

Owner KING STREET INVESTORS LLC 4601 FREY ST # 400 MADISON, WI 53705-0	Parcel Class:	Commercial	Property Type:	Restaurant & office
	Parcel Code:		Property Code:	420
	School District:	Madison	Property Data Revised:	02/21/2024
	TIF District:	53	Building Data Revised:	

Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
KSHC LLC 118 KING STREET LLC L C R PARTNERSHIP KUZMENKO, OLEYSY G 112 & 116 KING STREET LL	95946315	2/2024	2	5,300,000	W.D.	V	V
	95474513	3/2019	3	4,000,000	W.D.	I	I
	95474374	3/2019	2	1,317,200	W.D.	I	I
	95320834	4/2017	2	0	OTHER	I	I
	95320833	4/2017	2	0	OTHER	I	I

Zoning: DC WP-17	Lot Characteristics	Utilities	Street	Frontage	
Width: 0	4-Thru-lot	Water: 2-Stubbed In	Paved	Primary: 91.55	King St
Depth: 0	0-None	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 46.26	S Webster St
Lot Size: 7,756 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
Acreage: 0.18 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:	6,823	6,823	Total Units:
2nd Floor:	7,032	7,032	Rooms:
3rd Floor:	2,827	2,827	Efficiency:
4th Floor:			1 Bdrm:
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	7,032	2,268	Other:
Parking			Building Summary
Level 1:			Buildings: 2
Level 2:			Office 7,939
Level 3:			Restaurant 2,413
Other lvls.:			Retail 4,410
Total:			Tavern 4,788
Total:	23,714	18,950	



Notes: 2020: CSM 15392, LOT 1, OUT OF 0709-133-2734-6 & 2736-2, (1-LOT CSM, 2736-2 NOW OBS), DOC #5583061.

Building Remarks: 2020. Former Coffee shop. Convert to Restaurant on 1st floor and Tavern on 2nd. Basement is considered Tavern for Brewing operation. EST 90% in Basement for Brewery.

Assessment changes			
	Proration		
Year	2020		
Hearing #	0000		
Schedule #	000		
Change	1,555,000		

Assessment Record			
	2021	2022	2023
Change Code			/ 5
Land	440,000	440,000	440,000
Improvement	1,670,000	1,670,000	1,785,000
Total	2,110,000	2,110,000	2,225,000

GFA:	7,453	16,261									
PFA:	7,201	11,749									
Yr. Built:	1854	1854									
Yr. Remodeled:	2020	1997									
Quality:	Ave	Ave									
Exterior Condition:	Ave	Ave									
Stories:	2	3									
Story Height:	15	15									
Frame:	Wd	MLB									
Wall Type:	Brk	Stone									
Wall Type 2:		FBrk									
Foundation:		Stone									
Roof Type:	Flat	Flat									
Roof Frame:	Wd	Wd									
Roof Cover:	Built Up	Built Up									
Floor Frame:	Wd	Wd									
Floor Deck:	Wd	Wd									
Basement	Full	Full									
Apartment Units:											

Building

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

Bldg	Area Type	SqFt	Lights	Heat	A/C	Fire Protection	Quality	Floor Type	Wall Finish	Ceiling	Elev	Cond	Bat Full	Half	FP
1	Restaurant	2,413	LED	Forced Air	Central	Wet	Ave	Wd	Plaster	Ac Tile		Ave	2		
1	Tavern	4,788	LED	Forced Air	Central	Wet	Ave	Wd	Drywall	Ac Tile		Ave	2		
2	Office	7,939	Incad	Forced Air	Central		Ave	Wd	Paint	Plaster		Ave			
2	Retail	4,410	Incad	Forced Air	Central		Ave	Wd	Drywall	Ac Tile		Ave			