



Office of the City Assessor

Room 101
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3342
Personal Property PH 608 266 4526
Real Estate PH 608 266 4531
FAX 608 266 4257
www.cityofmadison.com/assessor

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THE 2020 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 6.6% for 2020. Commercial property has increased 8.6% (\$10,301 to \$11,183 million) and residential assessments increased 5.5% (\$17,821 to \$18,928 million).

Personal Property Changes

Locally assessed personal property assessments increased by \$42 million between 2019 and 2020. This represents a 7.7% increase from \$544 to \$586 million.

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 \$428 million (\$351.4 million on real estate and \$76.7 million on personal property).

Recap of Local Changes

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

	2019	2020	\$ Change	Percent Change
Real Estate	\$ 28,139,646,000	\$ 29,997,901,800	\$ 1,858,255,800	6.6%
Personal Property	544,151,400	586,017,900	\$ 41,866,500	7.7%
Total	\$ 28,683,797,400	\$ 30,583,919,700	\$ 1,900,122,300	6.6%

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

	Change in \$ Millions
New Construction	\$ 622.0
Revaluations	1,234.4
Annexations	0.4
Real Estate Exemptions	(8.9)
Buildings Removed	(7.2)
Property Formerly Exempt, Now Assessed	17.5
Personal Property	41.9
Total	\$ 1,900.1

	% of Total Value
Residential	62.66
Commercial	37.28
Agricultural	0.06
Total (Excluding Manufacturing and Personal Property)	100.00%

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:
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TABLE 1**Assessments in Millions**

Class	2019	2020	Value Added	Percent Changed
Residential				
Single Family	\$ 14,208	\$ 15,013	\$ 805	5.7%
Condominiums	2,413	2,535	122	5.1%
2 units	950	988	38	4.0%
3 units	250	262	12	4.8%
Subtotal	\$ 17,821	\$ 18,798	\$ 977	5.5%
Commercial				
4 units	\$ 347	\$ 371	24	6.9%
5-7 units	151	159	8	5.3%
8 units	146	148	2	1.6%
9-16 units	153	164	11	7.2%
17-50 units	726	808	82	11.3%
50+ units	2,558	2,780	222	8.7%
Rooming houses	8	8	0	0.0%
All other commercial	6,212	6,745	533	8.6%
Subtotal	\$ 10,301	\$ 11,183	\$ 882	8.6%
Agricultural				
Subtotal	\$ 17	\$ 16	\$ (1)	(5.9%)
Total	\$ 28,139	\$ 29,997	\$ 1,858	6.6%

TABLE 2**Historic Value of New Construction in Millions**

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Family	79	77	113	127	143	154	173	165	195
Condos	14	12	24	28	19	32	30	14	32
2-3 Units	2	2	3	2	2	3	2	3	3
4-7 Units	1	0	1	0	1	1	0	0	7
Commercial	62	131	251	368	353	560	398	424	392
Agricultural	0	0	0	0	0	0	1	0	1
Total	158	222	392	525	518	750	604	606	630

TABLE 3**Historic Residential Revaluations in Millions**

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Family	(366)	(96)	259	324	356	621	652	684	611
Condos	(72)	(64)	9	44	79	103	134	127	90
2-3 units	(19)	(3)	20	28	36	65	83	65	46
Total	(457)	(163)	288	396	471	789	869	876	747

Historic Commercial Revaluations in Millions

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Apartments	1	148	12	108	94	175	212	135	204
Commercial	(2)	(8)	33	134	87	547	145	56	261
4-7 Units	(3)	(6)	9	16	18	23	18	25	25
Total	(4)	134	54	258	199	745	375	216	490

TABLE 4

Real Estate Sales

	2014	2015	2016	2017	2018	2019
Single Family (including Condominiums)						
Warranty Deeds	4,410	4,868	4,792	4,829	4,790	4,879
Land Contracts	36	22	56	21	16	64
Subtotal	4,446	4,890	4,848	4,850	4,806	4,943
2-7 Units						
Warranty Deeds	214	278	269	262	272	298
Land Contracts	15	27	4	2	7	5
Subtotal	229	305	273	264	279	303
Commercial						
Warranty Deeds	398	350	293	338	269	294
Land Contracts	7	7	11	7	6	2
Subtotal	405	357	304	345	275	296
All Types						
Warranty Deeds	5,022	5,496	5,354	5,429	5,331	5,471
Land Contracts	58	56	71	30	29	71
Total	5,080	5,552	5,425	5,459	5,360	5,542

TABLE 5

Number of Taxable Parcels by Class and Year

	2019		2020	
	Parcels	% of Total	Parcels	% of Total
Residential				
Single Family Vacant	1,435	2.1%	1,719	2.5%
Improved Single Family	46,969	68.4%	47,388	68.4%
Condo and Common Area	16,386	23.9%	16,342	23.6%
2 Units	3,260	4.8%	3,249	4.7%
3 Units	572	0.8%	568	0.8%
Subtotal	68,622	89.8%	69,266	90.7%
Commercial				
Commercial Vacant	403	6.4%	385	6.0%
4 Units	874	13.8%	882	13.9%
5-7 Units	271	4.3%	268	4.2%
8 Units	237	3.7%	238	3.7%
9-16 Units	131	2.1%	135	2.1%
17-50 Units	264	4.2%	264	4.1%
50+ Units	256	4.0%	263	4.1%
Rooming Houses	14	0.2%	10	0.2%
All Other Commercial	3,884	61.3%	3,919	61.6%
Subtotal	6,334	8.3%	6,364	8.3%
Agricultural				
Vacant	1,395	97.5%	712	95.4%
Improved	36	2.5%	34	4.6%
Subtotal	1,431	1.9%	746	1.0%
Total	76,387	100.0%	76,376	100.0%
Total Vacant	3,233	4.2%	2,816	3.7%
Total Improved	73,154	95.8%	73,560	96.3%
GRAND TOTAL	76,387	100.0%	76,376	100.0%

TABLE 6**2020 Assessed Value of Property by Type**

Type	No. of Parcels	Total Value	Average Value
Single Family-Improved	47,388	\$ 14,955,829,300	\$ 315,200
Condominium and Common Area	16,342	2,535,317,400	155,141
2 Units	3,249	987,865,400	304,052
3 Units	568	261,756,700	460,839
4 Units	882	371,499,700	421,201
5-7 Units	268	158,508,700	591,450
8 Units	238	148,214,000	622,748
9-16 Units	135	163,764,300	1,213,069
17-50 Units	264	807,546,600	3,058,889
50+ Units	263	2,780,296,900	10,571,471
Rooming Houses	10	8,535,100	853,510
Single Family Vacant	1,719	57,086,500	33,209
Commercial Improved	3,919	6,606,973,000	1,685,882
Commercial Vacant	385	138,709,200	360,284
Agricultural	746	15,999,000	21,446
Total	76,376	\$ 29,997,901,800	\$ 392,766

TABLE 7**City of Madison****Average Single Family Residential Values
From 2019 to 2020**

		Average Value		
Area	Area Name	2019	2020	% Change
Far West				
7	Spring Harbor-Indian Hills-Mendota Beach Heights-Thorstrand	\$ 367,000	\$ 373,000	1.6%
8	Faircrest-University Highlands	367,200	378,700	3.1%
9	Mohawk Park, Englewood-Old Middleton Rd-Camelot	274,200	280,400	2.3%
10	Highlands-Skyline	717,900	743,900	3.6%
11	Parkwood Hills	398,700	419,800	5.3%
12	Walnut Grove/Sauk Creek	363,800	376,400	3.5%
14	Glen Oak Hills-Crestwood-Merrill Crest	267,700	276,600	3.3%
67	Junction Ridge/Sauk Heights/Willows	396,900	420,700	6.0%
84	Oakbridge	274,200	280,000	2.1%
85	Saukborough-Woodland Hills	404,400	429,700	6.3%
94	Wexford Village-Sawmill-Longmeadow	356,700	379,000	6.3%
110	Blackhawk/Greystone	625,200	640,000	2.4%
111	Cardinal Glen/Birchwood/1000 Oaks	331,700	360,500	8.7%
124	Tamarack	266,200	275,200	3.4%
South West				
1	Meadowood	223,300	237,700	6.4%
2	Orchard Ridge	272,100	291,500	7.1%
3	Muir Field West	256,900	275,500	7.2%
15	Highland Village/West Towne Area	238,400	251,500	5.5%
42	Green Tree	269,300	288,800	7.2%
60	Westview Hills	468,900	487,700	4.0%
86	High Point Estates	478,300	497,500	4.0%
87	Meadowood West	238,000	259,800	9.2%
92	Heather Downs-Park Ridge Heights	219,300	235,300	7.3%
93	Putnam-McKee	262,900	279,600	6.4%
95	Valley Ridge/Mid Town Commons	308,600	321,700	4.2%
98	Fieldstone	269,400	283,700	5.3%
100	Hawks Landing	591,800	593,700	0.3%
101	Stone Crest Estate/Hawks Creek	350,100	365,100	4.3%

Area	Area Name	Average Value		
		2019	2020	% Change
106	Hawks Woods	328,100	349,700	6.6%
107	Nesbitt Valley	291,900	303,900	4.1%
108	Ice Age Falls	338,200	355,900	5.2%
109	Country Grove/Ice Age Ridge	356,000	367,600	3.3%
112	Linden Park/Pine Hill Farms/Sugar Maple/Hawks Crossing	359,100	379,200	5.6%
113	Newbury Heights	305,300	305,900	0.2%
114	Hawks Meadow/Hawks Ridge/Hawks Valley	430,900	463,600	7.6%
Near West				
13	Hill Farms	379,300	390,700	3.0%
16	Segoe-Mineral Point Road (Lincoln Hills)	282,800	289,700	2.4%
18	Nakoma	522,300	538,700	3.1%
19	Westmorland	341,600	360,100	5.4%
53	Odana-Midvale Heights-Tokay	321,800	332,000	3.2%
55	Summit Woods	269,700	271,500	0.7%
57	Midvale Heights	312,400	326,300	4.4%
61	Midvale School-Westmorland	341,300	361,400	5.9%
64	Findlay Park-Quarrytown	289,300	299,600	3.6%
74	Midvale Heights-Odana	334,200	346,800	3.8%
75	Sunset Hills	528,800	531,200	0.5%
80	West Beltline-Seminole Highway	190,100	204,200	7.4%
89	Sunset Village-Hilldale	299,500	316,400	5.6%
90	Sunset Village	338,200	356,700	5.5%
91	Sunset Woods-Forest Hills	332,600	350,800	5.5%
West Central				
17	Dudgeon-Monroe	374,900	395,600	5.5%
20	Westlawn-Randall School (West High)	484,200	509,500	5.2%
21	Vilas-Longfellow School	323,500	344,800	6.6%
22	University Area	356,400	366,500	2.8%
23	Langdon Area	405,200	405,200	0.0%
24	Near West (Square)	329,600	331,900	0.7%
25	Near East (Square)	311,700	313,900	0.7%
62	University/Breese Terrace	440,300	450,500	2.3%
63	West High-Hoyt Park	432,100	446,200	3.3%
65	University Heights	644,400	667,900	3.6%
68	Brittingham Park	262,200	263,500	0.5%
70	Vilas-Edgewood Avenue	541,500	559,300	3.3%

		Average Value		
Area	Area Name	2019	2020	% Change
Near South				
30	Waunona	248,000	257,400	3.8%
32	Bay Creek	268,500	280,100	4.3%
52	Burr Oaks-Lincoln School	145,300	145,500	0.1%
123	Bram's Addition	151,900	159,700	5.1%
Far South				
4	Arbor Hills-South Beltline	313,900	330,800	5.4%
5	Rimrock Heights-Moorland Road	218,700	232,000	6.1%
East Central				
26	Lapham School-Breese Stevens (Square)	274,100	301,300	9.9%
27	Wil-Mar/Orton Park	373,700	410,800	9.9%
28	Tenney Park	362,700	392,600	8.2%
37	East High	228,200	235,500	3.2%
38	Atwood-Winnebago	258,500	281,300	8.8%
39	Fair Oaks-Worthington Park	179,200	192,000	7.1%
50	Northgate-Aberg Avenue	178,900	185,500	3.7%
69	Elmside-Oakridge	392,200	411,700	5.0%
118	Eastland-North Gardens	188,700	198,400	5.1%
Near East				
31	Highwood-Glendale	220,800	235,100	6.5%
33	Glendale	213,600	224,900	5.3%
34	Lake Edge	194,700	207,500	6.6%
40	Olbrich	186,500	200,300	7.4%
41	Eastmorland	209,800	218,800	4.3%
71	Olbrich Park-Cottage Grove Road	210,200	226,900	7.9%
Far East				
6	East Broadway	147,400	147,500	0.1%
35	Elvehjem-Acewood	209,200	228,500	9.2%
36	Elvehjem-Buckeye-Droster	234,400	244,600	4.4%
43	Rolling Meadows	220,100	227,100	3.2%
44	Rustic Ridge-East Ridge	240,700	253,500	5.3%
46	Milwaukee Street I90-94	220,900	234,400	6.1%
47	Heritage Heights	247,900	262,900	6.1%
96	Richmond Hill	359,400	361,800	0.7%
97	Mira Loma	235,000	242,800	3.3%
99	Grandview Commons	290,700	302,400	4.0%
102	Twin Oaks-Liberty Pl-Owl Crk	254,600	255,100	0.2%

Area	Area Name	Average Value		
		2019	2020	% Change
103	Door Creek/Reston Heights	282,300	291,100	3.1%
115	Eastlawn/Covered Bridge/Rustic Acres	295,600	300,700	1.7%
117	Southeast Blooming Grove Attachment	188,500	190,500	1.1%
120	Lost Creek	252,700	266,400	5.4%
121	Siggel Grove & Quinn Ranch	278,100	292,100	5.0%
122	Secret Places @ Siggelkow Preserve	330,500	337,400	2.1%
North East				
51	East Washington Avenue-Stoughton Rd-Commercial Avenue	178,100	187,600	5.3%
72	Whitetail Ridge	226,600	231,700	2.3%
76	Holiday Bluff	226,200	240,000	6.1%
77	Berkeley	176,800	182,700	3.3%
88	Prentice Prairie-Ridgewood	251,200	268,700	7.0%
104*	Village at Autumn Lake	270,500	310,600	14.8%
105	Parkway Village	246,100	254,100	3.3%
116*	Woods Farm	272,100	376,600	38.4%
*New subdivision and new construction.				
Near North				
45	Patio Gardens-Lakeview Heights	211,400	218,300	3.3%
48	Northport-Sherman Village	198,300	207,200	4.5%
49	Cherokee	332,500	346,200	4.1%
54	Lerdahl Park	252,300	261,000	3.4%
56	North Lake Mendota	278,900	285,300	2.3%
73	Sherman School	185,000	191,500	3.5%
81	Brentwood Village-Sheridan Triangle	220,800	230,200	4.3%
119	Nobel Park-Mendota Hills	198,000	202,100	2.1%
Lake Shore				
78	Waunona	672,200	700,600	4.2%
79	Woodward	864,100	943,800	9.2%
82	Spring Harbor	1,056,900	1,110,600	5.1%
83	Isthmus	832,600	871,400	4.7%
	City-Wide	\$ 300,600	\$ 315,200	4.9%

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.

	2014	2015	2016	2017	2018	2019	2020
Valuation	237,678	245,894	254,593	269,377	284,868	300,600	315,200
Assessment change over previous year	3.0%	3.5%	3.5%	5.8%	5.8%	5.7%	4.9%
Real estate taxes	¹ 5,758.06	² 5,954.21	³ 6,103.06	⁴ 6,284.42	⁵ 6,415.14	⁶ 6,788.66	
Tax change over previous year	3.0%	3.4%	2.5%	3.0%	2.08%	5.82%	

Taxes Reflect Lottery Credit

	<u>Year</u>	<u>Lottery Tax Credit</u>	<u>First Dollar Credit</u>
¹	2014	131.39	\$ 77.64
²	2015	126.86	78.53
³	2016	150.18	79.86
⁴	2017	138.22	78.98
⁵	2018	188.18	77.49
⁶	2019	218.64	78.80

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