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

Record of Transfer of Ownership											
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio				
WATSON PROPERTIES LLC	95862891	9/2022	2	2,600,000	W.D.	V	V				
WOODWARD, DONALD D	93449935	2/2002	2	0	W.D.	I	I				
WOODWARD TRUST, RUTH A % SUSAN K	93449934	2/2002	2	0	OTHER	I	I				
WOODWARD, DONALD D	92863169	6/1997	2	187,500	L.C.	I	I				
WOODWARD TRUST, RUTH A	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	
Acreage: 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	Apartm	ents						
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:							
			Building St	ummary						
Parking			Buildings:	3						
Level 1:			Office	6,729						
Level 2:			Storage	3,360						
Level 3:			Warehouse	18,940						
Other lvls.:										
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.

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								

Parcel Number 0609-022-0211-2

Produced: 12/8/2023 9:25:49 AM

Situs 902 Watson Ave

Assessment Area

9938

Building

Apartment Units:

Dulluling						
GFA:						
PFA:						
Yr. Built:						
Yr. Remodeled:						
Quality:						
Exterior Condition:						
Stories:						
Story Height:						
Frame:						
Wall Type:						
Wall Type 2:						
Foundation:						
Roof Type:						
Roof Frame:						
Roof Cover:						
Floor Frame:						
Floor Deck:						
Basement						
Apartment Units:				•		

				1			1	1							
	Area					Fire		Floor	Wall				Bat		İ
Bldg	Type	SqFt	Lights	Heat	A/C	Protection	Quality	Type	Finish	Ceiling	Elev	Cond	Full	Half	FP
1	Office	6,069	Flor	Forced Air	Central	Wet	Ave+	Tile	Drywall	Ac Tile		Ave+		2	
1	Warehouse	7,984	Flor	Gas Units		Wet	Ave	None				Ave		1	İ
2	Office	660													
2	Warehouse	10,956	Flor	Gas Units			Ave	None				Ave		2	
3	Storage	3,360													

Parcel Number 0609-022-0211-2 Situs 902 Watson Ave Assessment Area **9938**