

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

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

OWNER(S)

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

REFUSE COLLECTION

District: 07C

SCHOOLS

District: Madison

CITY HALL

Alder District: 4
Alder Michael Verveer

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2023	\$440,000	\$1,785,000	\$2,225,000
2024	\$440,000	\$2,010,000	\$2,450,000

2023 TAX INFORMATION

Net Taxes:	\$40,581.43
Special Assessment:	\$14,060.81
Other:	\$0.00
Total:	\$54,642.24

PROPERTY INFORMATION

Property Type:	Restaurant & office	Property Class:	Commercial
Zoning:	DC, WP-17	Lot Size:	7,756 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: 5/18/24 12:00AM

Grantor:	KSHC LLC		
Grantee:	KING STREET INVESTORS LLC		
Date of Conveyance:	2/2024	Conveyance Price:	\$5,300,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	2 Parcels
Grantor:	118 KING STREET LLC		
Grantee:	KSHC LLC		
Date of Conveyance:	3/2019	Conveyance Price:	\$4,000,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	3 Parcels
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	Conveyance Included:	2 Parcels
Grantor:	KUZMENKO, OLESA G		
Grantee:	118 KING STREET LLC		
Date of Conveyance:	4/2017	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	2 Parcels
Grantor:	112 & 116 KING STREET LL		
Grantee:	KUZMENKO, OLESA G		
Date of Conveyance:	4/2017	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	2 Parcels
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	Conveyance Included:	2 Parcels
Grantor:	RIFKEN, MARTIN F		
Grantee:	112 & 116 KING STREET LLC		
Date of Conveyance:	2/2016	Conveyance Price:	\$405,207.00
Conveyance Type:	Warranty Deed	Conveyance Included:	2 Parcels
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	Conveyance Included:	2 Parcels
Grantor:	L C R PARTNERSHIP		
Grantee:	RIFKEN, MARTIN F		
Date of Conveyance:	2/2016	Conveyance Price:	\$405,207.00
Conveyance Type:	Warranty Deed	Conveyance Included:	2 Parcels
Grantor:	VALLEY BANK		
Grantee:	LCR PARTNERSHIP		
Date of Conveyance:	6/1994	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:	PAUL, DOROTHY E		
Grantee:	L C R PARTNERSHIP		
Date of Conveyance:	6/1994	Conveyance Price:	\$135,000.00
Conveyance Type:	Fulfillment of LC	Conveyance Included:	1 Parcel
Grantor:	PAUL, HENRY		
Grantee:	L. C. R. PARTNERSHIP		
Date of Conveyance:	3/1983	Conveyance Price:	\$135,000.00
Conveyance Type:	Orig. Land Contract	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 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 2023****Information current as of:** 5/17/24 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	440,000	99.440000%	442,478
Improvements	1,785,000	99.440000%	1,795,052
Total	2,225,000	99.440000%	2,237,530
Net Assessed Value Rate (mill rate)			0.018278463
School Levy Tax Credit			-4,160.19

Taxing Jurisdiction	2022 Net Tax	2023 Net Tax	% Tax Change
DANE COUNTY	5,455.11	5,624.14	3.1%
MATC	1,589.59	1,480.55	-6.9%
CITY OF MADISON	16,238.99	15,811.79	-2.6%
MADISON SCHOOL	18,526.73	17,753.10	-4.2%
Total	41,810.42	40,669.58	-2.7%
First Dollar Credit	-84.75	-88.15	4.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	41,725.67	40,581.43	-2.7%

Specials

CENTRAL BID DISTRICT	1,789.01
ENCROACHMENT FEE	500.00
BUILDING REINSPECTION FEE	225.00
MALL MAINTENANCE CHARGE	2,706.07
DELINQUENT MUNICIPAL SERVICES BILL	8,207.73
MISCELLANEOUS CHARGE	633.00

Total Due

Installment	Due Date	
First Installment	1/31/2024	\$24,206.13
Second Installment	3/31/2024	\$10,145.37
Third Installment	5/31/2024	\$10,145.37
Fourth Installment	7/31/2024	\$10,145.37
Full Amount	1/31/2024	\$54,642.24

Transaction Information

Date	Amount	Type	Receipt Number
02/07/2024	\$54,642.24	payment	22388679

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
MADISON SCHOOL, RF-4990	4,272,016.47	251.22	2042
MADISON SCHOOL, RF-4990	20,000,000.00	1,176.11	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?**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 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