

2003-2004 city of Madison assessment changes

These values will be used to compute property tax statements this December. In Madison, all property is assessed at market value. Locally assessed real estate increased 9.6% to nearly \$16.6 billion. Commercial property was up 6.6% and residential assessments grew 11.1%. Average home values grew 8.4%. Here are the average single-family home values by neighborhood, showing 2003 and 2004 assessments and percentage change.

Area number	Neighborhoods	Average 2003 values	Average 2004 values	Percent change	Area number	Neighborhoods	Average 2003 values	Average 2004 values	Percent change
Far west					Near south				
7	Spring Harbor - Indian Hills - Mendota Beach Heights	210,800	227,700	8.0%	30	Waunona	152,800	170,500	11.6%
8	Faircrest - University Highlands	254,200	259,600	2.1%	32	South Madison	133,200	144,800	8.7%
9	Mohawk Park, Englewood - Old Middleton Rd	151,200	160,700	6.3%	52	Burr Oaks - Lincoln School	137,300	140,000	2.0%
10	Highlands	579,000	598,200	3.3%	Far south				
11	Parkwood Hills	305,500	318,700	4.3%	4	Arbor Hills - South Beltline	203,000	224,200	10.4%
12	Walnut Grove/Sauk Creek	269,300	288,000	6.9%	5	Rimrock Heights - Moorland Road	152,400	165,100	8.3%
14	Glen Oak Hills - Crestwood - Merrill Crest	157,700	174,000	10.3%	East central				
15	Camelot - Thorstrand - Skyline	267,300	288,400	7.9%	26	Lapham School - Breese Stevens (Square)	148,700	173,000	16.3%
67	Junction Ridge/Blackhawk	367,100	394,700	7.5%	27	Wii - Mar	168,100	188,600	12.2%
84	Oakbridge	183,800	191,200	4.0%	28	Tenney Park	214,400	240,100	12.0%
85	Saukborough - Woodland Hills	297,100	321,200	8.1%	29	Orton Park	230,900	261,800	13.4%
94	Wexford Village - Sawmill - Longmeadow	249,700	262,500	5.1%	37	East High	126,900	141,000	11.1%
Southwest					38	Atwood - Winnebago	135,200	153,400	13.5%
1	Meadowood	157,200	166,100	5.7%	39	Fair Oaks - Worthington Park	102,900	121,600	18.2%
2	Orchard Ridge	191,300	206,900	8.2%	50	Northgate - Aberg Avenue	108,700	120,500	10.9%
3	Muir Field West	184,500	195,100	5.7%	69	Elmside - Oakridge	200,500	232,100	15.8%
42	Green Tree	201,900	215,000	6.5%	Near east				
60	Westview Hills	348,700	384,400	10.2%	31	Highwood - Glendale	151,200	162,000	7.1%
86	High Point Estates	359,600	378,300	5.2%	33	Glendale	143,900	151,700	5.4%
87	Meadowood West	160,400	176,200	9.9%	34	Lake Edge	128,900	137,400	6.6%
92	Heather Downs - Park Ridge Heights	158,000	167,200	5.8%	40	Olbrich	112,000	123,900	10.6%
93	Putnam - McKee	178,700	188,500	5.5%	41	Eastmorland	128,800	138,500	7.5%
95	Valhalla Valley/Highland Village	187,000	207,300	10.9%	71	Olbrich Park - Cottage Grove Road	129,200	139,500	8.0%
98	Country Grove/Fieldstone	199,200	214,900	7.9%	Far east				
100	Hawks Landing	390,700	443,300	13.5%	6	East Broadway	115,200	121,000	5.0%
101	Stone Crest Estate	190,900	212,300	11.2%	35	Acewood	148,600	151,800	2.2%
106	Hawks Woods	*	235,900	*	36	Buckeye - Droster	166,600	176,700	6.1%
107	Nesbitt Valley	*	163,500	*	43	Rolling Meadows	144,800	152,500	5.3%
108	Ice Age Falls	*	202,700	*	44	Rustic Ridge - East Ridge	172,000	184,300	7.2%
Near west					46	Milwaukee Street 190-94	150,100	165,400	10.2%
13	Hill Farms	221,700	237,600	8.0%	47	Heritage Heights	174,500	179,900	3.1%
16	Segoe - Mineral Point Road (Lincoln Hills)	162,900	171,400	5.2%	96	Richmond Hill	292,400	314,000	7.4%
18	Nakoma	346,200	367,700	6.2%	97	Mira Loma	164,200	172,400	5.0%
19	Westmorland	195,800	212,000	8.3%	99	Covrd Bridge/Grandview View Commons	171,200	195,400	14.1%
53	Midvale Heights - Tokay	168,900	179,800	6.5%	102	Lost Creek	154,100	166,800	8.2%
55	Hammersley Road - West Beltline	165,300	180,400	9.1%	103	Door Creek/Reston Heights	182,300	203,100	11.4%
57	Midvale Heights	189,500	200,700	5.9%	Northeast				
58	Odana - Westgate	210,900	229,700	8.9%	51	East Washington Avenue - Stoughton Rd - Commercial Avenue	121,600	133,900	10.1%
61	Midvale School - Westmorland	185,900	201,400	8.3%	72	Whitetail Ridge	153,600	166,400	8.3%
64	Findlay Park - Quarrytown	171,400	188,200	9.8%	76	Holiday Bluff	155,100	164,200	5.9%
74	Midvale Heights - Odana	189,300	199,100	5.2%	77	Berkeley	128,400	134,700	4.9%
75	Sunset Hills	280,800	294,900	5.0%	88	Prentice Prairie - Ridgewood	178,600	189,700	6.2%
80	West Beltline - Seminole Highway	128,300	142,300	10.9%	105	East Towne & American Family	*	176,200	*
89	Sunset Village - Hilldale	171,000	188,400	10.2%	Near north				
90	Sunset Village	191,400	210,800	10.1%	45	Patio Gardens - Lakeview Heights	148,100	158,700	7.2%
91	Sunset Woods - Forest Hills	184,100	210,200	14.2%	48	Northport - Sherman Village	135,400	145,200	7.2%
West central					49	Cherokee	244,500	262,700	7.4%
17	Dudgeon - Monroe	203,700	232,500	14.1%	54	Mendota Hills/North Shore	170,100	179,600	5.6%
20	Westlawn - Randall School (West High)	270,600	308,900	14.2%	56	Mendota Hospital - Warner Park	156,600	168,500	7.6%
21	Vilas - Longfellow School	191,000	205,700	7.7%	73	Sherman School	115,500	126,200	9.3%
22	University Area	180,800	200,600	11.0%	81	Brentwood Village - Bruns	155,400	164,600	5.9%
23	Langdon Area	224,900	247,400	10.0%	Lakeshore				
24	Near West (Square)	171,900	190,500	10.8%	78	Waunona	458,600	504,400	10.0%
25	Near East (Square)	161,300	177,500	10.0%	79	Woodward	564,100	627,300	11.2%
62	University/Breese Terrace	232,800	264,500	13.6%	82	Spring Harbor	677,400	708,700	4.6%
63	West High - Hoyt Park	243,100	265,200	9.1%	83	Isthmus	554,400	607,200	9.5%
65	University Heights	390,600	411,700	5.4%	Citywide				
68	Brittingham Park	136,300	157,800	15.8%			189,500	205,400	8.4%
70	Vilas - Edgewood Avenue	310,100	337,500	8.8%	State Journal				

* Denotes a new assessment area for 2004

SOURCE: City assessor's office