

City of Madison Property Information
Property Address: 2143 Zeier Rd
Parcel Number: 081027206160

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

OWNER(S)

RUI FENG LLC
3150 BAILEY CT
OSHKOSH, WI 54904

REFUSE COLLECTION

District: 05B

SCHOOLS

District: Sun Prairie

CITY HALL

Alder District: 17
Alder Sabrina Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2023	\$450,000	\$400,000	\$850,000
2024	\$450,000	\$400,000	\$850,000

2023 TAX INFORMATION

Net Taxes:	\$15,493.87
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$15,493.87

PROPERTY INFORMATION

Property Type:	Rest drive-in w/seat	Property Class:	Commercial
Zoning:	CC	Lot Size:	47,623 sq ft
Frontage:	174 - Zeier Rd	Water Frontage:	NO
TIF District:	0	Assessment Area:	9913

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:	FRC MADISON MAGIC LLC		
Grantee:	RUI FENG LLC		
Date of Conveyance:	7/2022	Conveyance Price:	\$850,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	GE CAPITAL FRANCHISE, FINANCE CORP		
Grantee:	FRC MADISON MAGIC LLC		
Date of Conveyance:	9/2004	Conveyance Price:	\$575,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	FAZ-KC ASSOCIATES LLC		

Grantee:	FFCA ACQUISITION CORP		
Date of Conveyance:	12/1997	Conveyance Price:	\$421,100.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	FAZOLI'S RESTAURANTS INC		
Grantee:	FAZ-KC ASSOCIATES LLC		
Date of Conveyance:	1/1997	Conveyance Price:	\$400,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	ZEIER, RAYMOND & LORAIN		
Grantee:	FAZOLI'S RESTAURANTS INC		
Date of Conveyance:	8/1995	Conveyance Price:	\$309,550.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	GATEWAY EAST LTD PRTRNSHP		
Grantee:	ZEIER, RAYMOND & LORAIN		
Date of Conveyance:	12/1993	Conveyance Price:	\$240,600.00
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

CERTIFIED SURVEY MAP NO 6452 AS RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOL 31 PAGE 223 OF CERTIFIED SURVEYS, LOT 3.

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	450,000	99.440000%	452,534
Improvements	400,000	99.440000%	402,253
Total	850,000	99.440000%	854,787
Net Assessed Value Rate (mill rate)			0.018332473
School Levy Tax Credit			-1,589.28

Taxing Jurisdiction	2022 Net Tax	2023 Net Tax	% Tax Change
DANE COUNTY	2,101.90	2,148.55	2.2%
MATC	612.48	565.60	-7.7%
CITY OF MADISON	6,257.02	6,040.46	-3.5%
SUN PRAIRIE SCHOOL	7,428.70	6,828.00	-8.1%
Total	16,400.10	15,582.61	-5.0%
First Dollar Credit	-89.39	-88.74	-0.7%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	16,310.71	15,493.87	-5.0%

Total Due		
Installment	Due Date	
First Installment	1/31/2024	\$3,873.40
Second Installment	3/31/2024	\$3,873.49
Third Installment	5/31/2024	\$3,873.49
Fourth Installment	7/31/2024	\$3,873.49
Full Amount	1/31/2024	\$15,493.87

Transaction Information			
Date	Amount	Type	Receipt Number
03/13/2024	\$3,873.49	payment	22415877
01/04/2024	\$3,873.49	payment	22345284

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
SUN PRAIRIE SCHOOL, RF-4003	504,479.55	369.46	2036
SUN PRAIRIE SCHOOL, RF-4853	695,001.21	508.99	2039

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 081027206160.
 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