

City of Madison Property Information
Property Address: 112 King St
Parcel Number: 070913327346

Information current as of: 7/11/25 06:00AM

OWNER(S)

KING STREET INVESTORS LLC
4601 FREY ST # 400
MADISON, WI 53705

REFUSE COLLECTION

District: 07C

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$440,000	\$2,010,000	\$2,450,000
2025	\$440,000	\$4,860,000	\$5,300,000

2024 TAX INFORMATION

Net Taxes:	\$43,288.75
Special Assessment:	\$5,356.04
Other:	\$0.00
Total:	\$48,644.79

PROPERTY INFORMATION

Property Type:	Restaurant & office	Property Class:	Commercial
Zoning:	WP-17, DC	Lot Size:	7,758 sq ft
Frontage:	92 - King St	Water Frontage:	NO
TIF District:	53	Assessment Area:	9932

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

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

Information current as of: 7/11/25 06:00AM

Grantor:	KSHC LLC		
Grantee:	KING STREET INVESTORS LLC		
Date of Conveyance:	2/2024	Conveyance Price:	\$5,300,000.00
Conveyance Type:	Warranty Deed		
Grantor:	118 KING STREET LLC		
Grantee:	KSHC LLC		
Date of Conveyance:	3/2019	Conveyance Price:	\$4,000,000.00
Conveyance Type:	Warranty Deed		
Grantor:	L C R PARTNERSHIP		
Grantee:	118 KING STREET LLC		
Date of Conveyance:	3/2019	Conveyance Price:	\$1,317,200.00
Conveyance Type:	Warranty Deed		
Grantor:	KUZMENKO, OLEYSYA G		

Grantee:	118 KING STREET LLC		
Date of Conveyance:	4/2017	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	112 & 116 KING STREET LL		
Grantee:	KUZMENKO, OLESYA G		
Date of Conveyance:	4/2017	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	RIFKEN FAM TR, MERRIAN L, JOANN P & STEVEN L GOLDIN		
Grantee:	112 & 116 KING STREET LLC		
Date of Conveyance:	2/2016	Conveyance Price:	\$420,903.00
Conveyance Type:	Other		
Grantor:	RIFKEN, MARTIN F		
Grantee:	112 & 116 KING STREET LLC		
Date of Conveyance:	2/2016	Conveyance Price:	\$405,207.00
Conveyance Type:	Warranty Deed		
Grantor:	L C R PARTNERSHIP		
Grantee:	RIFKEN FAM TR, MERRIAN L		
Date of Conveyance:	2/2016	Conveyance Price:	\$420,903.00
Conveyance Type:	Warranty Deed		
Grantor:	L C R PARTNERSHIP		
Grantee:	RIFKEN, MARTIN F		
Date of Conveyance:	2/2016	Conveyance Price:	\$405,207.00
Conveyance Type:	Warranty Deed		
Grantor:	VALLEY BANK		
Grantee:	LCR PARTNERSHIP		
Date of Conveyance:	6/1994	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	PAUL, DOROTHY E		
Grantee:	L C R PARTNERSHIP		
Date of Conveyance:	6/1994	Conveyance Price:	\$135,000.00
Conveyance Type:	Fulfillment of LC		
Grantor:	PAUL, HENRY		
Grantee:	L. C. R. PARTNERSHIP		
Date of Conveyance:	3/1983	Conveyance Price:	\$135,000.00
Conveyance Type:	Orig. Land Contract		

LEGAL DESCRIPTION

Information current as of: 7/11/25 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

CERTIFIED SURVEY MAP NO 15392 AS RECORDED IN DANE, COUNTY REGISTER OF DEEDS IN VOL 110 PAGE 193 OF, CERTIFIED SURVEYS, LOT 1.

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 2024

Information current as of: 7/11/25 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	440,000	99.230000%	443,414
Improvements	2,010,000	99.230000%	2,025,597
Total	2,450,000	99.230000%	2,469,011
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-4,585.85

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	5,624.14	5,828.63	3.6%
MATC	1,480.55	1,563.91	5.6%
CITY OF MADISON	15,811.79	17,896.09	13.2%
MADISON SCHOOL	17,753.10	18,083.65	1.9%
Total	40,669.58	43,372.28	6.6%
First Dollar Credit	-88.15	-83.53	-5.2%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	40,581.43	43,288.75	6.7%

Specials

CENTRAL BID DISTRICT	2,018.37
ENCROACHMENT FEE	500.00
MALL MAINTENANCE CHARGE	2,837.67

Total Due

Installment	Due Date	
First Installment	1/31/2025	\$16,178.25
Second Installment	3/31/2025	\$10,822.18
Third Installment	5/31/2025	\$10,822.18
Fourth Installment	7/31/2025	\$10,822.18
Full Amount	1/31/2025	\$48,644.79

Transaction Information

Date	Amount	Type	Receipt Number
01/22/2025	\$48,644.79	payment	22707962

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 2024

Information current as of: 7/11/25 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
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**MADISON SCHOOL,
RF-4990**

17,630,240.59

1,059.30

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?**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:** 7/11/25 10:00PM

No Special Assessments exist for Parcel Number 070913327346.

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