Assessment Area	9921
Property Type:	Office - 1 story
Property Code:	207

Own	er 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	95780554	10/2021	1	920,000	W.D.	V	V							
FORWARD ENGINEERS OF MADISON LLP	93464375	3/2002	1	755,000	W.D.	V	V							

Zoning: SE	Lot Characteristics		Street		Frontage
Width: ()	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 B	uilding Summa	ary	
Floor Area	GFA	PFA	Apartme	nts
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:	
			Building Sur	nmary
Parking			Buildings:	1
Level 1:			Office	14,527
Level 2:				
Level 3:				
Other lvls.:				
Total:				
Total:	14,527	14,527		



Notes:

Building Remarks: Lower level has partial exposure

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										

Parcel Number 0708-254-0208-8Produced: 12/19/2023 7:49:28 AM

815 Forward Dr Situs

Assessment Area

9921

Parcel Number 0708-254-0208-8 Situs 815 Forward Dr Assessment Area **9921**

Building	1A	1B					
GFA:	10,203	4,324					
PFA:	10,203	4,324					
Yr. Built:	1973	1979					
Yr. Remodeled:	1997	1997					
Quality:	Ave	Ave					
Exterior Condition:	Ave	Ave					
Stories:	2	2					
Story Height:	10	10					
Frame:	Stl	Wd					
Wall Type:	Wd	Wd					
Wall Type 2:							
Foundation:	Conc	Conc					
Roof Type:	Gable	Gable					
Roof Frame:	Wd	Wd					
Roof Cover:	Shingle	Shingle					
Floor Frame:	Stl	Conc					
Floor Deck:	Conc	Conc					
Basement	Full	Full					
Apartment Units:			·				

Building

Building						
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:						

	Area					Fire		Floor	Wall				Bat		
Bldg	Type	SqFt	Lights	Heat	A/C	Protection	Quality	Type	Finish	Ceiling	Elev	Cond	Full	Half	FP
1	Office	14,527	Flor	Forced Air	Central		Ave	Carpet	Drywall	Ac Tile	1	Ave		4	
															1

Parcel Number 0708-254-0208-8 Situs 815 Forward Dr Assessment Area **9921**