

**City of Madison Property Information****Property Address:** 535 W Johnson St**Parcel Number:** 070923212016**Information current as of:** 6/10/26 06:00AM**OWNER(S)**

PALISADE APARTMENTS LLC  
 725 E JOHNSON ST  
 MADISON, WI 53703

**REFUSE COLLECTION**

District: 07C

**SCHOOLS**

District: Madison

**PROPERTY VALUE**

Assessment Year	Land	Improvements	Total
2025	\$2,325,000	\$18,700,500	\$21,025,500
2026	\$2,325,000	\$20,172,300	\$22,497,300

**2025 TAX INFORMATION**

Net Taxes:	\$392,167.00
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$392,167.00

**PROPERTY INFORMATION**

Property Type:	Apartments	Property Class:	Commercial
Zoning:	PD	Lot Size:	18,073 sq ft
Frontage:	120 - W Johnson St	Water Frontage:	NO
TIF District:	0	Assessment Area:	9936

**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:** 6/10/26 06:00AM

Grantor:	NORMANDY PARTNERS LLC		
Grantee:	HOUDEN, CHRISTOPHER A, & JEFFREY J HOUDEN		
Date of Conveyance:	6/2001	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	HOUDEN, JEFFREY J		
Grantee:	PALISADE APARTMENTS LLC		
Date of Conveyance:	6/2001	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	HOUDEN, CHRISTOPHER A		
Grantee:	HOUDEN, JEFFREY J		
Date of Conveyance:	6/2001	Conveyance Price:	\$365,100.00
Conveyance Type:	Other		
Grantor:	NORMAN DEVELOPMENT LLC		

Grantee:	NORMANDY PARTNERS LLC		
Date of Conveyance:	2/2000	Conveyance Price:	\$670,000.00
Conveyance Type:	Warranty Deed		
Grantor:	PR INVESTMENTS		
Grantee:	NORMAN DEVELOPMENT LLC		
Date of Conveyance:	2/1994	Conveyance Price:	\$412,000.00
Conveyance Type:	Warranty Deed		
Grantor:	DECKER, KEITH & JANE		
Grantee:	PR INVESTMENTS		
Date of Conveyance:	10/1990	Conveyance Price:	\$340,000.00
Conveyance Type:	Warranty Deed		
Grantor:	NICHOLS, PETER M		
Grantee:	ADAMS APARTMENTS		
Date of Conveyance:	3/1984	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:			
Grantee:			
Date of Conveyance:	11/1979	Conveyance Price:	\$69,500.00
Conveyance Type:	Orig. Land Contract		

**LEGAL DESCRIPTION**

**Information current as of:** 6/10/26 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

CERTIFIED SURVEY MAP 16249 AS RECORDED IN DANE, COUNTY REGISTER OF DEEDS IN VOL 120 PG 203 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](mailto:assessor@cityofmadison.com)

**REAL PROPERTY TAX INFORMATION FOR 2025**

**Information current as of:** 6/10/26 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	2,325,000	97.430000%	2,386,329
Improvements	18,700,500	97.430000%	19,193,780
Total	21,025,500	97.430000%	21,580,109
Net Assessed Value Rate (mill rate)			0.018656312
School Levy Tax Credit			-36,343.28

Taxing Jurisdiction	2024 Net Tax	2025 Net Tax	% Tax Change
DANE COUNTY	46,747.96	49,543.63	6.0%
MATC	12,543.22	12,938.06	3.1%
CITY OF MADISON	143,533.96	147,246.62	2.6%
MADISON SCHOOL	145,038.26	182,529.97	25.9%
Total	347,863.40	392,258.28	12.8%

First Dollar Credit	-83.53	-91.28	9.3%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	347,779.87	392,167.00	12.8%

<b>Total Due</b>			
Installment	Due Date		
First Installment	1/31/2026		\$98,041.75
Second Installment	3/31/2026		\$98,041.75
Third Installment	5/31/2026		\$98,041.75
Fourth Installment	7/31/2026		\$98,041.75
Full Amount	1/31/2026		\$392,167.00

<b>Transaction Information</b>			
Date	Amount	Type	Receipt Number
03/27/2026	\$98,041.75	payment	15124116
05/29/2026	\$98,041.75	payment	23084398
01/29/2026	\$98,041.75	payment	15113284

**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:** 6/10/26 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	8,427.95	2042
<b>MADISON SCHOOL, RF-5930</b>	36,841,519.78	17,584.74	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:** 6/9/26 10:00PM

No Special Assessments exist for Parcel Number 070923212016.  
 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)