

Owner	M5 INVESTMENTS-MADISON LLC	Parcel Class:	Commercial	Property Type:	Warehouse 1 story
	17150 W PHEASANT DR	Parcel Code:		Property Code:	349
	BROOKFIELD, WI 53005-0	School District:	Madison	Property Data Revised:	04/13/2023
		TIF District:	0	Building Data Revised:	

Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
WATSON PROPERTIES LLC WOODWARD, DONALD D WOODWARD TRUST, RUTH A % SUSAN K WOODWARD, DONALD D WOODWARD TRUST, RUTH A	95862891	9/2022	2	2,600,000	W.D.	V	V
	93449935	2/2002	2	0	W.D.	I	I
	93449934	2/2002	2	0	OTHER	I	I
	92863169	6/1997	2	187,500	L.C.	I	I
	92863168	6/1997	2	187,500	L.C.	I	I

Zoning: IG	Lot Characteristics	Utilities	Street	Frontage
Width: 0	1-Regular	Water: 2-Stubbed In	Paved	Primary: 200 Watson Ave
Depth: 0	0-None	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 0
Lot Size: 60,000 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0
Acres: 1.38 acres	2-Medium Traffic		No Alley	Other 2: 0
Buildability: 1-Buildable Lot	0-None Wooded			Water: 0 0-No Water Frontage

Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	29,029	25,669	Total Units:
2nd Floor:			Rooms:
3rd Floor:			Efficiency:
4th Floor:			1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:			Other:
Parking			Building Summary
Level 1:			Buildings: 3
Level 2:			Office 6,729
Level 3:			Storage 3,360
Other lvls.:			Warehouse 18,940
Total:			
Total:	29,029	25,669	



Notes:	Building Remarks: Bldg 2 = Warehouse addition. Bldg 3 = 3 sided open storage GFA. 2024: Bldg 1 Exterior upgrade to siding, outdoor sitting area, site improvements. Add sprinkler. Additional office 3,504 sq ft and remodeling existing. add vestibule 117 sq ft PFA - considered w/office. High quality upgrade.
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Assessment changes			
Year			
Hearing #			
Schedule #			
Change			

Assessment Record			
	2021	2022	2023
Change Code			/ 5
Land	155,000	155,000	155,000
Improvement	910,000	1,070,000	1,505,000
Total	1,065,000	1,225,000	1,660,000

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