



THE BACKSTORY ON

504 E Main St

Madison, WI · Capitol Neighborhoods · an 1876 old style on a 3,267 sq ft lot

1876	3	2	1,974	–	0.08
BUILT	BEDROOMS	BATHS	LIVING SQ FT	FIN. BASEMENT	ACRES

2026 ASSESSMENT
\$701,400

2025 NET TAX
\$12,278.27

LAST SALE
\$475,000 · 9/2018

RECORDS AS OF
10/9/26

What stands out 1 TO ASK ABOUT

GOOD TO KNOW

Hail was reported near this lot on April 14, 2026, but few neighbors re-roofed.

NOAA logged 1.5-inch hail about 0.2 mile from this lot on April 14, 2026, and reports up to 3.25 inches within 1 mile. Afterward, 0.4% of Capitol Neighborhoods homes pulled a re-roof permit in the 2026 season, against a normal 1.1%. City permit records show no roof permit at this address through September 2026. The assessor lists the roof as replaced in 2012.

NOAA Storm Events · City of Madison permit reports

GOOD TO KNOW

Built in 1876, before 1978.

Anyone paid to do work that disturbs paint in a home built before 1978 must be certified in lead-safe work practices. A house this old may also still have original wiring, plaster and a clay or cast-iron sewer lateral; the inspection is the place to find out.

EPA Renovation, Repair and Painting rule · Madison Engineering

GOOD TO KNOW

Taxes rose 16.3% last year, mostly from the school district.

The 2025 net tax was \$12,278.27, up from \$10,554.34. The school portion rose 29.4%. Two voter-approved referenda add \$838.45 to this bill, through 2042 and through 2045.

City of Madison tax details and tax referenda pages for this parcel

GOOD TO KNOW

Test for radon before closing.

Dane County is in EPA's highest radon zone (Zone 1), and EPA says every home should be tested regardless of zone. Public Health Madison & Dane County sells test kits for \$10.

EPA Map of Radon Zones, Wisconsin · Public Health Madison & Dane County

ASK ABOUT

Two special assessments are on record for this parcel.

Sewer Lateral (2025, preliminary estimate): \$3,097.00 outstanding; Street Improvement (2025, preliminary estimate): \$1,953.36 outstanding. The city says special assessments may have to be paid as part of a sale or refinancing; the offer should say who pays them.

City of Madison special assessment page for this parcel

The house, as the assessor has it

Style	Old Style, 2 stories	Foundation	Stone
Year built	1876	Roof	Asphalt, replaced 2012
Living area	1,974 sq ft	Exterior	Brick
Basement	715 sq ft	Garage	None listed
Finished basement	–	Central air	Yes
Bedrooms	3	Fireplaces	0
Baths	2 full	Lot	3,267 sq ft

If anything here is wrong, it affects the assessment. Owners can ask the assessor to correct it.

SALES AND TRANSFERS

DATE	PRICE	DEED TYPE	WHAT IT WAS
9/2018	\$475,000	Warranty Deed	Sale
6/1991	\$101,500	Warranty Deed	Sale
2/1990	\$0	Other	Transfer, no price
6/1986	\$0	Other	Transfer, no price
6/1986	\$42,900	Fulfillment of LC	Conveyance
6/1986	\$42,800	Fulfillment of LC	Conveyance
6/1986	\$31,800	Fulfillment of LC	Conveyance
5/1986	\$62,000	Warranty Deed	Sale

ASSESSMENT

YEAR	LAND	BUILDING	TOTAL
2025	\$111,000	\$566,700	\$677,700
2026	\$211,000	\$490,400	\$701,400
Change	+90.1%	–13.5%	+3.5%

The city's 2025 average assessment ratio was 97.43%, which puts the 2025 estimated fair market value on the tax bill at \$695,576.

2025 TAX BILL

TAXING BODY	2024	2025	CHANGE
Dane County	\$1,465.72	\$1,596.90	+8.9%
MATC	\$393.28	\$417.02	+6.0%
City of Madison	\$4,500.32	\$4,746.10	+5.5%
Madison School	\$4,547.49	\$5,883.36	+29.4%
Credits (first dollar, lottery)	–\$352.47	–\$365.11	
Net tax	\$10,554.34	\$12,278.27	+16.3%

The Lottery & Gaming Credit (\$273.83 on this bill) only applies to a home that's the owner's primary residence on January 1. When a home sells, the credit goes with it and belongs in the tax proration at closing (Wisconsin DOR, as of Oct 10, 2026).

Voter-approved referenda on this bill: Madison School \$271.65 through 2042; Madison School \$566.80 through 2045.

Capitol Neighborhoods

Homes in the neighborhood	448	Schools	Lapham · O'Keeffe · East
Median year built	1899	Trash and recycling	District 07C
Built before 1978	97.3%	Alder district	6
Zoning	HIS-FS, DR1, HIS-L, WP-17	Water frontage	None
Hail since Jan 2025	Apr 14, 2026, May 15, 2025	FEMA flood zone	Not mapped

PERMITS AT THIS ADDRESS

ISSUED	WORK	CONTRACTOR	EST. COST
No City of Madison permits at this address from October 2023 through September 2026.			

RECENT SALES OF SIMILAR HOMES NEARBY

2 sales since January 2024 in the assessor's Near East (Square) area (area 25), living area within 35% of this home's 1,974 sq ft. These are the city's recorded sales, not an appraisal or an opinion of this home's value.

SOLD	ADDRESS	STYLE	BUILT	LIVING SQ FT	BD / BA	PRICE
10/2026	126 S Hancock St	Old Style	1862	1,968	3 / 2	\$670,000
4/2024	101 S Franklin St	Old Style	1872	1,902	3 / 2	\$750,000
2 sales · middle price						\$710,000

AREA 25, ALL SALES	2021	2022	2024	2025	2026
Sales	3	1	3	1	1
Middle price	\$250,000	\$517,000	\$390,000	\$250,000	\$670,000

WATER AND SEWER

- Lead service line:** Madison Water Utility says that as of Nov 4, 2025 it has no known lead service lines. The state utility commission's 2025 data still lists 12 customer-side lead lines citywide. The utility can confirm by address (608-266-4651).
- Sewer lateral:** the owner owns the sewer line from the house to the city main, usually under the middle of the street. If the city replaces it during a street or sewer project, the owner is assessed 25% of the cost. A lateral is usually as old as the house.

SOURCES

- City of Madison Assessor: this parcel (details, sales, tax, referenda, special assessments)
- Assessor: sales for area 25, pulled Oct 11, 2026
- City of Madison open data: tax parcels · City permit reports
- NOAA Storm Events 2023, NOAA Storm Events 2024, NOAA Storm Events 2025, NOAA Storm Events 2026

QUESTIONS TO ASK BEFORE YOU MAKE AN OFFER

- 1 Was the roof inspected or an insurance claim filed after the April 14, 2026 hail? Ask for the adjuster's report or a roofer's inspection.
- 2 Has the original wiring been replaced? Any knob and tube left in walls or the attic?
- 3 Has the home been tested for radon? If so, when, and what was the result?
- 4 Who pays the special assessments on record at closing, and are any street or sewer projects planned that would add more?
- 5 Has the sewer lateral ever been scoped or replaced?

- FEMA National Flood Hazard Layer
- CPSC 516 · SPS 131 · EPA RRP rule
- EPA radon zones · Public Health Madison & Dane County
- Madison lead line inventory · PSC lead line totals
- Madison sewer laterals · Sewer assessment policy · MGO 28.032 · DOR lottery credit

Built from public records. Not an appraisal, a home inspection, a title search or legal advice. Permits cover October 2023 through September 2026; NOAA hail reports through Apr 14, 2026. Fixed facts (radon, wiring, lead, laterals, credits) re-checked Oct 9, 2026. Generated Oct 12, 2026.