Owner	· MVS LAND COMPANY LLC	Parcel Class:	Commercial	Property Type:	C-3 vacant
		Parcel Code:		Property Code:	534
	2704 ROYAL AVE	School District:	Madison	Property Data Revised:	04/13/2023
	MONONA, WI 53716-0	TIF District:	0	Building Data Revised:	

Situs

Record of Transfer of Ownership											
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio				
LOEFFELHOLZ, MARK A	95826488	4/2022	1	450,000	W.D.	V	V				
UEC PROPERTIES LLC	95200196	11/2015	1	200,000	W.D.	V	V				
HEIAR, TIM & ANNA HEIAR	94286301	3/2007	1	689,800	W.D.	V	V				
FISCA OIL CO INC	93812478	9/2003	1	260,000	W.D.	V	V				
FISCA OIL CO. INC.	7973054	3/1986	1	0	OTHER	I	I				

Zoning: SE	Lot Characteristics	Utilities	Street		Frontage
Width: 0	4-Thru-lot	Water: 2-Stubbed In	Paved	Primary: 178	Royal Ave
Depth: 0	0-None	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 168	Industrial Dr
Lot Size: 134,525 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0	
Acreage: 3.09 acres	2-Medium Traffic		No Alley	Other 2: 0	
Buildability: 1-Buildable Lot	0-None Wooded			Water: 0	0-No Water Frontage

	Parcel 1	Building Summ	ary
Floor Area	Apartments		
1st Floor:			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 Summary
Parking			Buildings:
Level 1:			
Level 2:			
Level 3:			
Other lvls.:			
Total:			
Total:	<u>-</u>		



Notes: 3/27/1986:-20,797 SQ FT OF ROW CONVEYED TO WISC DOT FOR INDUSTRIAL DR, DOC 1929017, V7973 P 54. 1/26/2015: PREVIOUSLY THIS PARCEL DESC 2 PIECES OF LAND THAT ARE NON-CONTIGUOUS (SPLIT BY INDUSTRIAL DR), PER ENG/MAPPING 0710-302-1502-6 WAS CREATED OUT OF THIS PIN; LEGAL DESC, FRONTAGE, SQ FT CHANGED PER ENG.

Building Remarks:

	Assessment changes											
	Board of Assessor											
Year	1990											
Hearing #	0946											
Schedule #	012											
Change	-194,400											

Assessment Record											
	2022	2023									
Change Code			5/								
Land	280,000	280,000	450,000								
Improvement	0	0	0								
Total	280,000	280,000	450,000								

 $\begin{array}{lll} & \text{Parcel Number} & 0710\text{--}302\text{--}0095\text{--}2 \\ & \text{Produced: } 11/9/2023 \ 10:46:37 \ \text{AM} \end{array}$

Situs 2809 Royal Ave

Assessment Area

2809 Royal Ave Parcel Number 0710-302-0095-2 Situs 9939 Assessment Area 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: 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:						

Bldg	Area Type	SqFt	Lights	Heat	A/C	Fire Protection	Quality	Floor Type	Wall Finish	Ceiling	Elev	Cond	Bat Full	Half	FP
															i

Parcel Number 0710-302-0095-2 Situs 2809 Royal Ave Assessment Area **9939**