

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 1225 RUTLEDGE ST

MADISON, WI 53703

**\$616,000**

TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026



**5**

BEDS

**2**

BATHS

**2,951 ft<sup>2</sup>**

LIVING AREA

**3,694 ft<sup>2</sup>**

LOT SIZE

**1914**

YEAR BUILT

**2**

STORIES

**14**

ROOMS

**1**

PARKING

## VALUATION

**\$616K**

\$524K low

\$708K high

Last Sale

**\$476,000 · Nov 29, 2022**

Est. Owner Equity

**\$259,000**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,933 (2024) |
| Assessed Value        | \$509,300      |
| Previous Assessed     | \$509,300      |
| Assessor Market Value | \$509,300      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Dane                              |
| Lot (acres)   | 0.09                              |
| Construction  | Wood (Unspecified)                |
| Foundation    | Concrete                          |
| Roof          | Asphalt                           |
| Heating       | None                              |
| Cooling       | Central                           |
| Garage        | No Garage                         |
| Pool          | No                                |

Porch · 323 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED              | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-------------------|-----------|--------|--------|
| Nov 28, 2022 | Resale    | Warranty Deed     | \$476,000 | \$161  | \$357K |
| Aug 29, 2019 | Financing | Loan Modification |           |        | \$6.9M |
| Jul 13, 2017 | Financing | Grant Deed        |           |        | \$4M   |
| Dec 29, 2006 | Resale    | Warranty Deed     | \$352,900 | \$120  |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| O'Keeffe Middle School   | Middle     | 6–8    | 0.4 mi   |
| Lapham Elementary School | Elementary | PK–2   | 0.6 mi   |
| East High School         | High       | 9–12   | 1.1 mi   |

District: Madison Metropolitan School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 53703

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>167</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>40,725</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|