

A fair way to compare property tax rates

It's tricky to compare property taxes among municipalities because homes aren't always assessed at the current fair market value. The tax rate, which relates to spending by municipalities, schools and other taxing districts, is adjusted up or down depending on how close assessments are to fair market value.

The tax rates below are used to calculate your property tax bill. Don't use this rate to compare to other municipalities. The assessment ratio below shows how close assessments in your municipality are to fair market value. A ratio of 0.80, for example, means homes are assessed at about 80 percent of fair market value.

To compare municipalities, use the rates below, which show all municipalities as if assessed at fair market value. The tax listed shows the bill for a \$200,000 fair market value home. The change shows the percentage increase or decrease in the tax rate and bill over 2006. These numbers won't be found on any tax bill.

CITY	School district	ON YOUR TAX BILL		FAIR COMPARISON		
		Assessed value tax rate per \$1,000*	Assessed ratio to fair market value**	Fair market value tax rate per \$1,000***	2007 tax on a home worth \$200,000	Change
Edgerton	Edgerton	\$21.23	0.8729	\$18.53	\$3,706.80	1.22%
Fitchburg	Oregon	\$19.89	0.9488	\$18.87	\$3,774.55	4.04%
	Madison	\$18.83	0.9488	\$17.86	\$3,572.57	-2.01%
	Verona	\$20.06	0.9488	\$19.03	\$3,805.85	-5.28%
Madison	Madison	\$19.65	0.9758	\$19.17	\$3,834.15	0.21%
Middleton	Middleton-Cross Plains	\$17.43	0.9415	\$16.41	\$3,281.60	0.42%
Monona	Monona Grove	\$18.59	0.9679	\$17.99	\$3,598.39	-0.65%
Stoughton	Stoughton	\$16.99	1.0086	\$17.14	\$3,427.97	0.47%
Sun Prairie	Sun Prairie	\$20.15	0.9856	\$19.86	\$3,972.07	-0.65%
Verona	Verona	\$19.18	0.9811	\$18.82	\$3,763.68	-7.16%
Total city average				\$18.37	\$3,673.76	-1.08%
VILLAGE	School district					
Belleville	Belleville	\$19.41	0.983	\$19.08	\$3,816.09	1.65%
Black Earth	Wisconsin Heights	\$18.64	0.9814	\$18.29	\$3,657.89	2.58%
Blue Mounds	Mt. Horeb	\$22.40	0.7632	\$17.10	\$3,419.35	10.23%
Brooklyn	Oregon	\$21.19	0.9298	\$19.70	\$3,940.31	-0.14%
Cambridge	Cambridge	\$19.09	0.9559	\$18.25	\$3,650.04	-0.92%
Cottage Grove	Monona Grove	\$22.52	0.8618	\$19.41	\$3,881.17	-0.58%
Cross Plains	Middleton-Cross Plains	\$21.89	0.8011	\$17.54	\$3,507.14	0.26%
Dane	Lodi	\$16.51	1.0257	\$16.93	\$3,386.88	-3.95%
Deerfield	Deerfield	\$20.90	0.8282	\$17.31	\$3,462.46	-3.87%
DeForest	DeForest	\$18.61	1.002	\$18.65	\$3,729.01	-2.38%
Maple Bluff	Madison	\$23.72	0.7626	\$18.09	\$3,617.33	-1.22%
Marshall	Marshall	\$18.07	0.9831	\$17.77	\$3,553.46	6.52%
Mazomanie	Wisconsin Heights	\$20.94	0.8536	\$17.87	\$3,574.67	2.66%
McFarland	McFarland	\$22.02	0.8678	\$19.10	\$3,820.95	0.13%
Mt. Horeb	Mt. Horeb	\$17.26	1.0047	\$17.34	\$3,468.14	4.27%
Oregon	Oregon	\$23.40	0.7482	\$17.51	\$3,501.57	1.20%
Rockdale	Cambridge	\$18.27	0.9546	\$17.44	\$3,487.77	-1.14%
Shorewood Hills	Madison	\$17.42	0.9543	\$16.62	\$3,323.86	-0.48%
Waunakee	Waunakee	\$19.03	0.931	\$17.72	\$3,543.51	1.01%
Total village average				\$17.98	\$3,596.93	0.70%
TOWN	School district					
Albion	Cambridge	\$15.96	1.0032	\$16.01	\$3,201.76	-2.39%
	Edgerton	\$13.29	1.0032	\$13.33	\$2,666.49	1.39%
	Stoughton	\$13.10	1.0032	\$13.14	\$2,628.12	0.77%
Berry	Middleton-Cross Plains	\$20.94	0.6834	\$14.31	\$2,862.05	-1.58%
	Wisconsin Heights	\$21.53	0.6834	\$14.71	\$2,942.48	3.03%
Black Earth	Wisconsin Heights	\$22.06	0.6893	\$15.21	\$3,041.46	3.10%
	River Valley	\$20.50	0.6893	\$14.13	\$2,826.66	-3.66%
Blooming Grove	Monona Grove	\$21.87	0.7761	\$16.97	\$3,394.00	-1.28%
	Madison Metro	\$20.52	0.7761	\$15.93	\$3,185.01	-1.39%
	Oregon	\$21.24	0.7761	\$16.48	\$3,296.15	1.42%
	McFarland	\$21.37	0.7761	\$16.58	\$3,316.28	-0.35%
Blue Mounds	Barneveld	\$19.85	0.7352	\$14.60	\$2,919.03	-0.78%
	Mt. Horeb	\$18.07	0.7352	\$13.29	\$2,657.43	6.13%
Bristol	Sun Prairie	\$14.01	1.0073	\$14.11	\$2,821.68	-0.15%
	Columbus	\$12.53	1.0073	\$12.62	\$2,524.15	-6.10%
Burke	Deforest	\$17.94	0.8082	\$14.50	\$2,899.77	-4.86%
	Sun Prairie	\$18.02	0.8082	\$14.56	\$2,912.79	0.30%
	Madison Metro	\$18.39	0.8082	\$14.86	\$2,972.83	6.48%
Christiana	Cambridge	\$17.56	0.7662	\$13.46	\$2,691.18	-1.20%
	Deerfield	\$15.69	0.7662	\$12.03	\$2,405.09	-4.18%
	Stoughton	\$13.39	0.7662	\$10.26	\$2,052.13	0.01%
Cottage Grove	Monona Grove	\$21.16	0.8064	\$17.07	\$3,413.44	-1.17%
	Deerfield	\$19.47	0.8064	\$15.70	\$3,139.97	-3.62%
	Stoughton	\$17.28	0.8064	\$13.94	\$2,787.29	-0.38%
Cross Plains	Middleton-Cross Plains	\$14.23	0.9482	\$13.49	\$2,698.24	-5.52%
	Wisconsin Heights	\$14.80	0.9482	\$14.03	\$2,806.90	-2.06%
	Mt. Horeb	\$13.81	0.9482	\$13.10	\$2,619.50	-0.78%
Dane	Lodi	\$20.36	0.6561	\$13.36	\$2,671.85	-1.26%
	Waunakee	\$21.28	0.6561	\$13.96	\$2,791.88	5.27%
	Sauk Prairie	\$18.74	0.6561	\$12.30	\$2,459.69	4.67%
Deerfield	Deerfield	\$18.31	0.8071	\$14.78	\$2,955.09	-3.74%
	Cambridge	\$20.28	0.8071	\$16.37	\$3,274.14	-0.36%
	Marshall	\$18.37	0.8071	\$14.83	\$2,965.84	4.43%
Dunkirk	Edgerton	\$17.45	0.7212	\$12.58	\$2,516.86	0.51%
	Stoughton	\$17.22	0.7212	\$12.42	\$2,483.99	0.08%
Dunn	Oregon	\$17.36	0.8653	\$15.02	\$3,004.68	2.62%
	McFarland	\$17.48	0.8653	\$15.12	\$3,024.81	0.63%
	Stoughton	\$14.31	0.8653	\$12.38	\$2,475.86	0.40%
Madison	Madison	\$19.97	0.953	\$19.03	\$3,806.49	0.97%
Mazomanie	Wisconsin Heights	\$15.46	0.9022	\$13.95	\$2,789.81	6.24%
	Sauk Prairie	\$13.52	0.9022	\$12.20	\$2,439.13	4.24%
Medina	Marshall	\$19.95	0.7426	\$14.82	\$2,963.56	3.62%
Middleton	Middleton-Cross Plains	\$14.74	0.9497	\$14.00	\$2,799.50	7.01%
Montrose	Belleville	\$18.36	0.775	\$14.23	\$2,845.36	0.12%
	Verona	\$20.79	0.775	\$16.12	\$3,223.13	-7.22%
	New Glarus	\$20.22	0.775	\$15.67	\$3,134.12	2.09%
	Oregon	\$20.67	0.775	\$16.02	\$3,203.82	2.49%
Oregon	Oregon	\$14.00	0.9388	\$13.15	\$2,629.26	-10.45%
	Belleville	\$12.56	0.9388	\$11.79	\$2,357.60	-4.63%
Perry	New Glarus	\$21.85	0.7428	\$16.23	\$3,246.51	3.92%
	Pecatonia	\$21.87	0.7428	\$16.25	\$3,249.16	1.16%
	Mt Horeb	\$19.10	0.7428	\$14.19	\$2,837.05	4.07%
Pleasant Springs	McFarland	\$15.02	0.9679	\$14.54	\$2,907.92	0.27%
	Stoughton	\$12.19	0.9679	\$11.80	\$2,359.02	-0.13%
Primrose	New Glarus	\$16.92	0.9074	\$15.35	\$3,070.35	2.28%
	Mt Horeb	\$14.94	0.9074	\$13.55	\$2,710.53	6.46%
Roxbury	Sauk Prairie	\$15.27	0.8214	\$12.54	\$2,508.35	-15.60%
	Lodi	\$16.56	0.8214	\$13.60	\$2,720.53	-3.66%
	Wisconsin Heights	\$17.40	0.8214	\$14.30	\$2,859.05	3.51%
Rutland	Oregon	\$16.08	0.9434	\$15.17	\$3,033.43	3.18%
	Stoughton	\$13.27	0.9434	\$12.52	\$2,504.62	0.99%
Springdale	Mt. Horeb	\$12.80	0.9907	\$12.68	\$2,536.66	7.03%
	Verona	\$14.76	0.9907	\$14.62	\$2,923.95	-7.06%
Springfield	Middleton-Cross Plains	\$13.51	1.0149	\$13.71	\$2,741.69	1.47%
	Waunakee	\$12.82	1.0149	\$13.01	\$2,601.71	-4.35%
	Sauk Prairie	\$11.88	1.0149	\$12.06	\$2,411.92	-0.17%
Sun Prairie	Monona Grove	\$23.04	0.7007	\$16.15	\$3,229.33	-0.88%
	Marshall	\$20.93	0.7007	\$14.67	\$2,933.82	3.60%
	Sun Prairie	\$21.48	0.7007	\$15.05	\$3,010.29	0.95%
Vermont	Wisconsin Heights	\$16.81	0.9086	\$15.27	\$3,053.84	2.82%
	Mt. Horeb	\$15.26	0.9086	\$13.86	\$2,772.18	4.85%
Verona	Verona	\$16.83	0.9669	\$16.27	\$3,254.14	-8.69%
Vienna	Deforest	\$15.42	0.9936	\$15.32	\$3,063.40	-1.62%
	Lodi	\$14.45	0.9936	\$14.35	\$2,870.60	-1.62%
	Waunakee	\$15.02	0.9936	\$14.93	\$2,985.05	4.45%
	Poynette	\$13.52	0.9936	\$13.43	\$2,686.69	8.95%
Westport	Middleton-Cross Plains	\$15.72	0.8023	\$12.61	\$2,522.58	-4.38%
	Waunakee	\$16.10	0.8023	\$12.92	\$2,583.24	-2.81%
Windsor	Deforest	\$18.06	0.87	\$15.71	\$3,142.37	-3.61%
York	Columbus	\$13.69	1.0072	\$13.79	\$2,757.19	-3.32%
	Marshall	\$15.98	1.0072	\$16.09	\$3,218.02	5.79%
	Waterloo	\$13.04	1.0072	\$13.13	\$2,686.59	-9.30%
	Sun Prairie	\$16.78	1.0072	\$16.90	\$3,380.76	5.85%
Total town average				\$14.33	\$2,865.19	-0.10%

*Tax rates include state, county, municipal, school district, technical colleges, any special tax districts, and the state school credit. The rates don't include lottery credits and special charges that are part of a total tax bill. The rates appear on tax bills but shouldn't be compared to those in other municipalities.

**Ratio to fair market value. A ratio closer to 1.0 is closer to fair market value. A ratio of 0.75 reflects properties assessed at about 75 percent of fair market value.

***Equalized, or fair market value, tax rates for municipalities. These rates don't appear on tax bills but can be used to compare one community to another.

****The town of Oregon's rate reflects a calculating error by the state that resulted in a higher tax rate and generally higher taxes there last year. The state is adjusting for the difference this year.