

City of Madison Property Information
Property Address: 818 Watson Ave
Parcel Number: 060902202120

Information current as of: 5/3/24 12:00AM

OWNER(S)

M5 INVESTMENTS-MADISON
LLC

17150 W PHEASANT DR
BROOKFIELD, WI 53005

REFUSE COLLECTION

District: 02B

SCHOOLS

District: Madison

CITY HALL

Alder District: 14
Alder Isadore Knox Jr.

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2023	\$120,000	\$820,000	\$940,000
2024	\$120,000	\$820,000	\$940,000

2023 TAX INFORMATION

Net Taxes:	\$17,093.61
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$17,093.61

PROPERTY INFORMATION

Property Type:	Warehouse 1 story	Property Class:	Commercial
Zoning:	IG	Lot Size:	45,000 sq ft
Frontage:	150 - Watson Ave	Water Frontage:	NO
TIF District:	0	Assessment Area:	9938

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)

Information current as of: 5/3/24 12:00AM

Grantor:	WATSON PROPERTIES LLC		
Grantee:	M5 INVESTMENTS-MADISON, LLC		
Date of Conveyance:	9/2022	Conveyance Price:	\$2,600,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	2 Parcels
Grantor:	WOODWARD, DONALD D		
Grantee:	WATSON PROPERTIES LLC		
Date of Conveyance:	2/2002	Conveyance Price:	\$0.00
Conveyance Type:	Warranty Deed	Conveyance Included:	2 Parcels
Grantor:	WOODWARD TRUST, RUTH A, % SUSAN K WOODWARD		

Grantee:	WATSON PROPERTIES LLC		
Date of Conveyance:	2/2002	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	2 Parcels
Grantor:	WATSON PROPERTIES LLC		
Grantee:	M&I BANK OF SOUTHERN WI		
Date of Conveyance:	8/2000	Conveyance Price:	\$0.00
Conveyance Type:	Assignment of LC	Conveyance Included:	1 Parcel
Grantor:	WATSON PROPERTIES LLC		
Grantee:	M&I BANK OF SOUTHERN WI		
Date of Conveyance:	8/2000	Conveyance Price:	\$0.00
Conveyance Type:	Assignment of LC	Conveyance Included:	1 Parcel
Grantor:	WOODWARD, DONALD D		
Grantee:	WATSON PROPERTIES LLC		
Date of Conveyance:	6/1997	Conveyance Price:	\$187,500.00
Conveyance Type:	Orig. Land Contract	Conveyance Included:	2 Parcels
Grantor:	WOODWARD TRUST, RUTH A		
Grantee:	WATSON PROPERTIES LLC		
Date of Conveyance:	6/1997	Conveyance Price:	\$187,500.00
Conveyance Type:	Orig. Land Contract	Conveyance Included:	2 Parcels
Grantor:	WOODWARD EST, RUTH		
Grantee:	WOODWARD TRUST, RUTH		
Date of Conveyance:	9/1996	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	2 Parcels
Grantor:	WOODWARD, DONALD D		
Grantee:	WOODWARD, RUTH A		
Date of Conveyance:	8/1995	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	2 Parcels
Grantor:			
Grantee:			
Date of Conveyance:	10/1979	Conveyance Price:	\$26,900.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel

LEGAL DESCRIPTION

Information current as of: 5/3/24 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

WATSON COMMERCIAL AND INDUSTRIAL PLAT, LOT 12.

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101

Madison, Wisconsin 53703-3342

Phone: (608) 266-4531

Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2023

Information current as of: 5/2/24 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
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Land	120,000	99.440000%	120,676
Improvements	820,000	99.440000%	824,618
Total	940,000	99.440000%	945,294
Net Assessed Value Rate (mill rate)			0.018278463
School Levy Tax Credit			-1,757.56

Taxing Jurisdiction	2022 Net Tax	2023 Net Tax	% Tax Change
DANE COUNTY	1,590.00	2,376.04	49.4%
MATC	463.32	625.49	35.0%
CITY OF MADISON	4,733.17	6,680.04	41.1%
MADISON SCHOOL	5,399.98	7,500.19	38.9%
Total	12,186.47	17,181.76	41.0%
First Dollar Credit	-84.75	-88.15	4.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	12,101.72	17,093.61	41.2%

Total Due			
Installment	Due Date		
First Installment	1/31/2024		\$4,273.32
Second Installment	3/31/2024		\$4,273.43
Third Installment	5/31/2024		\$4,273.43
Fourth Installment	7/31/2024		\$4,273.43
Full Amount	1/31/2024		\$17,093.61

Transaction Information			
Date	Amount	Type	Receipt Number
12/28/2023	\$17,093.61	payment	22305486

Tax Information Questions?

Treasurer's Office

210 Martin Luther King, Jr. Boulevard, Room 107

Madison, Wisconsin 53703-3342

Phone: (608) 266-4771

Email: treasurer@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's [Access Dane](#).

REAL PROPERTY TAX REFERENDA INFORMATION FOR 2023

Information current as of: 5/2/24 07:00AM

For informational purposes only - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	4,272,016.47	106.13	2042
MADISON SCHOOL, RF-4990	20,000,000.00	496.87	2042

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasurer's Office

210 Martin Luther King, Jr. Boulevard, Room 107

Madison, Wisconsin 53703-3342

Phone: (608) 266-4771

Email: treasurer@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 5/2/24 10:00PM

No Special Assessments exist for Parcel Number 060902202120.

Please contact the Finance Office for additional information.

Special Assessment Questions?**Finance Office**

210 Martin Luther King, Jr. Boulevard, Room 406

Madison, Wisconsin 53703-3345

Phone: 266-4671

Email: finance@cityofmadison.com