

Owner	MCNAIR KINCADE	Parcel Class:	Commercial	Property Type:	Office - 1 story
	REAL ESTATE LLC	Parcel Code:		Property Code:	207
	7126 E VALHALLA WAY	School District:	Madison	Property Data Revised:	04/13/2023
	MADISON, WI 53719-0	TIF District:	0	Building Data Revised:	

Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
DONALD J COSGROVE LLC FORWARD ENGINEERS OF MADISON LLP	95780554	10/2021	1	920,000	W.D.	V	V
	93464375	3/2002	1	755,000	W.D.	V	V

Zoning: SE	Lot Characteristics	Utilities	Street	Frontage	
Width: 0	1-Regular	Water: 2-Stubbed In	Paved	Primary: 200	Forward Dr
Depth: 0	0-None	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 0	
Lot Size: 37,000 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
Acreage: 0.85 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:	7,295	7,295	Total Units:
2nd Floor:			Rooms:
3rd Floor:			Efficiency:
4th Floor:			1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	7,232	7,232	Other:
Parking			Building Summary
Level 1:			Buildings: 1
Level 2:			Office 14,527
Level 3:			
Other lvls.:			
Total:			
Total:	14,527	14,527	



Notes:	Building Remarks: Lower level has partial exposure
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Assessment changes			
	Open Book	Board of	Board of
Year	2007	2018	2021
Hearing #	0000	0400	0428
Schedule #	000	012	013
Change	-147,000	-20,000	0

Assessment Record			
	2021	2022	2023
Change Code			/ 5
Land	165,000	165,000	165,000
Improvement	607,000	755,000	785,000
Total	772,000	920,000	950,000

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