

**City of Madison Property Information**  
**Property Address:** 5601 Manufacturers Dr  
**Parcel Number:** 081016303034

**Information current as of:** 7/16/25 06:00AM

OWNER(S)

IA MANUFACTURERS LLC  
1715 LINNERTUD DR # 620  
SUN PRAIRIE, WI 53590

REFUSE COLLECTION

District: 05B

SCHOOLS

District: De Forest

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$645,000	\$2,095,000	\$2,740,000
2025	\$645,000	\$2,095,000	\$2,740,000

2024 TAX INFORMATION

Net Taxes:	\$43,414.19
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$43,414.19

PROPERTY INFORMATION

Property Type:	Warehouse & office	Property Class:	Commercial
Zoning:	IL	Lot Size:	195,131 sq ft
Frontage:	311 - Manufacturers Dr	Water Frontage:	NO
TIF District:	0	Assessment Area:	9912

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

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

**Information current as of:** 7/16/25 06:00AM

Grantor:	PONY EXPRESS LLC		
Grantee:	IA MANUFACTURERS LLC		
Date of Conveyance:	6/2022	Conveyance Price:	\$2,740,000.00
Conveyance Type:	Warranty Deed		
Grantor:	CENTER FOR INDUSTRY &, COMMERCE LLC, THE		
Grantee:	PONY EXPRESS LLC		
Date of Conveyance:	5/2006	Conveyance Price:	\$585,500.00
Conveyance Type:	Warranty Deed		
Grantor:	CITY OF MADISON		
Grantee:	CENTER FOR INDUSTRY &, COMMERCE LLC, THE		
Date of Conveyance:	7/2003	Conveyance Price:	\$0.00
Conveyance Type:	Warranty Deed		

**LEGAL DESCRIPTION****Information current as of:** 7/16/25 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

THE CENTER FOR INDUSTRY &amp; COMMERCE, LOT 3 &amp; 4.

**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 2024****Information current as of:** 7/16/25 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	645,000	99.230000%	650,005
Improvements	2,095,000	99.230000%	2,111,257
Total	2,740,000	99.230000%	2,761,262
Net Assessed Value Rate (mill rate)			0.015873576
School Levy Tax Credit			-5,128.67

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	6,925.91	6,518.54	-5.9%
MATC	1,823.24	1,749.03	-4.1%
DEFOREST SCHOOL	19,936.88	15,211.62	-23.7%
CITY OF MADISON	19,471.60	20,014.40	2.8%
Total	48,157.63	43,493.59	-9.7%
First Dollar Credit	-81.70	-79.40	-2.8%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	48,075.93	43,414.19	-9.7%

**Total Due**

Installment	Due Date	
First Installment	1/31/2025	\$10,853.54
Second Installment	3/31/2025	\$10,853.55
Third Installment	5/31/2025	\$10,853.55
Fourth Installment	7/31/2025	\$10,853.55
Full Amount	1/31/2025	\$43,414.19

**Transaction Information**

Date	Amount	Type	Receipt Number
03/07/2025	(\$655.98)	payment	22746869
02/05/2025	\$44,070.17	payment	22726013

**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 2024**

**Information current as of:** 7/16/25 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>DEFOREST SCHOOL, RF-3554</b>	858,394.71	4,278.36	2036
<b>DEFOREST SCHOOL, RF-4876</b>	703,468.36	3,506.18	2041

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:** 7/15/25 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
WATER MAIN - DEFERRED	2009	DEFER	6.000	\$ 4,749.74	\$ 0.00
WATER MAIN - DEFERRED	2009	DEFER	6.000	\$ 4,431.00	\$ 0.00
STREET IMPROVEMENT - DEFERRED	2009	DEFER	6.000	\$ 17,246.34	\$ 0.00
STREET IMPROVEMENT - DEFERRED	2009	DEFER	6.000	\$ 16,089.00	\$ 0.00
SEWER MAIN - DEFERRED	2011	DEFER	6.000	\$ 6,906.58	\$ 0.00
SEWER MAIN - DEFERRED	2009	DEFER	6.000	\$ 15,605.62	\$ 0.00
SEWER MAIN - DEFERRED	2011	DEFER	6.000	\$ 6,385.47	\$ 0.00
SEWER MAIN - DEFERRED	2009	DEFER	6.000	\$ 14,442.92	\$ 0.00
STORM SEWER - DEFERRED	2009	DEFER	6.000	\$ 8,900.98	\$ 0.00
STORM SEWER - DEFERRED	2009	DEFER	6.000	\$ 8,229.39	\$ 0.00
WATER LATERAL - DEFERRED	2009	DEFER	6.000	\$ 2,529.51	\$ 0.00
WATER LATERAL - DEFERRED	2009	DEFER	6.000	\$ 0.00	\$ 0.00

## 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)