

City of Madison Property Information**Property Address:** 1302 Mica Rd**Parcel Number:** 070834432018**Information current as of:** 6/19/26 06:00AM**OWNER(S)**

JVM MADISON APARTMENTS LL
 W134 N8675 EXECUTIVE PKWY
 MENOMONEE FALLS, WI 53051

REFUSE COLLECTION

District: 06B

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2025	\$2,100,000	\$36,040,400	\$38,140,400
2026	\$2,100,000	\$34,533,000	\$36,633,000

2025 TAX INFORMATION

Net Taxes:	\$711,467.90
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$711,467.90

PROPERTY INFORMATION

Property Type:	Apartments	Property Class:	Commercial
Zoning:	TR-U2	Lot Size:	439,019 sq ft
Frontage:	626 - Mansion Hill Ave	Water Frontage:	NO
TIF District:	0	Assessment Area:	9921

COMMERCIAL BUILDING INFORMATIONPlease contact assessor@cityofmadison.com for Commercial Property Data.**SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)****Information current as of:** 6/19/26 06:00AM

Grantor:	CONTINENTAL 479 FUND LLC		
Grantee:	JVM MADISON APARTMENTS LL		
Date of Conveyance:	11/2025	Conveyance Price:	\$78,500,000.00
Conveyance Type:	Warranty Deed		
Grantor:	THEIS TRUST, RANDALL A THEIS		
Grantee:	CONTINENTAL 479 FUND LLC		
Date of Conveyance:	10/2020	Conveyance Price:	\$5,709,822.00
Conveyance Type:	Other		

LEGAL DESCRIPTION

Information current as of: 6/19/26 06:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 2
Block: 0
SPRINGS AT PLEASANT VIEW, LOT 2.

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 2025

Information current as of: 6/19/26 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	2,100,000	97.430000%	2,155,394
Improvements	36,040,400	97.430000%	36,991,071
Total	38,140,400	97.430000%	39,146,465
Net Assessed Value Rate (mill rate)			0.018656312
School Levy Tax Credit			-65,926.95

Taxing Jurisdiction	2024 Net Tax	2025 Net Tax	% Tax Change
DANE COUNTY	84,801.04	89,872.47	6.0%
MATC	22,753.47	23,469.73	3.1%
CITY OF MADISON	260,371.33	267,106.37	2.6%
MADISON SCHOOL	263,100.14	331,110.61	25.9%
Total	631,025.98	711,559.18	12.8%
First Dollar Credit	-83.53	-91.28	9.3%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	630,942.45	711,467.90	12.8%

Total Due		
Installment	Due Date	
First Installment	1/31/2026	\$177,866.96
Second Installment	3/31/2026	\$177,866.98
Third Installment	5/31/2026	\$177,866.98
Fourth Installment	7/31/2026	\$177,866.98
Full Amount	1/31/2026	\$711,467.90

Transaction Information

Date	Amount	Type	Receipt Number
01/15/2026	\$177,866.96	payment	99630891
03/02/2026	\$177,866.98	payment	99645352
05/22/2026	\$177,866.98	payment	99665036

Tax Information Questions?

Treasury

210 Martin Luther King, Jr. Boulevard, Room 101
 Madison, Wisconsin 53703-3342
 Phone: (608) 266-4771
 Email: 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: 6/19/26 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
MADISON SCHOOL, RF-4990	17,657,279.75	15,288.37	2042
MADISON SCHOOL, RF-5930	36,841,519.78	31,898.84	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

SPECIAL ASSESSMENTS

Information current as of: 6/19/26 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
TREE PLANTING	2026	PRELIM	4.500	\$ 477.80	\$ 477.80

Special Assessment Questions?**Finance Office**

210 Martin Luther King, Jr. Boulevard, Room 406
 Madison, Wisconsin 53703-3345
 Phone: 266-4671
 Email: finance@cityofmadison.com