

City of Madison Property Information
Property Address: 815 Forward Dr
Parcel Number: 070825402088

Information current as of: 5/18/24 12:00AM

OWNER(S)

MCNAIR KINCADE
REAL ESTATE LLC

7126 E VALHALLA WAY
MADISON, WI 53719

REFUSE COLLECTION

District: 10B

SCHOOLS

District: Madison

CITY HALL

Alder District: 19
Alder John P Guequierre

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2023	\$165,000	\$785,000	\$950,000
2024	\$165,000	\$785,000	\$950,000

2023 TAX INFORMATION

Net Taxes:	\$17,276.38
Special Assessment:	\$3,082.79
Other:	\$0.00
Total:	\$20,359.17

PROPERTY INFORMATION

Property Type:	Office - 1 story	Property Class:	Commercial
Zoning:	SE	Lot Size:	37,000 sq ft
Frontage:	200 - Forward Dr	Water Frontage:	NO
TIF District:	0	Assessment Area:	9921

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

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

Information current as of: 5/18/24 12:00AM

Grantor:	DONALD J COSGROVE LLC		
Grantee:	MCNAIR KINCADE, REAL ESTATE LLC		
Date of Conveyance:	10/2021	Conveyance Price:	\$920,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	FORWARD ENGINEERS, OF MADISON LLP		
Grantee:	DONALD J COSGROVE LLC		
Date of Conveyance:	3/2002	Conveyance Price:	\$755,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel

LEGAL DESCRIPTION**Information current as of:** 5/18/24 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

CERTIFIED SURVEY MAP NO 938 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 4 PAGE 179 OF CERTIFIED SURVEYS, LOT 1.

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:** 5/17/24 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	165,000	99.440000%	165,929
Improvements	785,000	99.440000%	789,421
Total	950,000	99.440000%	955,350
Net Assessed Value Rate (mill rate)			0.018278463
School Levy Tax Credit			-1,776.26

Taxing Jurisdiction	2022 Net Tax	2023 Net Tax	% Tax Change
DANE COUNTY	2,378.53	2,401.32	1.0%
MATC	693.09	632.14	-8.8%
CITY OF MADISON	7,080.51	6,751.10	-4.7%
MADISON SCHOOL	8,078.01	7,579.97	-6.2%
Total	18,230.14	17,364.53	-4.7%
First Dollar Credit	-84.75	-88.15	4.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	18,145.39	17,276.38	-4.8%

Specials

DELINQUENT MUNICIPAL SERVICES BILL	3,082.79
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Total Due		
Installment	Due Date	
First Installment	1/31/2024	\$7,401.84
Second Installment	3/31/2024	\$4,319.11
Third Installment	5/31/2024	\$4,319.11
Fourth Installment	7/31/2024	\$4,319.11
Full Amount	1/31/2024	\$20,359.17

Transaction Information

Date	Amount	Type	Receipt Number
12/21/2023	\$20,359.17	payment	22295365

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: 5/17/24 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	107.26	2042
MADISON SCHOOL, RF-4990	20,000,000.00	502.16	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: 5/17/24 10:00PM

No Special Assessments exist for Parcel Number 070825402088.
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