

**City of Madison Property Information**  
**Property Address:** 1301 Ruskin St  
**Parcel Number:** 081031227045

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

OWNER(S)

RML MANAGEMENT LLC  
PO BOX 46441  
MADISON, WI 53744

REFUSE COLLECTION

District: 09A

SCHOOLS

District: Madison

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2024	\$78,000	\$392,000	\$470,000
2025	\$78,000	\$434,300	\$512,300

2024 TAX INFORMATION

Net Taxes:	\$8,236.86
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$8,236.86

PROPERTY INFORMATION

Property Type:	Apartments	Property Class:	Commercial
Zoning:	TR-V1, WP-07	Lot Size:	8,816 sq ft
Frontage:	79 - Ruskin St	Water Frontage:	NO
TIF District:	0	Assessment Area:	3110

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:	BECK'S ENTRPS OF D C LLC, & DALE W BECK		
Grantee:	RML MANAGEMENT LLC		
Date of Conveyance:	6/2022	Conveyance Price:	\$1,283,020.00
Conveyance Type:	Warranty Deed		
Grantor:	VENTURE PROPERTY INVSTRS		
Grantee:	BECK, DALE W		
Date of Conveyance:	5/1995	Conveyance Price:	\$325,000.00
Conveyance Type:	Warranty Deed		
Grantor:	THIERER, MELVIN F		
Grantee:	VENTURE PROPERTY INVSTRS		
Date of Conveyance:	5/1995	Conveyance Price:	\$250,000.00
Conveyance Type:	Fulfillment of LC		
Grantor:	THIERER, MELVIN &PATRICIA		

Grantee:	THIERER TRUSTEE, MELVIN F		
Date of Conveyance:	8/1992	Conveyance Price:	\$0.00
Conveyance Type:	Assignment of LC		
Grantor:	PETERSON, GERALD C		
Grantee:	VENTURE PROPERTY INVESTOR		
Date of Conveyance:	5/1991	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	HENRY, DAVID W		
Grantee:	PETERSON, GERALD C		
Date of Conveyance:	7/1983	Conveyance Price:	\$0.00
Conveyance Type:	Other		
Grantor:	HENRY, DAVID		
Grantee:	PETERSON, GERALD		
Date of Conveyance:	7/1983	Conveyance Price:	\$0.00
Conveyance Type:	Assignment of LC		
Grantor:	THIERER, MELVIN & PATRICI		
Grantee:	X		
Date of Conveyance:	7/1983	Conveyance Price:	\$250,000.00
Conveyance Type:	Orig. Land Contract		

#### 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 228 AS RECORDED IN DANE, COUNTY REGISTER OF DEEDS IN VOL 1 PAGE 228 OF, CERTIFIED SURVEYS, PARCEL 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 2024

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

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	78,000	99.230000%	78,605
Improvements	392,000	99.230000%	395,042
Total	470,000	99.230000%	473,647
Net Assessed Value Rate (mill rate)			0.017702972
School Levy Tax Credit			-879.74

Taxing Jurisdiction	2023 Net Tax	2024 Net Tax	% Tax Change
DANE COUNTY	1,127.36	1,118.14	-0.8%
MATC	296.78	300.02	1.1%
CITY OF MADISON	3,169.46	3,433.13	8.3%
MADISON SCHOOL	3,558.60	3,469.10	-2.5%
Total	8,152.20	8,320.39	2.1%

First Dollar Credit	-88.15	-83.53	-5.2%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	8,064.05	8,236.86	2.1%

Total Due			
Installment	Due Date		
First Installment	1/31/2025		\$2,059.23
Second Installment	3/31/2025		\$2,059.21
Third Installment	5/31/2025		\$2,059.21
Fourth Installment	7/31/2025		\$2,059.21
Full Amount	1/31/2025		\$8,236.86

Transaction Information			
Date	Amount	Type	Receipt Number
12/30/2024	\$8,236.86	payment	22675338

#### 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:** 7/11/25 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
<b>MADISON SCHOOL, RF-4990</b>	17,630,240.59	203.21	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](mailto:treasury@cityofmadison.com)

#### SPECIAL ASSESSMENTS

**Information current as of:** 7/11/25 10:00PM

No Special Assessments exist for Parcel Number 081031227045.  
 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)