



## **Office of the City Assessor**

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May 1, 2026

### **THE 2026 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 6.1% for 2026. Commercial assessments increased 8.3% (\$18,633 to \$20,172 million) and residential assessments increased 4.8% (\$30,159 to \$31,603 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 \$455 million.

## Recap of Local Changes

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

	2025	2026	\$ Change	Percent Change
Real Estate	\$ 48,813	\$ 51,796	\$ 2,983	6.1%

The \$ 2,983 million local increase can also be broken down as follows:

	Change in \$ Millions
Annexations	\$ 45.1
New Construction	\$ 984.8
Property Formerly Exempt, Now Assessed	\$ 1.9
Revaluations	\$ 1,992.4
Buildings Removed	\$ (39.7)
Real Estate Exemptions	\$ (1.5)
<b>Total</b>	<b>\$ 2,983.0</b>

	% of Total Value
Residential	61.01
Commercial	38.95
Agricultural	0.04
<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**

<b>Class</b>	<b>2025</b>	<b>2026</b>	<b>Value Added</b>	<b>Percent Changed</b>
<b>Residential</b>				
Single Family	\$ 24,301	\$ 25,473	\$ 1,172	4.8%
Condominiums	3,935	4,078	143	3.6%
2 units	1,554	1,652	98	6.3%
3 units	369	400	31	8.4%
<b>Subtotal</b>	<b>\$ 30,159</b>	<b>\$ 31,603</b>	<b>\$ 1,444</b>	<b>4.8%</b>
<b>Commercial</b>				
Apartments	\$ 8,976	\$ 9,844	\$ 868	9.7%
Rooming houses	20	21	1	5.0%
All other commercial	9,637	10,307	670	7.0%
<b>Subtotal</b>	<b>\$ 18,633</b>	<b>\$ 20,172</b>	<b>\$ 1,539</b>	<b>8.3%</b>
<b>Agricultural</b>				
<b>Subtotal</b>	<b>\$ 21</b>	<b>\$ 21</b>	<b>\$ 0</b>	<b>0.0%</b>
<b>Total</b>	<b>\$ 48,813</b>	<b>\$ 51,796</b>	<b>\$ 2,983</b>	<b>6.1%</b>

**TABLE 2**

**Real Estate Sales**

	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Single Family (including Condominiums)						
Warranty Deeds	4,732	4,979	4,536	3,404	2,191	2,184
Land Contracts	12	18	14	14	25	24
<b>Subtotal</b>	<b>4,744</b>	<b>4,997</b>	<b>4,550</b>	<b>3,418</b>	<b>2,216</b>	<b>2,208</b>
2-3 Units						
Warranty Deeds	299	313	336	221	152	144
Land Contracts	2	11	6	0	5	5
<b>Subtotal</b>	<b>301</b>	<b>324</b>	<b>342</b>	<b>221</b>	<b>157</b>	<b>149</b>
Commercial						
Warranty Deeds	231	364	353	206	276	274
Land Contracts	7	12	3	4	4	4
<b>Subtotal</b>	<b>238</b>	<b>376</b>	<b>356</b>	<b>210</b>	<b>280</b>	<b>278</b>
All Types						
Warranty Deeds	5,262	5,656	5,225	3,831	2,619	2,602
Land Contracts	21	41	23	18	34	33
<b>Total</b>	<b>5,283</b>	<b>5,697</b>	<b>5,248</b>	<b>3,849</b>	<b>2,653</b>	<b>2,635</b>

**TABLE 3**

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

	2025		2026	
	Parcels	% of Total	Parcels	% of Total
<b>Residential</b>				
Single Family Vacant	2,243	3.1%	2,230	3.1%
Improved Single Family	49,384	68.2%	49,613	68.4%
Condo and Common Area	16,943	23.4%	16,951	23.4%
2 Units	3,248	4.5%	3,229	4.4%
3 Units	557	0.8%	554	0.8%
<b>Subtotal</b>	<b>72,375</b>	<b>91.1%</b>	<b>72,577</b>	<b>91.3%</b>
<b>Commercial</b>				
Commercial Vacant	317	4.9%	306	4.7%
Apartments	2,210	34.0%	2,210	34.0%
Rooming Houses	21	0.3%	21	0.3%
All Other Commercial	3,952	60.8%	3,962	61.0%
<b>Subtotal</b>	<b>6,500</b>	<b>8.2%</b>	<b>6,499</b>	<b>8.2%</b>
<b>Agricultural</b>				
Vacant	572	95.5%	377	92.2%
Improved	27	4.5%	32	7.8%
<b>Subtotal</b>	<b>599</b>	<b>0.8%</b>	<b>409</b>	<b>0.5%</b>
<b>Total</b>	<b>79,474</b>	<b>100.0%</b>	<b>79,485</b>	<b>100.0%</b>
<b>Total Vacant</b>	<b>3,132</b>	<b>3.9%</b>	<b>2,913</b>	<b>3.7%</b>
<b>Total Improved</b>	<b>76,342</b>	<b>96.1%</b>	<b>76,572</b>	<b>96.3%</b>
<b>GRAND TOTAL</b>	<b>79,474</b>	<b>100.0%</b>	<b>79,485</b>	<b>100.0%</b>

**TABLE 4****2026 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	49,613	\$ 25,350,368,800	\$ 500,300
Single Family Vacant	2,230	122,930,700	55,126
Condominiums	16,951	4,078,421,700	240,601
2 Units	3,229	1,652,031,400	511,623
3 Units	554	400,923,000	723,688
Apartments	2,210	9,844,289,500	4,454,430
Rooming Houses	21	21,846,800	1,040,324
Commercial Improved	3,962	10,163,985,500	2,565,367
Commercial Vacant	306	143,859,500	470,129
Agricultural	409	21,816,000	53,340
<b>Total</b>	<b>79,485</b>	<b>\$ 51,800,472,900</b>	<b>\$ 651,701</b>

**TABLE 5**

**City of Madison**

**Average Single Family Residential Values by Geographic Areas  
From 2025 to 2026**

Area	Area Name	Average Value		
		2025	2026	% Change
<b>Far West</b>				
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 534,400	\$ 561,400	5.1%
8	Faircrest-University Highlands	\$ 620,300	\$ 631,100	1.7%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	\$ 408,800	\$ 425,900	4.2%
10	Highlands-Skyline	\$ 1,024,500	\$ 1,229,900	20.0%
11	Parkwood Hills	\$ 663,200	\$ 668,600	0.8%
12	Walnut Grove/Sauk Creek	\$ 570,700	\$ 572,500	0.3%
14	Glen Oak Hills-Crestwood-Merrill Crest	\$ 425,300	\$ 442,200	4.0%
67	Junction Ridge/Sauk Heights/Willows	\$ 575,100	\$ 588,400	2.3%
84	Oakbridge	\$ 389,600	\$ 390,600	0.3%
85	Saukborough-Woodland Hills	\$ 639,800	\$ 645,300	0.9%
94	Wexford Village-Sawmill-Longmeadow	\$ 510,200	\$ 511,800	0.3%
110	Blackhawk/Greystone	\$ 951,300	\$ 1,005,500	5.7%
111	Cardinal Glen/Birchwood/1000 Oaks	\$ 512,300	\$ 527,900	3.0%
124	Tamarack	\$ 386,300	\$ 392,200	1.5%
<b>South West</b>				
1	Meadowood	\$ 373,300	\$ 396,000	6.1%
2	Orchard Ridge	\$ 449,900	\$ 484,400	7.7%
3	Muir Field West	\$ 249,200	\$ 299,400	20.1%
15	Highland Village/West Towne Area	\$ 329,500	\$ 336,200	2.0%
42	Green Tree	\$ 470,500	\$ 487,300	3.6%
60	Westview Hills	\$ 625,800	\$ 666,700	6.5%
86	High Point Estates	\$ 722,900	\$ 721,700	(0.2%)
87	Meadowood West	\$ 405,900	\$ 415,000	2.2%
92	Heather Downs-Park Ridge Heights	\$ 379,300	\$ 395,800	4.4%
93	Putnam-McKee	\$ 436,300	\$ 452,300	3.7%
95	Valley Ridge/Mid Town Commons	\$ 430,200	\$ 445,700	3.6%
98	Fieldstone	\$ 419,900	\$ 441,900	5.2%
100	Hawks Landing	\$ 845,700	\$ 879,700	4.0%
101	Stone Crest Estate/Hawks Creek	\$ 518,400	\$ 557,700	7.6%
106	Hawks Woods	\$ 522,600	\$ 536,600	2.7%
107	Nesbitt Valley	\$ 460,600	\$ 468,600	1.7%
108	Ice Age Falls	\$ 525,700	\$ 540,700	2.9%
109	Country Grove/Ice Age Ridge	\$ 563,600	\$ 610,000	8.2%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	\$ 524,300	\$ 543,800	3.7%
113	Newbury Heights	\$ 440,500	\$ 459,200	4.2%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	\$ 660,000	\$ 674,700	2.2%
125	Acacia Ridge (new construction)	\$ 317,800	\$ 396,200	24.7%

Area	Area Name	Average Value		
		2025	2026	% Change
<b>Near West</b>				
13	Hill Farms	\$ 617,200	\$ 631,700	2.3%
16	Segoe-Mineral Point Road (Lincoln Hills)	\$ 462,900	\$ 466,800	0.8%
18	Nakoma	\$ 875,000	\$ 927,900	6.0%
19	Westmorland	\$ 523,800	\$ 571,700	9.1%
53	Odana-Midvale Heights-Tokay	\$ 528,800	\$ 542,800	2.6%
55	Summit Woods	\$ 497,200	\$ 540,800	8.8%
57	Midvale Heights	\$ 517,000	\$ 560,600	8.4%
61	Midvale School-Westmorland	\$ 593,600	\$ 611,800	3.1%
64	Findlay Park-Quarrytown	\$ 509,200	\$ 511,000	0.4%
74	Midvale Heights-Odana	\$ 524,400	\$ 562,900	7.3%
75	Sunset Hills	\$ 764,300	\$ 812,400	6.3%
80	West Beltline-Seminole Highway	\$ 321,500	\$ 346,900	7.9%
89	Sunset Village-Hilldale	\$ 508,300	\$ 511,900	0.7%
90	Sunset Village	\$ 565,600	\$ 619,600	9.5%
91	Sunset Woods-Forest Hills	\$ 506,700	\$ 551,100	8.8%
<b>West Central</b>				
17	Dudgeon-Monroe	\$ 629,200	\$ 666,500	5.9%
20	Westlawn-Randall School (West High)	\$ 772,400	\$ 800,800	3.7%
21	Vilas-Longfellow School	\$ 518,100	\$ 534,700	3.2%
22	University Area	\$ 532,900	\$ 561,400	5.3%
23	Langdon Area	\$ 460,500	\$ 486,500	5.6%
24	Near West (Square)	\$ 458,600	\$ 481,800	5.1%
25	Near East (Square)	\$ 440,300	\$ 462,600	5.1%
62	University/Breese Terrace	\$ 684,700	\$ 706,000	3.1%
63	West High-Hoyt Park	\$ 684,600	\$ 708,900	3.5%
65	University Heights	\$ 976,900	\$ 1,022,700	4.7%
68	Brittingham Park	\$ 405,900	\$ 444,900	9.6%
70	Vilas-Edgewood Avenue	\$ 888,000	\$ 926,800	4.4%
<b>Near South</b>				
30	Waunona	\$ 430,800	\$ 459,900	6.8%
32	Bay Creek	\$ 429,100	\$ 451,300	5.2%
52	Burr Oaks-Lincoln School	\$ 277,100	\$ 302,300	9.1%
123	Bram's Addition	\$ 277,600	\$ 286,800	3.3%
126	Town of Madison 2022 Annexation	\$ 547,200	\$ 585,400	7.0%
<b>Far South</b>				
4	Arbor Hills-South Beltline	\$ 558,400	\$ 571,000	2.3%
5	Rimrock Heights-Moorland Road	\$ 352,800	\$ 371,700	5.4%
<b>East Central</b>				
26	Lapham School-Breese Stevens (Square)	\$ 434,900	\$ 460,200	5.8%
27	Wil-Mar/Orton Park	\$ 594,900	\$ 618,500	4.0%
28	Tenney Park	\$ 626,600	\$ 635,500	1.4%
37	East High	\$ 378,700	\$ 383,100	1.2%
38	Atwood-Winnebago	\$ 431,700	\$ 442,900	2.6%
39	Fair Oaks-Worthington Park	\$ 290,300	\$ 301,700	3.9%
50	Northgate-Aberg Avenue	\$ 330,800	\$ 339,000	2.5%
69	Elmside-Oakridge	\$ 638,800	\$ 678,500	6.2%
118	Eastland-North Gardens	\$ 328,900	\$ 341,600	3.9%

Area	Area Name	Average Value		
		2025	2026	% Change
<b>Near East</b>				
31	Highwood-Glendale	\$ 374,100	\$ 386,100	3.2%
33	Glendale	\$ 374,300	\$ 385,300	2.9%
34	Lake Edge	\$ 351,300	\$ 360,000	2.5%
40	Olbrich	\$ 331,200	\$ 354,300	7.0%
41	Eastmorland	\$ 347,200	\$ 362,000	4.3%
71	Olbrich Park-Cottage Grove Road	\$ 372,300	\$ 398,700	7.1%
<b>Far East</b>				
6	East Broadway	\$ 308,400	\$ 324,400	5.2%
35	Elvehjem-Acewood	\$ 363,100	\$ 380,500	4.8%
36	Elvehjem-Buckeye-Droster	\$ 412,300	\$ 414,100	0.4%
43	Rolling Meadows	\$ 360,900	\$ 377,900	4.7%
44	Rustic Ridge-East Ridge	\$ 395,000	\$ 421,200	6.6%
46	Milwaukee Street I90-94	\$ 373,700	\$ 382,200	2.3%
47	Heritage Heights	\$ 408,900	\$ 416,000	1.7%
96	Richmond Hill	\$ 545,900	\$ 568,500	4.1%
97	Mira Loma	\$ 376,200	\$ 405,800	7.9%
99	Grandview Commons	\$ 426,200	\$ 448,200	5.2%
102	Twin Oaks-Liberty Pl-Owl Crk	\$ 390,100	\$ 408,800	4.8%
103	Door Creek/Reston Heights	\$ 421,100	\$ 436,000	3.5%
115	Eastlawn/Covered Bridge/Rustic Acres	\$ 426,700	\$ 439,600	3.0%
117	Southeast Blooming Grove Attachment	\$ 254,300	\$ 270,600	6.4%
120	Lost Creek	\$ 410,200	\$ 419,500	2.3%
121	Siggel Grove & Quinn Ranch	\$ 438,300	\$ 455,400	3.9%
122	Secret Places @ Siggelkow Preserve	\$ 484,500	\$ 487,500	0.6%
<b>North East</b>				
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	\$ 309,700	\$ 321,200	3.7%
72	Whitetail Ridge	\$ 358,400	\$ 377,200	5.2%
76	Holiday Bluff	\$ 368,500	\$ 387,500	5.2%
77	Berkeley	\$ 310,000	\$ 331,100	6.8%
88	Prentice Prairie-Ridgewood	\$ 401,400	\$ 414,000	3.1%
104	Village at Autumn Lake	\$ 340,700	\$ 379,700	11.4%
105	Parkway Village	\$ 370,700	\$ 385,100	3.9%
116	Woods Farm	\$ 329,100	\$ 373,000	13.3%
<b>Near North</b>				
45	Patio Gardens-Lakeview Heights	\$ 339,400	\$ 364,600	7.4%
48	Northport-Sherman Village	\$ 340,300	\$ 355,800	4.6%
49	Cherokee	\$ 550,300	\$ 564,600	2.6%
54	Lerdahl Park	\$ 387,500	\$ 395,600	2.1%
56	North Lake Mendota	\$ 448,700	\$ 449,200	0.1%
73	Sherman School	\$ 302,000	\$ 321,300	6.4%
81	Brentwood Village-Sheridan Triangle	\$ 358,800	\$ 379,500	5.8%
119	Nobel Park-Mendota Hills	\$ 312,400	\$ 341,400	9.3%
<b>Lake Shore</b>				
78	Waunona	\$ 1,264,800	\$ 1,323,900	4.7%
79	Woodward	\$ 1,700,700	\$ 1,763,300	3.7%
82	Spring Harbor	\$ 1,647,000	\$ 1,772,000	7.6%
83	Isthmus	\$ 1,270,100	\$ 1,318,200	3.8%
	<b>City-Wide</b>	\$ 481,300	\$ 500,300	3.9%

**TABLE 5****City of Madison****Average Single Family Residential Values by Assessment Areas  
From 2025 to 2026**

Area	Area Name	Average Value		
		2025	2026	% Change
1	Meadowood	373,300	396,000	6.1%
2	Orchard Ridge	449,900	484,400	7.7%
3	Muir Field West	249,200	299,400	20.1%
4	Arbor Hills-South Beltline	558,400	571,000	2.3%
5	Rimrock Heights-Moorland Road	352,800	371,700	5.4%
6	East Broadway	308,400	324,400	5.2%
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	534,400	561,400	5.1%
8	Faircrest-University Highlands	620,300	631,100	1.7%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	408,800	425,900	4.2%
10	Highlands-Skyline	1,024,500	1,229,900	20.0%
11	Parkwood Hills	663,200	668,600	0.8%
12	Walnut Grove/Sauk Creek	570,700	572,500	0.3%
13	Hill Farms	617,200	631,700	2.3%
14	Glen Oak Hills-Crestwood-Merrill Crest	425,300	442,200	4.0%
15	Highland Village/West Towne Area	329,500	336,200	2.0%
16	Segoe-Mineral Point Road (Lincoln Hills)	462,900	466,800	0.8%
17	Dudgeon-Monroe	629,200	666,500	5.9%
18	Nakoma	875,000	927,900	6.0%
19	Westmorland	523,800	571,700	9.1%
20	Westlawn-Randall School (West High)	772,400	800,800	3.7%
21	Vilas-Longfellow School	518,100	534,700	3.2%
22	University Area	532,900	561,400	5.3%
23	Langdon Area	460,500	486,500	5.6%
24	Near West (Square)	458,600	481,800	5.1%
25	Near East (Square)	440,300	462,600	5.1%
26	Lapham School-Breese Stevens (Square)	434,900	460,200	5.8%
27	Wil-Mar/Orton Park	594,900	618,500	4.0%
28	Tenney Park	626,600	635,500	1.4%
30	Waubesa	430,800	459,900	6.8%
31	Highwood-Glendale	374,100	386,100	3.2%
32	Bay Creek	429,100	451,300	5.2%
33	Glendale	374,300	385,300	2.9%
34	Lake Edge	351,300	360,000	2.5%
35	Elvehjem-Acewood	363,100	380,500	4.8%
36	Elvehjem-Buckeye-Droster	412,300	414,100	0.4%
37	East High	378,700	383,100	1.2%
38	Atwood-Winnebago	431,700	442,900	2.6%
39	Fair Oaks-Worthington Park	290,300	301,700	3.9%
40	Olbrich	331,200	354,300	7.0%
41	Eastmorland	347,200	362,000	4.3%
42	Green Tree	470,500	487,300	3.6%
43	Rolling Meadows	360,900	377,900	4.7%
44	Rustic Ridge-East Ridge	395,000	421,200	6.6%

Area	Area Name	Average Value		
		2025	2026	% Change
45	Patio Gardens-Lakeview Heights	339,400	364,600	7.4%
46	Milwaukee Street I90-94	373,700	382,200	2.3%
47	Heritage Heights	408,900	416,000	1.7%
48	Northport-Sherman Village	340,300	355,800	4.6%
49	Cherokee	550,300	564,600	2.6%
50	Northgate-Aberg Avenue	330,800	339,000	2.5%
51	East Washington Avenue-Stoughton Rd- Commercial Avenue	309,700	321,200	3.7%
52	Burr Oaks-Lincoln School	277,100	302,300	9.1%
53	Odana-Midvale Heights-Tokay	528,800	542,800	2.6%
54	Lerdahl Park	387,500	395,600	2.1%
55	Summit Woods	497,200	540,800	8.8%
56	North Lake Mendota	448,700	449,200	0.1%
57	Midvale Heights	517,000	560,600	8.4%
60	Westview Hills	625,800	666,700	6.5%
61	Midvale School-Westmorland	593,600	611,800	3.1%
62	University/Breese Terrace	684,700	706,000	3.1%
63	West High-Hoyt Park	684,600	708,900	3.5%
64	Findlay Park-Quarrytown	509,200	511,000	0.4%
65	University Heights	976,900	1,022,700	4.7%
67	Junction Ridge/Sauk Heights/Willows	575,100	588,400	2.3%
68	Brittingham Park	405,900	444,900	9.6%
69	Elmside-Oakridge	638,800	678,500	6.2%
70	Vilas-Edgewood Avenue	888,000	926,800	4.4%
71	Olbrich Park-Cottage Grove Road	372,300	398,700	7.1%
72	Whitetail Ridge	358,400	377,200	5.2%
73	Sherman School	302,000	321,300	6.4%
74	Midvale Heights-Odana	524,400	562,900	7.3%
75	Sunset Hills	764,300	812,400	6.3%
76	Holiday Bluff	368,500	387,500	5.2%
77	Berkeley	310,000	331,100	6.8%
78	Waunona	1,264,800	1,323,900	4.7%
79	Woodward	1,700,700	1,763,300	3.7%
80	West Beltline-Seminole Highway	321,500	346,900	7.9%
81	Brentwood Village-Sheridan Triangle	358,800	379,500	5.8%
82	Spring Harbor	1,647,000	1,772,000	7.6%
83	Isthmus	1,270,100	1,318,200	3.8%
84	Oakbridge	389,600	390,600	0.3%
85	Saukborough-Woodland Hills	639,800	645,300	0.9%
86	High Point Estates	722,900	721,700	(0.2%)
87	Meadowood West	405,900	415,000	2.2%
88	Prentice Prairie-Ridgewood	401,400	414,000	3.1%
89	Sunset Village-Hilldale	508,300	511,900	0.7%
90	Sunset Village	565,600	619,600	9.5%
91	Sunset Woods-Forest Hills	506,700	551,100	8.8%
92	Heather Downs-Park Ridge Heights	379,300	395,800	4.4%
93	Putnam-McKee	436,300	452,300	3.7%
94	Wexford Village-Sawmill-Longmeadow	510,200	511,800	0.3%
95	Valley Ridge/Mid Town Commons	430,200	445,700	3.6%
96	Richmond Hill	545,900	568,500	4.1%
97	Mira Loma	376,200	405,800	7.9%
98	Fieldstone	419,900	441,900	5.2%
99	Grandview Commons	426,200	448,200	5.2%

Area	Area Name	Average Value		
		2025	2026	% Change
100	Hawks Landing	845,700	879,700	4.0%
101	Stone Crest Estate/Hawks Creek	518,400	557,700	7.6%
102	Twin Oaks-Liberty Pl-Owl Crk	390,100	408,800	4.8%
103	Door Creek/Reston Heights	421,100	436,000	3.5%
104	Village at Autumn Lake	340,700	379,700	11.4%
105	Parkway Village	370,700	385,100	3.9%
106	Hawks Woods	522,600	536,600	2.7%
107	Nesbitt Valley	460,600	468,600	1.7%
108	Ice Age Falls	525,700	540,700	2.9%
109	Country Grove/Ice Age Ridge	563,600	610,000	8.2%
110	Blackhawk/Greystone	951,300	1,005,500	5.7%
111	Cardinal Glen/Birchwood/1000 Oaks	512,300	527,900	3.0%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	524,300	543,800	3.7%
113	Newbury Heights	440,500	459,200	4.2%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	660,000	674,700	2.2%
115	Eastlawn/Covered Bridge/Rustic Acres	426,700	439,600	3.0%
116	Woods Farm	329,100	373,000	13.3%
117	Southeast Blooming Grove Attachment	254,300	270,600	6.4%
118	Eastland-North Gardens	328,900	341,600	3.9%
119	Nobel Park-Mendota Hills	312,400	341,400	9.3%
120	Lost Creek	410,200	419,500	2.3%
121	Siggel Grove & Quinn Ranch	438,300	455,400	3.9%
122	Secret Places @ Siggelkow Preserve	484,500	487,500	0.6%
123	Bram's Addition	277,600	286,800	3.3%
124	Tamarack	386,300	392,200	1.5%
125	Acacia Ridge (new construction)	317,800	396,200	24.7%
126	Arboretum	547,200	585,400	7.0%
	<b>City-Wide</b>	<b>\$ 481,300</b>	<b>\$ 500,300</b>	<b>3.9%</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.

	2020	2021	2022	2023	2024	2025	2026
Valuation	315,200	335,200	376,900	424,400	457,300	481,300	500,300
Assessment change over previous year	4.9%	6.3%	12.4%	12.6%	7.8%	5.2%	3.9%
Real Estate Taxes	7,081.74 <sup>1</sup>	7,206.12 <sup>2</sup>	7,468.41 <sup>3</sup>	7,757.38 <sup>4</sup>	8,095.57 <sup>5</sup>	8,979.28 <sup>6</sup>	
Tax change over previous year	5.50%	1.73%	3.51%	3.73%	4.18%	9.84%	

**Taxes Reflect Lottery Credit**

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
<sup>1</sup>	2020	193.63	79.01
<sup>2</sup>	2021	303.13	85.47
<sup>3</sup>	2022	278.17	84.75
<sup>4</sup>	2023	328.13	88.15
<sup>5</sup>	2024	268.94	83.53
<sup>6</sup>	2025	273.83	91.28

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

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