 777,400    | \$ 875,000 | 12.6%    |
| 19                                                           | Westmorland                              | \$ 524,400    | \$ 523,800 | (0.1%)   |
| 53                                                           | Odana-Midvale Heights-Tokay              | \$ 506,300    | \$ 528,800 | 4.4%     |
| 55                                                           | Summit Woods                             | \$ 455,900    | \$ 497,200 | 9.1%     |
| 57                                                           | Midvale Heights                          | \$ 484,800    | \$ 517,000 | 6.6%     |
| 61                                                           | Midvale School-Westmorland               | \$ 533,700    | \$ 593,600 | 11.2%    |
| 64                                                           | Findlay Park-Quarrytown                  | \$ 445,500    | \$ 509,200 | 14.3%    |
| 74                                                           | Midvale Heights-Odana                    | \$ 508,500    | \$ 524,400 | 3.1%     |
| 75                                                           | Sunset Hills                             | \$ 719,400    | \$ 764,300 | 6.2%     |
| 80                                                           | West Beltline-Seminole Highway           | \$ 302,100    | \$ 321,500 | 6.4%     |
| 89                                                           | Sunset Village-Hilldale                  | \$ 481,900    | \$ 508,300 | 5.5%     |
| 90                                                           | Sunset Village                           | \$ 511,000    | \$ 565,600 | 10.7%    |
| 91                                                           | Sunset Woods-Forest Hills                | \$ 505,100    | \$ 506,700 | 0.3%     |
| <b>West Central</b>                                          |                                          |               |            |          |
| 17                                                           | Dudgeon-Monroe                           | \$ 565,000    | \$ 629,200 | 11.4%    |
| 20                                                           | Westlawn-Randall School (West High)      | \$ 720,200    | \$ 772,400 | 7.2%     |
| 21                                                           | Vilas-Longfellow School                  | \$ 488,300    | \$ 518,100 | 6.1%     |
| 22                                                           | University Area                          | \$ 484,400    | \$ 532,900 | 10.0%    |
| 23                                                           | Langdon Area                             | \$ 419,200    | \$ 460,500 | 9.9%     |
| 24                                                           | Near West (Square)                       | \$ 418,200    | \$ 458,600 | 9.7%     |
| 25                                                           | Near East (Square)                       | \$ 399,300    | \$ 440,300 | 10.3%    |
| 62                                                           | University/Breese Terrace                | \$ 599,100    | \$ 684,700 | 14.3%    |
| 63                                                           | West High-Hoyt Park                      | \$ 651,600    | \$ 684,600 | 5.1%     |
| 65                                                           | University Heights                       | \$ 857,300    | \$ 976,900 | 14.0%    |
| 68                                                           | Brittingham Park                         | \$ 367,500    | \$ 405,900 | 10.4%    |
| 70                                                           | Vilas-Edgewood Avenue                    | \$ 772,500    | \$ 888,000 | 15.0%    |
| <b>Near South</b>                                            |                                          |               |            |          |
| 30                                                           | Waunona                                  | \$ 410,200    | \$ 430,800 | 5.0%     |
| 32                                                           | Bay Creek                                | \$ 388,600    | \$ 429,100 | 10.4%    |
| 52                                                           | Burr Oaks-Lincoln School                 | \$ 254,300    | \$ 277,100 | 9.0%     |
| 123                                                          | Bram's Addition                          | \$ 251,800    | \$ 277,600 | 10.2%    |
| 126*                                                         | Town of Madison 2022 Annexation          | #N/A          | #N/A       | #N/A     |
| *Prior year reflected all Town of Madison annexation parcels |                                          |               |            |          |
| <b>Far South</b>                                             |                                          |               |            |          |
| 4                                                            | Arbor Hills-South Beltline               | \$ 493,900    | \$ 558,400 | 13.1%    |
| 5                                                            | Rimrock Heights-Moorland Road            | \$ 323,500    | \$ 352,800 | 9.1%     |
| <b>East Central</b>                                          |                                          |               |            |          |
| 26                                                           | Lapham School-Breese Stevens (Square)    | \$ 393,500    | \$ 434,900 | 10.5%    |
| 27                                                           | Wil-Mar/Orton Park                       | \$ 537,900    | \$ 594,900 | 10.6%    |
| 28                                                           | Tenney Park                              | \$ 569,400    | \$ 626,600 | 10.0%    |
| 37                                                           | East High                                | \$ 333,600    | \$ 378,700 | 13.5%    |
| 38                                                           | Atwood-Winnebago                         | \$ 384,200    | \$ 431,700 | 12.4%    |
| 39                                                           | Fair Oaks-Worthington Park               | \$ 258,700    | \$ 290,300 | 12.2%    |
| 50                                                           | Northgate-Aberg Avenue                   | \$ 289,800    | \$ 330,800 | 14.1%    |
| 69                                                           | Elmside-Oakridge                         | \$ 568,500    | \$ 638,800 | 12.4%    |
| 118                                                          | Eastland-North Gardens                   | \$ 301,500    | \$ 328,900 | 9.1%     |

|            |                                                       | Average Value |              |          |
|------------|-------------------------------------------------------|---------------|--------------|----------|
| Area       | Area Name                                             | 2024          | 2025         | % Change |
| Near East  |                                                       |               |              |          |
| 31         | Highwood-Glendale                                     | \$ 337,300    | \$ 374,100   | 10.9%    |
| 33         | Glendale                                              | \$ 349,800    | \$ 374,300   | 7.0%     |
| 34         | Lake Edge                                             | \$ 322,700    | \$ 351,300   | 8.9%     |
| 40         | Olbrich                                               | \$ 315,000    | \$ 331,200   | 5.1%     |
| 41         | Eastmorland                                           | \$ 324,000    | \$ 347,200   | 7.2%     |
| 71         | Olbrich Park-Cottage Grove Road                       | \$ 347,500    | \$ 372,300   | 7.1%     |
| Far East   |                                                       |               |              |          |
| 6          | East Broadway                                         | \$ 287,200    | \$ 308,400   | 7.4%     |
| 35         | Elvehjem-Acewood                                      | \$ 340,700    | \$ 363,100   | 6.6%     |
| 36         | Elvehjem-Buckeye-Droster                              | \$ 382,100    | \$ 412,300   | 7.9%     |
| 43         | Rolling Meadows                                       | \$ 339,400    | \$ 360,900   | 6.3%     |
| 44         | Rustic Ridge-East Ridge                               | \$ 377,400    | \$ 395,000   | 4.7%     |
| 46         | Milwaukee Street I90-94                               | \$ 345,500    | \$ 373,700   | 8.2%     |
| 47         | Heritage Heights                                      | \$ 381,700    | \$ 408,900   | 7.1%     |
| 96         | Richmond Hill                                         | \$ 546,500    | \$ 545,900   | (0.1%)   |
| 97         | Mira Loma                                             | \$ 368,700    | \$ 376,200   | 2.0%     |
| 99         | Grandview Commons                                     | \$ 407,100    | \$ 426,200   | 4.7%     |
| 102        | Twin Oaks-Liberty Pl-Owl Crk                          | \$ 356,600    | \$ 390,100   | 9.4%     |
| 103        | Door Creek/Reston Heights                             | \$ 403,700    | \$ 421,100   | 4.3%     |
| 115        | Eastlawn/Covered Bridge/Rustic Acres                  | \$ 419,100    | \$ 426,700   | 1.8%     |
| 117        | Southeast Blooming Grove Attachment                   | \$ 253,300    | \$ 254,300   | 0.4%     |
| 120        | Lost Creek                                            | \$ 386,300    | \$ 410,200   | 6.2%     |
| 121        | Siggel Grove & Quinn Ranch                            | \$ 412,800    | \$ 438,300   | 6.2%     |
| 122        | Secret Places @ Siggelkow Preserve                    | \$ 457,400    | \$ 484,500   | 5.9%     |
| North East |                                                       |               |              |          |
| 51         | East Washington Avenue-Stoughton Rd-Commercial Avenue | \$ 281,300    | \$ 309,700   | 10.1%    |
| 72         | Whitetail Ridge                                       | \$ 338,500    | \$ 358,400   | 5.9%     |
| 76         | Holiday Bluff                                         | \$ 353,500    | \$ 368,500   | 4.2%     |
| 77         | Berkeley                                              | \$ 281,300    | \$ 310,000   | 10.2%    |
| 88         | Prentice Prairie-Ridgewood                            | \$ 378,100    | \$ 401,400   | 6.2%     |
| 104        | Village at Autumn Lake                                | \$ 297,000    | \$ 340,700   | 14.7%    |
| 105        | Parkway Village                                       | \$ 349,500    | \$ 370,700   | 6.1%     |
| 116        | Woods Farm                                            | \$ 286,800    | \$ 329,100   | 14.7%    |
| Near North |                                                       |               |              |          |
| 45         | Patio Gardens-Lakeview Heights                        | \$ 317,000    | \$ 339,400   | 7.1%     |
| 48         | Northport-Sherman Village                             | \$ 314,800    | \$ 340,300   | 8.1%     |
| 49         | Cherokee                                              | \$ 524,800    | \$ 550,300   | 4.9%     |
| 54         | Lerdahl Park                                          | \$ 370,300    | \$ 387,500   | 4.6%     |
| 56         | North Lake Mendota                                    | \$ 390,100    | \$ 448,700   | 15.0%    |
| 73         | Sherman School                                        | \$ 284,600    | \$ 302,000   | 6.1%     |
| 81         | Brentwood Village-Sheridan Triangle                   | \$ 323,100    | \$ 358,800   | 11.0%    |
| 119        | Nobel Park-Mendota Hills                              | \$ 311,700    | \$ 312,400   | 0.2%     |
| Lake Shore |                                                       |               |              |          |
| 78         | Waunona                                               | \$ 1,250,500  | \$ 1,264,800 | 1.1%     |
| 79         | Woodward                                              | \$ 1,702,300  | \$ 1,700,700 | (0.1%)   |
| 82         | Spring Harbor                                         | \$ 1,625,700  | \$ 1,647,000 | 1.3%     |
| 83         | Isthmus                                               | \$ 1,256,400  | \$ 1,270,100 | 1.1%     |
|            | City-Wide                                             | \$ 457,300    | \$ 481,300   | 5.2%     |

**TABLE 5****City of Madison****Average Single Family Residential Values by Assessment Areas  
From 2024 to 2025**

| Area | Area Name                                                   | Average Value |           |          |
|------|-------------------------------------------------------------|---------------|-----------|----------|
|      |                                                             | 2024          | 2025      | % Change |
| 1    | Meadowood                                                   | 357,200       | 373,300   | 4.5%     |
| 2    | Orchard Ridge                                               | 431,500       | 449,900   | 4.3%     |
| 3    | Muir Field West                                             | 378,000       | 406,000   | 7.4%     |
| 4    | Arbor Hills-South Beltline                                  | 493,900       | 558,400   | 13.1%    |
| 5    | Rimrock Heights-Moorland Road                               | 323,500       | 352,800   | 9.1%     |
| 6    | East Broadway                                               | 287,200       | 308,400   | 7.4%     |
| 7    | Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand | 502,900       | 534,400   | 6.3%     |
| 8    | Faircrest-University Highlands                              | 562,500       | 620,300   | 10.3%    |
| 9    | Mohawk Park, Englewood-Old Middleton Rd-Camelot             | 381,600       | 408,800   | 7.1%     |
| 10   | Highlands-Skyline                                           | 952,800       | 1,024,500 | 7.5%     |
| 11   | Parkwood Hills                                              | 589,700       | 663,200   | 12.5%    |
| 12   | Walnut Grove/Sauk Creek                                     | 519,900       | 570,700   | 9.8%     |
| 13   | Hill Farms                                                  | 570,700       | 617,200   | 8.1%     |
| 14   | Glen Oak Hills-Crestwood-Merrill Crest                      | 404,200       | 425,300   | 5.2%     |
| 15   | Highland Village/West Towne Area                            | 302,000       | 329,500   | 9.1%     |
| 16   | Segoe-Mineral Point Road (Lincoln Hills)                    | 416,300       | 462,900   | 11.2%    |
| 17   | Dudgeon-Monroe                                              | 565,000       | 629,200   | 11.4%    |
| 18   | Nakoma                                                      | 777,400       | 875,000   | 12.6%    |
| 19   | Westmorland                                                 | 524,400       | 523,800   | (0.1%)   |
| 20   | Westlawn-Randall School (West High)                         | 720,200       | 772,400   | 7.2%     |
| 21   | Vilas-Longfellow School                                     | 488,300       | 518,100   | 6.1%     |
| 22   | University Area                                             | 484,400       | 532,900   | 10.0%    |
| 23   | Langdon Area                                                | 419,200       | 460,500   | 9.9%     |
| 24   | Near West (Square)                                          | 418,200       | 458,600   | 9.7%     |
| 25   | Near East (Square)                                          | 399,300       | 440,300   | 10.3%    |
| 26   | Lapham School-Breese Stevens (Square)                       | 393,500       | 434,900   | 10.5%    |
| 27   | Wil-Mar/Orton Park                                          | 537,900       | 594,900   | 10.6%    |
| 28   | Tenney Park                                                 | 569,400       | 626,600   | 10.0%    |
| 30   | Waunona                                                     | 410,200       | 430,800   | 5.0%     |
| 31   | Highwood-Glendale                                           | 337,300       | 374,100   | 10.9%    |
| 32   | Bay Creek                                                   | 388,600       | 429,100   | 10.4%    |
| 33   | Glendale                                                    | 349,800       | 374,300   | 7.0%     |
| 34   | Lake Edge                                                   | 322,700       | 351,300   | 8.9%     |
| 35   | Elvehjem-Acewood                                            | 340,700       | 363,100   | 6.6%     |
| 36   | Elvehjem-Buckeye-Droster                                    | 382,100       | 412,300   | 7.9%     |
| 37   | East High                                                   | 333,600       | 378,700   | 13.5%    |
| 38   | Atwood-Winnebago                                            | 384,200       | 431,700   | 12.4%    |
| 39   | Fair Oaks-Worthington Park                                  | 258,700       | 290,300   | 12.2%    |
| 40   | Olbrich                                                     | 315,000       | 331,200   | 5.1%     |
| 41   | Eastmorland                                                 | 324,000       | 347,200   | 7.2%     |
| 42   | Green Tree                                                  | 440,700       | 470,500   | 6.8%     |
| 43   | Rolling Meadows                                             | 339,400       | 360,900   | 6.3%     |
| 44   | Rustic Ridge-East Ridge                                     | 377,400       | 395,000   | 4.7%     |

| Area | Area Name                                             | Average Value |           |          |
|------|-------------------------------------------------------|---------------|-----------|----------|
|      |                                                       | 2024          | 2025      | % Change |
| 45   | Patio Gardens-Lakeview Heights                        | 317,000       | 339,400   | 7.1%     |
| 46   | Milwaukee Street I90-94                               | 345,500       | 373,700   | 8.2%     |
| 47   | Heritage Heights                                      | 381,700       | 408,900   | 7.1%     |
| 48   | Northport-Sherman Village                             | 314,800       | 340,300   | 8.1%     |
| 49   | Cherokee                                              | 524,800       | 550,300   | 4.9%     |
| 50   | Northgate-Aberg Avenue                                | 289,800       | 330,800   | 14.1%    |
| 51   | East Washington Avenue-Stoughton Rd-Commercial Avenue | 281,300       | 309,700   | 10.1%    |
| 52   | Burr Oaks-Lincoln School                              | 254,300       | 277,100   | 9.0%     |
| 53   | Odana-Midvale Heights-Tokay                           | 506,300       | 528,800   | 4.4%     |
| 54   | Lerdahl Park                                          | 370,300       | 387,500   | 4.6%     |
| 55   | Summit Woods                                          | 455,900       | 497,200   | 9.1%     |
| 56   | North Lake Mendota                                    | 390,100       | 448,700   | 15.0%    |
| 57   | Midvale Heights                                       | 484,800       | 517,000   | 6.6%     |
| 60   | Westview Hills                                        | 602,000       | 625,800   | 4.0%     |
| 61   | Midvale School-Westmorland                            | 533,700       | 593,600   | 11.2%    |
| 62   | University/Breese Terrace                             | 599,100       | 684,700   | 14.3%    |
| 63   | West High-Hoyt Park                                   | 651,600       | 684,600   | 5.1%     |
| 64   | Findlay Park-Quarrytown                               | 445,500       | 509,200   | 14.3%    |
| 65   | University Heights                                    | 857,300       | 976,900   | 14.0%    |
| 67   | Junction Ridge/Sauk Heights/Willows                   | 526,600       | 575,100   | 9.2%     |
| 68   | Brittingham Park                                      | 367,500       | 405,900   | 10.4%    |
| 69   | Elmside-Oakridge                                      | 568,500       | 638,800   | 12.4%    |
| 70   | Vilas-Edgewood Avenue                                 | 772,500       | 888,000   | 15.0%    |
| 71   | Olbrich Park-Cottage Grove Road                       | 347,500       | 372,300   | 7.1%     |
| 72   | Whitetail Ridge                                       | 338,500       | 358,400   | 5.9%     |
| 73   | Sherman School                                        | 284,600       | 302,000   | 6.1%     |
| 74   | Midvale Heights-Odana                                 | 508,500       | 524,400   | 3.1%     |
| 75   | Sunset Hills                                          | 719,400       | 764,300   | 6.2%     |
| 76   | Holiday Bluff                                         | 353,500       | 368,500   | 4.2%     |
| 77   | Berkeley                                              | 281,300       | 310,000   | 10.2%    |
| 78   | Waunona                                               | 1,250,500     | 1,264,800 | 1.1%     |
| 79   | Woodward                                              | 1,702,300     | 1,700,700 | (0.1%)   |
| 80   | West Beltline-Seminole Highway                        | 302,100       | 321,500   | 6.4%     |
| 81   | Brentwood Village-Sheridan Triangle                   | 323,100       | 358,800   | 11.0%    |
| 82   | Spring Harbor                                         | 1,625,700     | 1,647,000 | 1.3%     |
| 83   | Isthmus                                               | 1,256,400     | 1,270,100 | 1.1%     |
| 84   | Oakbridge                                             | 371,800       | 389,600   | 4.8%     |
| 85   | Saukborough-Woodland Hills                            | 590,300       | 639,800   | 8.4%     |
| 86   | High Point Estates                                    | 683,200       | 722,900   | 5.8%     |
| 87   | Meadowood West                                        | 383,100       | 405,900   | 6.0%     |
| 88   | Prentice Prairie-Ridgewood                            | 378,100       | 401,400   | 6.2%     |
| 89   | Sunset Village-Hilldale                               | 481,900       | 508,300   | 5.5%     |
| 90   | Sunset Village                                        | 511,000       | 565,600   | 10.7%    |
| 91   | Sunset Woods-Forest Hills                             | 505,100       | 506,700   | 0.3%     |
| 92   | Heather Downs-Park Ridge Heights                      | 348,400       | 379,300   | 8.9%     |
| 93   | Putnam-McKee                                          | 411,700       | 436,300   | 6.0%     |
| 94   | Wexford Village-Sawmill-Longmeadow                    | 468,400       | 510,200   | 8.9%     |
| 95   | Valley Ridge/Mid Town Commons                         | 443,600       | 470,300   | 6.0%     |
| 96   | Richmond Hill                                         | 546,500       | 545,900   | (0.1%)   |
| 97   | Mira Loma                                             | 368,700       | 376,200   | 2.0%     |
| 98   | Fieldstone                                            | 388,600       | 419,900   | 8.1%     |
| 99   | Grandview Commons                                     | 407,100       | 426,200   | 4.7%     |

| Area                                                         | Area Name                                              | Average Value     |                   |             |
|--------------------------------------------------------------|--------------------------------------------------------|-------------------|-------------------|-------------|
|                                                              |                                                        | 2024              | 2025              | % Change    |
| 100                                                          | Hawks Landing                                          | 774,700           | 845,700           | 9.2%        |
| 101                                                          | Stone Crest Estate/Hawks Creek                         | 497,900           | 518,400           | 4.1%        |
| 102                                                          | Twin Oaks-Liberty Pl-Owl Crk                           | 356,600           | 390,100           | 9.4%        |
| 103                                                          | Door Creek/Reston Heights                              | 403,700           | 421,100           | 4.3%        |
| 104                                                          | Village at Autumn Lake                                 | 297,000           | 340,700           | 14.7%       |
| 105                                                          | Parkway Village                                        | 349,500           | 370,700           | 6.1%        |
| 106                                                          | Hawks Woods                                            | 501,400           | 522,600           | 4.2%        |
| 107                                                          | Nesbitt Valley                                         | 426,200           | 460,600           | 8.1%        |
| 108                                                          | Ice Age Falls                                          | 486,400           | 525,700           | 8.1%        |
| 109                                                          | Country Grove/Ice Age Ridge                            | 511,700           | 563,600           | 10.1%       |
| 110                                                          | Blackhawk/Greystone                                    | 896,400           | 951,300           | 6.1%        |
| 111                                                          | Cardinal Glen/Birchwood/1000 Oaks                      | 462,300           | 512,300           | 10.8%       |
| 112                                                          | Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing | 502,800           | 524,300           | 4.3%        |
| 113                                                          | Newbury Heights                                        | 403,700           | 440,500           | 9.1%        |
| 114                                                          | Hawks Meadow/Hawks Ridge/Hawks Valley                  | 585,800           | 660,000           | 12.7%       |
| 115                                                          | Eastlawn/Covered Bridge/Rustic Acres                   | 419,100           | 426,700           | 1.8%        |
| 116                                                          | Woods Farm                                             | 286,800           | 329,100           | 14.7%       |
| 117                                                          | Southeast Blooming Grove Attachment                    | 253,300           | 254,300           | 0.4%        |
| 118                                                          | Eastland-North Gardens                                 | 301,500           | 328,900           | 9.1%        |
| 119                                                          | Nobel Park-Mendota Hills                               | 311,700           | 312,400           | 0.2%        |
| 120                                                          | Lost Creek                                             | 386,300           | 410,200           | 6.2%        |
| 121                                                          | Siggel Grove & Quinn Ranch                             | 412,800           | 438,300           | 6.2%        |
| 122                                                          | Secret Places @ Siggelkow Preserve                     | 457,400           | 484,500           | 5.9%        |
| 123                                                          | Bram's Addition                                        | 251,800           | 277,600           | 10.2%       |
| 124                                                          | Tamarack                                               | 367,000           | 386,300           | 5.3%        |
| 125                                                          | Acacia Ridge (new construction)                        | 210,800           | 317,800           | 50.8%       |
| 126                                                          | Arboretum*                                             | 486,900           | 547,200           | 12.4%       |
| *Prior year reflected all Town of Madison annexation parcels |                                                        |                   |                   |             |
|                                                              | <b>City-Wide</b>                                       | <b>\$ 457,300</b> | <b>\$ 481,300</b> | <b>5.2%</b> |

**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.

|                                      | 2019                     | 2020                     | 2021                     | 2022                     | 2023                     | 2024                     | 2025    |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------|
| Valuation                            | 300,600                  | 315,200                  | 335,200                  | 376,900                  | 424,400                  | 457,300                  | 481,300 |
| Assessment change over previous year | 5.5%                     | 4.9%                     | 6.3%                     | 12.4%                    | 12.6%                    | 7.8%                     | 5.2%    |
| Real Estate Taxes                    | <sup>1</sup><br>6,788.66 | <sup>2</sup><br>7,081.74 | <sup>3</sup><br>7,206.12 | <sup>4</sup><br>7,468.41 | <sup>5</sup><br>7,757.38 | <sup>6</sup><br>8,095.57 |         |
| Tax change over previous year        | 5.50%                    | 4.14%                    | 1.73%                    | 3.51%                    | 3.73%                    | 4.18%                    |         |

**Taxes Reflect Lottery Credit**

|              | <u>Year</u> | <u>Lottery Tax Credit</u> | <u>First Dollar Credit</u> |
|--------------|-------------|---------------------------|----------------------------|
| <sup>1</sup> | 2019        | 218.64                    | 78.80                      |
| <sup>2</sup> | 2020        | 193.63                    | 79.01                      |
| <sup>3</sup> | 2021        | 303.13                    | 85.47                      |
| <sup>4</sup> | 2022        | 278.17                    | 84.75                      |
| <sup>5</sup> | 2023        | 328.13                    | 88.15                      |
| <sup>6</sup> | 2024        | 268.94                    | 83.53                      |

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

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