

City of Madison Property Information**Property Address:** 223 N Frances St**Parcel Number:** 070923212066**Information current as of:** 6/10/26 06:00AM**OWNER(S)**

MARSH SHAPIROS NITTY
GRITTY LLC
223 N FRANCES ST
MADISON, WI 53703-1913

REFUSE COLLECTION

District: 07C

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2025	\$450,000	\$667,200	\$1,117,200
2026	\$450,000	\$756,600	\$1,206,600

2025 TAX INFORMATION

Net Taxes:	\$20,751.54
Special Assessment:	\$446.33
Other:	\$0.00
Total:	\$21,197.87

PROPERTY INFORMATION

Property Type:	Restaurant	Property Class:	Commercial
Zoning:	UMX	Lot Size:	6,734 sq ft
Frontage:	84 - N Frances St	Water Frontage:	NO
TIF District:	0	Assessment Area:	9936

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

Grantor:	SHAPIRO, MARSHALL, & SUSAN M SHAPIRO		
Grantee:	MARSH SHAPIROS NITTY, GRITTY LLC		
Date of Conveyance:	1/2010	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	SHAPIRO, MARSHALL		
Grantee:	CITY OF MADISON		
Date of Conveyance:	1/2003	Conveyance Price:	\$0.00
Conveyance Type:	Warranty Deed		

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

HOYTS REP OF BLK 12 UNIV ADD ALL OF LOTS 1 AND 2, EXC THAT PART DESC AS FOL:COM AT ALUMNINUM, MONUMENT AT N 1/4 COR SEC 23, T7N R9E, TH S 21 DEG, 21 MIN 03 SEC W 1151.43 FT TO ROW LN OF W JOHNSON, ST ALSO BEING THE POB, TH S 89 DEG 09 MIN 15 SEC, E 4.14 FT, TH S 44 DEG 02 MIN 46 SEC W 6.05 FT TO, E ROW LN OF N FRANCES ST, TH N 00 DEG 50 MIN 45, SEC E 4.41 FT ALG E ROW LN OF N FRANCES TO SD S, ROW LN OF W JOHNSON ST AND POB. BLOCK 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 2025

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

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	450,000	97.430000%	461,870
Improvements	667,200	97.430000%	684,799
Total	1,117,200	97.430000%	1,146,669
Net Assessed Value Rate (mill rate)			0.018656312
School Levy Tax Credit			-1,931.12

Taxing Jurisdiction	2024 Net Tax	2025 Net Tax	% Tax Change
DANE COUNTY	2,531.29	2,632.52	4.0%
MATC	679.19	687.47	1.2%
CITY OF MADISON	7,772.02	7,824.02	0.7%
MADISON SCHOOL	7,853.47	9,698.81	23.5%
Total	18,835.97	20,842.82	10.7%
First Dollar Credit	-83.53	-91.28	9.3%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	18,752.44	20,751.54	10.7%

Specials

STREET IMPROVEMENT 446.33

Total Due

Installment	Due Date	Amount
First Installment	1/31/2026	\$5,634.20
Second Installment	3/31/2026	\$5,187.89
Third Installment	5/31/2026	\$5,187.89
Fourth Installment	7/31/2026	\$5,187.89
Full Amount	1/31/2026	\$21,197.87

Transaction Information

Date	Amount	Type	Receipt Number
03/30/2026	\$5,187.89	payment	23045874
05/29/2026	\$5,187.89	payment	23084640

02/02/2026 \$5,634.20 payment 23006249

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: 6/10/26 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
MADISON SCHOOL, RF-4990	17,657,279.75	447.82	2042
MADISON SCHOOL, RF-5930	36,841,519.78	934.37	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
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Phone: (608) 266-4771
Email: treasury@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 6/9/26 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
STREET IMPROVEMENT	2012	FINAL	2.500	\$ 6,376.21	\$ 425.08

Special Assessment Questions?

Finance Office

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