

**City of Madison Property Information****Property Address:** 818 Watson Ave**Parcel Number:** 060902202120**Information current as of:** 9/30/22 12:00AM**OWNER(S)**M5 INVESTMENTS-MADISON  
LLC17150 W PHEASANT DR  
BROOKFIELD, WI 53005**REFUSE COLLECTION**

District: 02B

**SCHOOLS**

District: Madison

- Thoreau
- Cherokee
- West

**CITY HALL**Aldermanic District: 14  
Alder Sheri Carter**PROPERTY VALUE**

Assessment Year	Land	Improvements	Total
2021	\$120,000	\$415,000	\$535,000
2022	\$120,000	\$495,000	\$615,000

**2021 TAX INFORMATION**

Net Taxes:	\$11,415.95
Special Assessment:	\$133.51
Other:	\$0.00
Total:	\$11,549.46

**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:** 9/30/22 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:** 9/30/22 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](mailto:assessor@cityofmadison.com)

**REAL PROPERTY TAX INFORMATION FOR 2021****Information current as of:** 9/29/22 08:00PM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	120,000	99.275003%	120,876
Improvements	415,000	99.275003%	418,031
Total	535,000	99.275003%	538,900
Net Assessed Value Rate (mill rate)			0.021498
School Levy Tax Credit			-975.91

Taxing Jurisdiction	2020 Net Tax	2021 Net Tax	% Tax Change
WISCONSIN	0.00	0.00	0.0%
DANE COUNTY	1,420.76	1,441.76	1.5%
CITY OF MADISON	4,326.65	4,448.87	2.8%
MATC	461.65	434.38	-5.9%
MADISON SCHOOLS	5,024.66	5,176.41	3.0%
Total	11,233.72	11,501.42	2.4%
First Dollar Credit	-79.01	-85.47	8.2%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	11,154.71	11,415.95	2.3%

**Specials**

STREET IMPROVEMENT	133.51
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**Total Due**

Installment	Due Date	
First Installment	1/31/2022	\$2,987.49
Second Installment	3/31/2022	\$2,853.99
Third Installment	5/31/2022	\$2,853.99
Fourth Installment	7/31/2022	\$2,853.99
Full Amount	1/31/2022	\$11,549.46

**Transaction Information**

Date	Amount	Type	Detail	Receipt Number	Balance Due
01/28/2022	\$2,987.49	payment	General: \$2,853.98 Special: \$133.51	2938093	\$8,561.97
03/30/2022	\$2,853.99	payment	General: \$2,853.99	2967945	\$5,707.98
05/26/2022	\$2,853.99	payment	General: \$2,853.99	2985516	\$2,853.99
07/29/2022	\$2,853.99	payment	General: \$2,853.99	3007195	\$0.00

**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](mailto: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 2021****Information current as of:** 9/29/22 08:00PM

For informational purposes only - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
<b>Madison Schools</b>	13,071,229.39	239.64	2043
<b>Madison Schools</b>	3,931,874.71	72.08	2025

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](mailto:treasurer@cityofmadison.com)

#### SPECIAL ASSESSMENTS

**Information current as of:** 9/29/22 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](mailto:finance@cityofmadison.com)