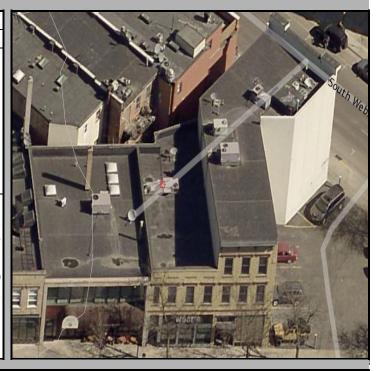
9932

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

Record of Transfer of Ownership														
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio							
KSHC LLC	95946315	2/2024	2	5,300,000	W.D.	V	V							
118 KING STREET LLC	95474513	3/2019	3	4,000,000	W.D.	I	I							
L C R PARTNERSHIP	95474374	3/2019	2	1,317,200	W.D.	I	I							
KUZMENKO, OLEYSA G	95320834	4/2017	2	0	OTHER	I	I							
112 & 116 KING STREET LL	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
<b>Lot Size:</b> 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 B	uilding Summ	ary	
Floor Area	GFA	PFA	Apartmer	nts
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:	
			<b>Building Sun</b>	nmary
Parking			Buildings:	2
Level 1:			Office	7,939
Level 2:			Restaurant	2,413
Level 3:			Retail	4,410
Other lvls.:			Tavern	4,788
Total:				
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									

Parcel Number 0709-133-2734-6 Stroduced: 3/4/2024 11:00:36 AM

Situs 112 King St

Building	1	2					
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

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:						

		1		1		1			1						
	Area					Fire		Floor	Wall				Bat		
Bldg	Type	SqFt	Lights	Heat	A/C	Protection	Quality	Type	Finish	Ceiling	Elev	Cond	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			

Parcel Number 0709-133-2734-6 Situs 112 King St Assessment Area **9932**