

City of Madison Property Information
Property Address: 2809 Royal Ave
Parcel Number: 071030200952

Information current as of: 4/27/24 12:00AM

OWNER(S)

MVS LAND COMPANY LLC
2704 ROYAL AVE
MONONA, WI 53716

REFUSE COLLECTION

District: 07A

SCHOOLS

District: Madison

CITY HALL

Alder District: 14
Alder Isadore Knox Jr.

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2023	\$450,000	\$0	\$450,000
2024	\$450,000	\$0	\$450,000

2023 TAX INFORMATION

Net Taxes:	\$8,225.31
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$8,225.31

PROPERTY INFORMATION

Property Type:	C-3 vacant	Property Class:	Commercial
Zoning:	SE	Lot Size:	134,525 sq ft
Frontage:	178 - Royal Ave	Water Frontage:	NO
TIF District:	0	Assessment Area:	9939

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

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

Information current as of: 4/27/24 12:00AM

Grantor:	LOEFFELHOLZ, MARK A		
Grantee:	MVS LAND COMPANY LLC		
Date of Conveyance:	4/2022	Conveyance Price:	\$450,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	UEC PROPERTIES LLC		
Grantee:	LOEFFELHOLZ, MARK A		
Date of Conveyance:	11/2015	Conveyance Price:	\$200,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	HEIAR, TIM, & ANNA HEIAR		

Grantee:	UEC PROPERTIES LLC		
Date of Conveyance:	3/2007	Conveyance Price:	\$689,800.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	FISCA OIL CO INC		
Grantee:	HEIAR, TIM, & ANNA HEIAR		
Date of Conveyance:	9/2003	Conveyance Price:	\$260,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	FISCA OIL CO. INC.		
Grantee:	STATE DEPT OF TRANSPRTN		
Date of Conveyance:	3/1986	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:			
Grantee:			
Date of Conveyance:	5/1980	Conveyance Price:	\$75,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel

LEGAL DESCRIPTION

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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

T7N R10E, SEC 30, PART OF SE 1/4 NW 1/4, DESC AS FOL: W 1/2 W 1/2 W 1/2 OF SD 1/4 1/4 LYING BETWEEN ROYAL AVE & INDUSTRIAL DR.

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: 4/26/24 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	450,000	99.440000%	452,534
Improvements	0	99.440000%	0
Total	450,000	99.440000%	452,534
Net Assessed Value Rate (mill rate)			0.018278463
School Levy Tax Credit			-841.39

Taxing Jurisdiction	2022 Net Tax	2023 Net Tax	% Tax Change
DANE COUNTY	723.90	1,137.47	57.1%
MATC	210.94	299.44	42.0%
CITY OF MADISON	2,154.94	3,197.89	48.4%
MADISON SCHOOL	2,458.53	3,590.51	46.0%
Total	5,548.31	8,225.31	48.2%
First Dollar Credit	0.00	0.00	0.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	5,548.31	8,225.31	48.2%

Total Due		
Installment	Due Date	
First Installment	1/31/2024	\$2,056.32
Second Installment	3/31/2024	\$2,056.33
Third Installment	5/31/2024	\$2,056.33
Fourth Installment	7/31/2024	\$2,056.33
Full Amount	1/31/2024	\$8,225.31

Transaction Information			
Date	Amount	Type	Receipt Number
12/20/2023	\$8,225.31	payment	22293667

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: 4/26/24 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	50.81	2042
MADISON SCHOOL, RF-4990	20,000,000.00	237.87	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: 4/26/24 10:00PM

No Special Assessments exist for Parcel Number 071030200952.
 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