

**City of Madison Property Information****Property Address:** 6801 Odana Rd**Parcel Number:** 070825204202**Information current as of:** 5/5/26 06:00AM**OWNER(S)**

RAKSHA, LLC  
 9301 EAGLEWOOD DR  
 VERONA, WI 53593

**REFUSE COLLECTION**

District: 10B

**SCHOOLS**

District: Madison

**PROPERTY VALUE**

| Assessment Year | Land      | Improvements | Total       |
|-----------------|-----------|--------------|-------------|
| 2025            | \$550,000 | \$305,800    | \$855,800   |
| 2026            | \$550,000 | \$1,160,000  | \$1,710,000 |

**2025 TAX INFORMATION**

|                     |             |
|---------------------|-------------|
| Net Taxes:          | \$15,874.79 |
| Special Assessment: | \$0.00      |
| Other:              | \$0.00      |
| Total:              | \$15,874.79 |

**PROPERTY INFORMATION**

|                |                      |                  |              |
|----------------|----------------------|------------------|--------------|
| Property Type: | Shop center neighbor | Property Class:  | Commercial   |
| Zoning:        | CC                   | Lot Size:        | 41,478 sq ft |
| Frontage:      | 244 - Odana Rd       | Water Frontage:  | NO           |
| TIF District:  | 0                    | Assessment Area: | 9922         |

**COMMERCIAL BUILDING INFORMATION**Please contact [assessor@cityofmadison.com](mailto:assessor@cityofmadison.com) for Commercial Property Data.**SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)****Information current as of:** 5/5/26 06:00AM

|                     |   |                   |                |
|---------------------|---|-------------------|----------------|
| Grantor:            | WATSON MADISON, LLC                     |                   |                |
| Grantee:            | RAKSHA, LLC                             |                   |                |
| Date of Conveyance: | 7/2025                                  | Conveyance Price: | \$1,710,000.00 |
| Conveyance Type:    | Warranty Deed                           |                   |                |
| Grantor:            | SHERWIN-WILLIAMS REALTY, TAX DEPARTMENT |                   |                |
| Grantee:            | WATSON MADISON LLC                      |                   |                |
| Date of Conveyance: | 1/2022                                  | Conveyance Price: | \$815,000.00   |
| Conveyance Type:    | Warranty Deed                           |                   |                |
| Grantor:            | SHERWIN-WILLIAMS DEVELOP                |                   |                |
| Grantee:            | SHERWIN-WILLIAMS REALTY, HOLDINGS INC   |                   |                |
| Date of Conveyance: | 12/2015                                 | Conveyance Price: | \$884,900.00   |
| Conveyance Type:    | Other                                   |                   |                |
| Grantor:            |   |                   |                |

Grantee:  
 Date of Conveyance: 1/1983 Conveyance Price: \$155,000.00  
 Conveyance Type: Warranty Deed

**LEGAL DESCRIPTION**

**Information current as of:** 5/5/26 06:00AM

**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

FIFTH ADDITION TO PARK TOWNE, W 30 FT OF N 170 FT, OF LOT 47 & E 214 FT OF N 170 FT OF LOT 46.

**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 2025**

**Information current as of:** 5/5/26 07:00AM

| Category                            | Assessed Value | Average Assessment Ratio | Est. Fair Market Value |
|-------------------------------------|----------------|--------------------------|------------------------|
| Land                                | 550,000        | 97.430000%               | 564,508                |
| Improvements                        | 305,800        | 97.430000%               | 313,866                |
| Total                               | 855,800        | 97.430000%               | 878,374                |
| Net Assessed Value Rate (mill rate) |                |                          | 0.018656312            |
| School Levy Tax Credit              |                |                          | -1,479.28              |

| Taxing Jurisdiction     | 2024 Net Tax | 2025 Net Tax | % Tax Change |
|-------------------------|--------------|--------------|--------------|
| DANE COUNTY             | 1,938.91     | 2,016.57     | 4.0%         |
| MATC                    | 520.24       | 526.62       | 1.2%         |
| CITY OF MADISON         | 5,953.19     | 5,993.37     | 0.7%         |
| MADISON SCHOOL          | 6,015.58     | 7,429.51     | 23.5%        |
| Total                   | 14,427.92    | 15,966.07    | 10.7%        |
| First Dollar Credit     | -83.53       | -91.28       | 9.3%         |
| Lottery & Gaming Credit | 0.00         | 0.00         | 0.0%         |
| Net Property Tax        | 14,344.39    | 15,874.79    | 10.7%        |

**Total Due**

| Installment        | Due Date  |             |
|--------------------|-----------|-------------|
| First Installment  | 1/31/2026 | \$3,968.66  |
| Second Installment | 3/31/2026 | \$3,968.71  |
| Third Installment  | 5/31/2026 | \$3,968.71  |
| Fourth Installment | 7/31/2026 | \$3,968.71  |
| Full Amount        | 1/31/2026 | \$15,874.79 |

**Transaction Information**

| Date       | Amount     | Type    | Receipt Number |
|------------|------------|---------|----------------|
| 01/31/2026 | \$3,968.66 | payment | 99640200       |
| 03/31/2026 | \$3,968.71 | payment | 99655525       |

Tax Information Questions?

**Treasury**

210 Martin Luther King, Jr. Boulevard, Room 101  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4771  
Email: [treasury@cityofmadison.com](mailto:treasury@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 2025

**Information current as of:** 5/5/26 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 |
|--------------------------------|------------------------|--|--------------------|
| <b>MADISON SCHOOL, RF-4990</b> | 17,657,279.75          | 343.04                                     | 2042               |
| <b>MADISON SCHOOL, RF-5930</b> | 36,841,519.78          | 715.75                                     | 2045               |

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?

**Treasury**

210 Martin Luther King, Jr. Boulevard, Room 101  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4771  
Email: [treasury@cityofmadison.com](mailto:treasury@cityofmadison.com)

SPECIAL ASSESSMENTS

**Information current as of:** 5/4/26 10:00PM

No Special Assessments exist for Parcel Number 070825204202.  
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)