

City of Madison
Values as of 1/1/2025 or Value at Closing
Tax Incremental Financing Districts

District Number	District Name	Status	Creation Date	Base Value	Close Date	Equalized Value as of 1/1/2025 or Closing	Incremental Value from All Districts	Districts Remaining Open			Value Increment During 2025	Estimated 2026 Increment Revenue With a Tax Rate (Net) of 0.017702927	2025 Computer Revenue	2025 Pers Prop Revenue
								Base	Total	Increment				
1	Broadway Industrial	Closed	9/20/1977	2,508,405	2/21/1984	13,604,300	11,095,895	-	-	-	-	-	-	-
2	(not used)							-	-	-	-	-	-	-
3	Fauerbach	Closed	11/7/1978	436,000	5/2/1995	6,253,300	5,817,300	-	-	-	-	-	-	-
4	Emporium	Closed	8/29/1978	18,647,900	8/15/1989	27,079,700	8,431,800	-	-	-	-	-	-	-
5	Bassett Warehouse	Closed	2/12/1980	-	4/16/1996	1,144,000	1,144,000	-	-	-	-	-	-	-
6	Capitol Center	Closed	9/16/1980	10,658,300	4/3/2001	58,858,400	48,200,100	-	-	-	-	-	-	-
7	Reliable-West Towne	Closed	9/16/1980	3,451,800	4/5/1988	36,733,000	33,281,200	-	-	-	-	-	-	-
8	(not used)							-	-	-	-	-	-	-
9	(not used)							-	-	-	-	-	-	-
10	Doty School	Closed	11/17/1981	-	4/20/1993	1,738,000	1,738,000	-	-	-	-	-	-	-
11	Woodmans	Closed	4/12/1983	2,350,400	8/21/1990	13,772,100	11,421,700	-	-	-	-	-	-	-
12	Broadway II	Closed	4/24/1984	4,984,700	7/2/1996	25,014,500	20,029,800	-	-	-	-	-	-	-
13	Ray-O-Vac	Closed	6/19/1984	8,038,400	2/5/2002	27,846,800	19,808,400	-	-	-	-	-	-	-
14	Capitol Square North	Closed	7/23/1985	38,737,250	3/20/2007	109,226,900	70,489,650	-	-	-	-	-	-	-
15	Capitol Square South	Closed	9/29/1987	37,237,400	5/2/2006	80,426,400	43,189,000	-	-	-	-	-	-	-
16	Hamilton Point	Closed	5/19/1987	182,700	3/30/1999	1,905,900	1,723,200	-	-	-	-	-	-	-
17	Reynolds Homestead	Closed	9/29/1987	6,565,900	5/19/1998	17,275,500	10,709,600	-	-	-	-	-	-	-
18	(not used)							-	-	-	-	-	-	-
19	West Rail Corridor	Closed	12/20/1988	10,376,300	2/5/2002	37,565,800	27,189,500	-	-	-	-	-	-	-
20	The Avenue	Closed	6/6/1989	-	4/18/2000	1,992,200	1,992,200	-	-	-	-	-	-	-
21	Olbrich	Closed	7/10/1990	781,600	12/15/1998	1,200	(780,400)	-	-	-	-	-	-	-
22	Corporate Center	Closed	7/7/1992	522,200	5/6/2003	19,530,200	19,008,000	-	-	-	-	-	-	-
23	Capitol Square Revitalization	Closed	5/17/1994	29,554,100	12/31/2011	107,988,800	78,434,700	-	-	-	-	-	-	-
24	Southeast Industrial Development	Closed	7/18/1995	39,936,800	1/2/2008	224,237,200	184,300,400	-	-	-	-	-	-	-
25	Wilson Street Corridor	Open	9/19/1995	38,606,700		275,836,000	237,229,300	-	-	-	-	-	-	-
26	Park & Regent	Closed	12/3/1996	113,675,300	9/2/2008	180,641,100	66,965,800	-	-	-	-	-	-	-
27	West Broadway	Closed	12/21/1997	4,545,600	4/15/2018	26,455,400	21,909,800	-	-	-	-	-	-	-
28	Basset Neighborhood	Closed	10/19/1999	206,299,000	1/2/2008	484,772,400	278,473,400	-	-	-	-	-	-	-
29	Allied Neighborhood	Open	9/19/2000	41,741,400	4/15/2024	86,081,600	44,340,200	-	-	-	-	-	-	-
30	East Washington At Hawthorne	Closed	9/3/2002	22,543,200	9/2/2008	30,784,200	8,241,000	-	-	-	-	-	-	-
31	Atwood Ave At Amoth Court	Closed	9/17/2002	2,024,300	9/2/2008	11,024,100	8,999,800	-	-	-	-	-	-	-
32	Upper State Street	Closed	7/1/2003	409,445,200	4/15/2018	956,188,000	546,742,800	-	-	-	-	-	-	-
33	Monroe Harrison	Closed	9/21/2004	1,327,300	3/29/2016	24,593,400	23,266,100	-	-	-	-	-	-	-
34	Covance	Closed	4/19/2005	93,540,200	5/15/2007	129,554,800	36,014,600	-	-	-	-	-	-	-
35	Todd Drive	Open	7/5/2005	25,800,600		85,741,700	59,941,100	-	-	-	-	-	-	-
36	Capital Gateway-East Rail Corridor	Open	9/6/2005	92,660,300		779,145,900	686,485,600	92,660,300	779,145,900	686,485,600	84,052,500	12,152,804.60	78,514	315,133
37	Union Corners	Open	7/18/2006	41,593,800		251,486,900	209,893,100	41,593,800	251,486,900	209,893,100	17,229,600	3,715,722	8,727	134,775
38	Badger-Ann-Park	Closed	7/15/2008	54,203,700	3/16/2021	56,390,600	2,186,900	-	-	-	-	-	-	-
39	Stoughton Road	Open	9/1/2008	263,256,500	4/15/2024	503,336,200	240,079,700	-	-	-	-	-	-	-
40	North Side	Closed	9/1/2009	165,175,300	5/2/2017	163,611,100	(1,564,200)	-	-	-	-	-	-	-
41	University-Whitney	Open	9/6/2011	18,321,600		93,497,100	75,175,500	18,321,600	93,497,100	75,175,500	3,665,800	1,330,826	5,881	15,633
42	Wingra	Open	7/3/2012	46,681,100		216,223,900	169,542,800	46,681,100	216,223,900	169,542,800	12,085,400	3,001,404	41,233	136,160
43	Park/Drake	Closed	9/17/2013	25,870,100	4/15/2018	66,502,000	40,631,900	-	-	-	-	-	-	-
44	Royster Clark	Open	9/17/2013	28,664,300		137,112,500	108,448,200	28,664,300	137,112,500	108,448,200	12,118,600	1,919,851	5,582	38,627
45	Capitol Square West	Open	6/16/2015	110,044,900		273,062,900	163,018,000	110,044,900	273,062,900	163,018,000	8,741,500	2,885,896	45,505	96,117
46	Research Park	Open	9/1/2015	286,649,600		805,558,900	518,909,300	286,649,600	805,558,900	518,909,300	(21,781,100)	9,186,214	273,119	1,511,873
47	Silicon Prairie	Open	9/19/2017	10,032,600	4/15/2024	16,371,300	6,338,700	-	-	-	-	-	-	-
48	Regent Street	Open	7/20/2021	232,127,900		570,509,300	338,381,400	232,127,900	570,509,300	338,381,400	135,629,100	5,990,341	-	188,735
49	Femrite Drive	Open	3/29/2022	31,776,400		71,122,500	39,346,100	31,776,400	71,122,500	39,346,100	5,392,400	696,541	-	-
50	State and Lake	Open	7/12/2022	681,086,000		970,027,600	288,941,600	681,086,000	970,027,600	288,941,600	170,359,400	5,115,112	-	111,869
51	South Madison	Open	3/7/2023	185,365,300		213,509,300	28,144,000	185,365,300	213,509,300	28,144,000	13,463,500	498,231	-	-
52	E Washington & Stoughton Rd	Open	7/25/2023	39,774,600		68,756,600	28,982,000	39,774,600	68,756,600	28,982,000	24,817,000	513,066	-	-
53	East Wilson	Open	7/25/2023	247,705,000		363,597,700	115,892,700	247,705,000	363,597,700	115,892,700	84,504,700	2,051,640	-	-
54	Pennsylvania Avenue	Open	7/25/2023	80,701,500		97,359,300	16,657,800	80,701,500	97,359,300	16,657,800	13,029,600	294,892	-	-
TOTALS				3,816,209,455		8,821,048,500	5,004,839,045	2,123,152,300	4,910,970,400	2,787,818,100	563,308,000	49,352,541	458,560	2,548,922
Active:				2,123,152,300		4,910,970,400	2,787,818,100							

12% TEST

Aggregate City Equalized Value

50,670,112,900

Current Percent of Aggregate City Equalized Value

5.50%

Proposed _____

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Totals Including Proposed New District

2,787,818,100

Estimated Percent of Aggregate City Equalized Value with Proposed New District

5.50%



Negative total incremental value within district since creation is not included in increment distribution or 12% limit test calculation.