

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: V05-15-17-05-06-001-00

Page 1 of 2

Location Information



Municipality: VILLAGE OF N FOND DU LAC

Site Address: 560 NORTH ROLLING MEADOWS DR

Owner Name(s): 560 NORTH ROLLING MEADOWS DRIVE LLC

Mailing Address: 392 LEDGEWOOD DR
City State Zip: FOND DU LAC WI 54937

Property Description: (As of last tax bill issued)

Legal Description: UNPL LAND S5 T15N R17E LOT 1 CSM #3279-18-2 LOC IN N 1/2 NW 1/4

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 5, T15N, R17E Volume: N/A Document Number: 1119774

Total Acres: 4.6200 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2024</u>	2023		2024	2023
Land Value:	\$181400.00	\$181400.00	Original Tax:	\$17465.14	\$16148.81
Improvement Value:	\$651200.00	\$651200.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$832600.00	\$832600.00	First Dollar Credit:	\$74.14	\$73.35
Fair Market Value:	\$1011200.00	\$886600.00	Net Tax:	\$17391.00	\$16075.46

Fond du Lac County RealEstate Tax Record Detail

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Fair Market Ratio:	0.8233602630	0.9390749400	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$17391.00	\$16075.46

[2024 assessment detail](#)

[2023 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: NORTH FOND DU LAC SCHOOL

Vocational School District: MORaine PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

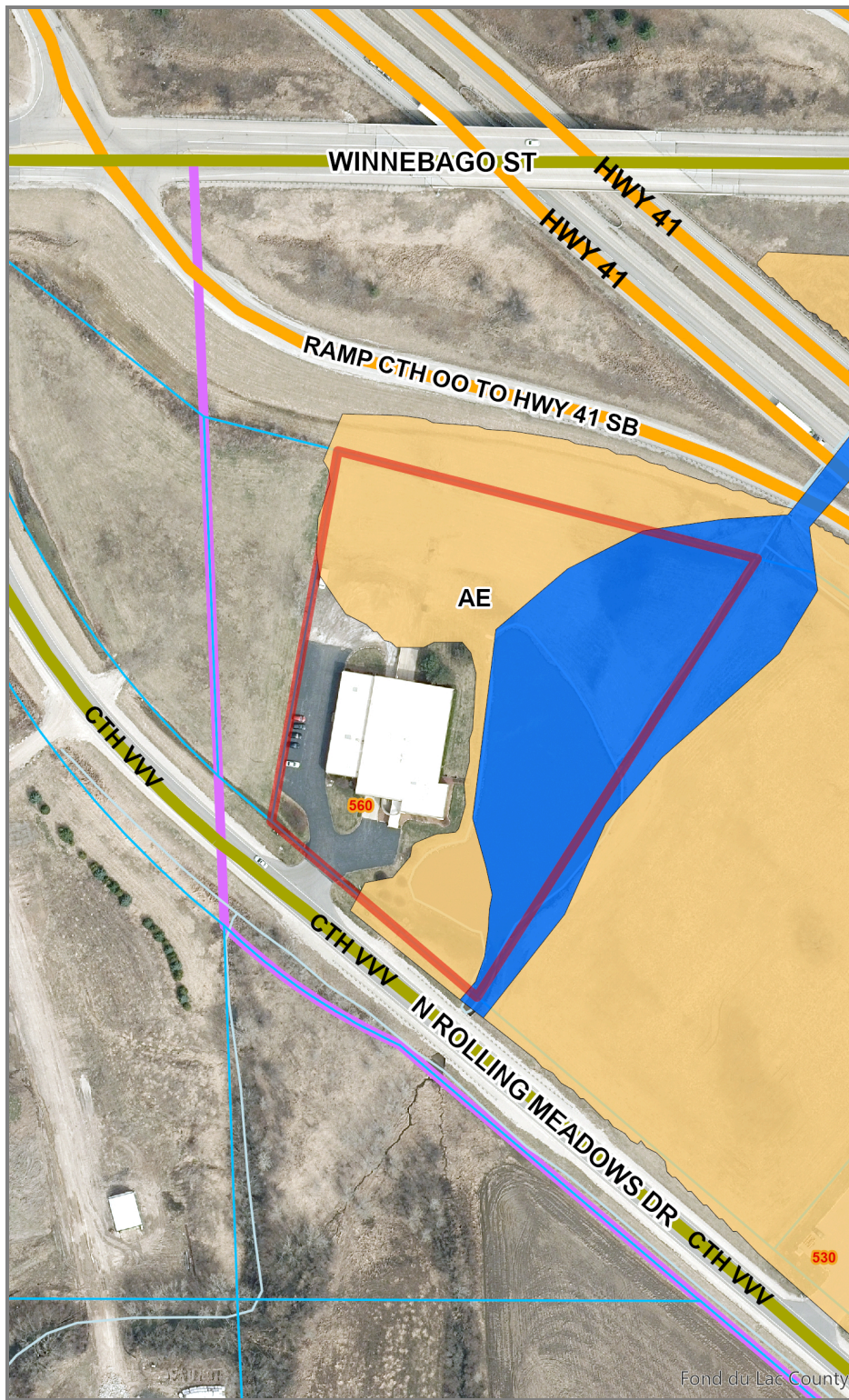


Map Scale
1 inch = 200 feet
7/9/2025

Zoning








Map Scale
1 inch = 200 feet
7/9/2025



Floodplain

Special Flood Hazard Areas

Zone

-  Floodway
- A - General floodplain area.
-  Not detailed study area.
- AE - 1% Annual Chance Flood Hazard (Previously 100 year floodfringe).
-  AH -Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
-  0.2% Annual Chance Flood Hazard (Previously 500 year floodplain).
-  X - Areas determined to be outside the 0.2% annual chance floodplain.

Transportation



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 200 feet
7/9/2025



Tax Key Number: V05-15-17-05-06-001-00



Property address:
560 N Rolling Meadows Dr
Village of North Fond Du Lac, WI

Abbreviated legal description:

Acres (county records): 0

Building 1 description: A-Z Vending	Size: 19,885 sq feet	Year built: 1986
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Additional structures: 1

Date of last building permit: 6/21/2023

Last sale date: 9/3/2019

Total assessed value of land: \$181,400

Total assessed value of buildings: \$651,200

Assessment year: 2024	Click here to view the website for this municipality
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©2005-2025 Real Property Data, All rights reserved.

Tax key number: V05-15-17-05-06-001-00

Property address: 560 N Rolling Meadows Dr

Traffic / water / sanitary: Medium / City water / Sewer

Summary of Assessment	
Land	\$181,400
Improvements	\$651,200
Total value	\$832,600

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			201,247	4.620	None	Commercial		\$181,400

Commercial Building (A-Z Vending)

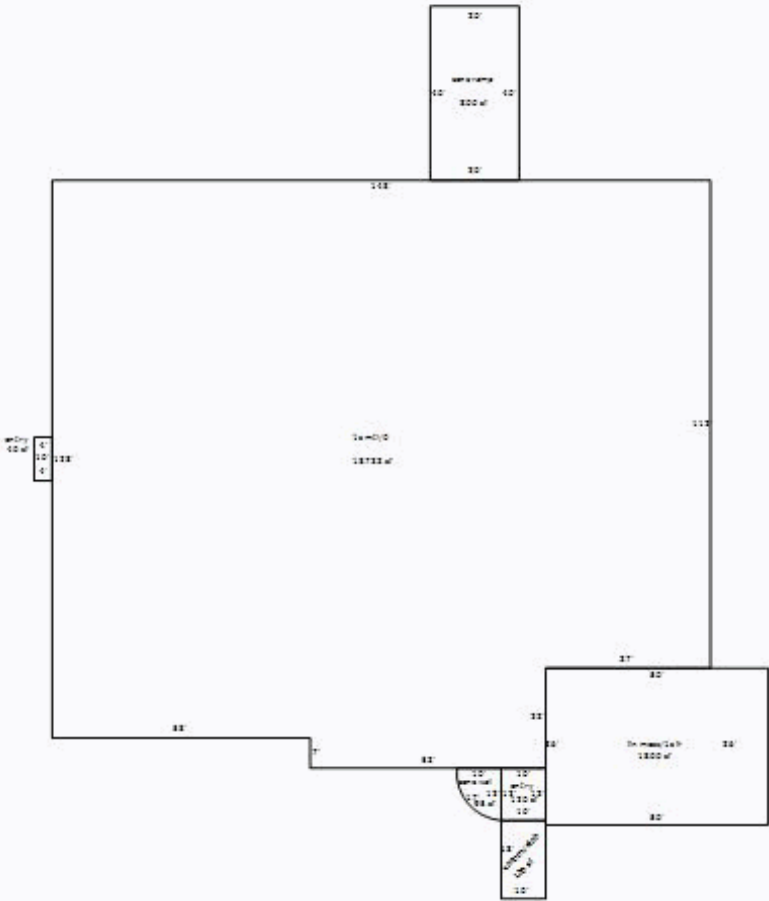
Assessed value: \$637,600

Section name: Section 1
 Year built: 1986
 % complete: 100%
 Stories: 1.00
 Perimeter: 502 LF
 Total area: 13,099 SF (all stories)

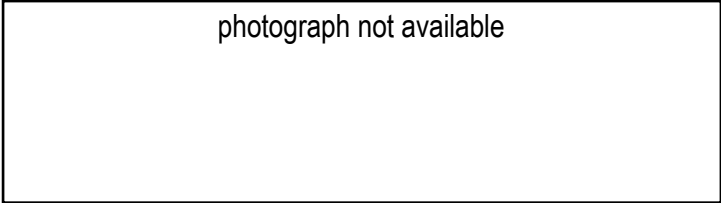


Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building		1	1,800	Masonry bearing walls	18.00	C (AV)	Average
	Broadcasting facility		1	11,299	Masonry bearing walls	18.00	C (AV)	Average
Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality		
	Brick with Block Back-up			2,358	18.0%	C (AV)		
	Concrete, Formed			4,978	38.0%	C (AV)		
HVAC	Curtain-Metal with Glass Pane			1,834	14.0%	C (AV)		
	PE-Metal Sandwich Panels			3,930	30.0%	C (AV)		
	Space heater			8,645	52.8%	C (AV)		
	Warmed and cooled air			1,834	11.2%	C (AV)		
Mezzanines	Control atmos, warm/cooled			2,620	16.0%	C (AV)		
	No HVAC			3,280	20.0%	C (AV)		
	Mezzanines-office			1,800	13.7%	C (AV)		
	Mezzanines-storage			1,480	11.3%	D (FR)		

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)		Grade	% Comp	Yr Blt	Condition
	1	Canopy	Standard	180			C	100%	1986	AV
Other features	Qty	Description		Units	Grade	Location	Yr Blt	Condition		
	1	Entry		100	C		1986	Av		
Other features	1	Entry		40	C		1986	Av		



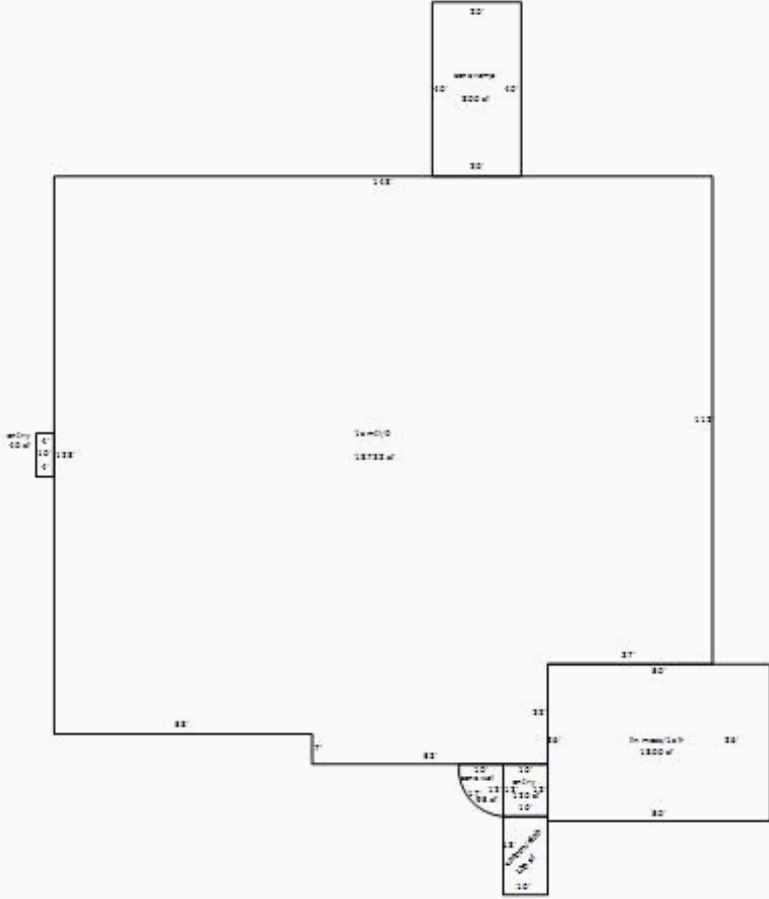
Section name: Section 2
Year built: 1993
% complete: 100%
Stories: 1.00
Perimeter: 233 LF
Total area: 6,786 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building		1	928	Metal frame and walls	14.00	C (AV)	Average
	Retail store		1	3,422	Metal frame and walls	14.00	C (AV)	Average
	Distribution warehouse		1	2,436	Metal frame and walls	14.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete, Formed			1,968	29.0%	C (AV)
	Single-Metal on Steel Frame			4,818	71.0%	C (AV)

HVAC	Warmed and cooled air			6,786	100.0%	C (AV)
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2024 Property Records for Village of North Fond Du Lac, Fond du Lac Country

July 9, 2025

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Commercial Paving	Width: 1 LF	Grade: C		not available
Const type: Asphalt	Depth: 14,000 LF	Condition: Average		
Year built:	Floor area: 14,000 SF	% complete: 100%		
		Assessed \$: \$8,700		

Other Improvements		
Tax Class	Description	Assess Value
Commercial	Dock Leveler	\$2,900
Commercial	Concrete ramp 800 sf	\$2,000

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
6/21/2023	102	Replace underground piping	\$5,000	6/21/2023
7/6/2015	108	Remodeling	\$28,000	11/2/2015

Sales History		
Date	Price	Type
9/3/2019	\$783,000	Not a market sale

FOND DU LAC COUNTY TREASURER
160 SOUTH MACY ST
PO BOX 1515
FOND DU LAC, WI 54936-1515

FOND DU LAC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

560 NORTH ROLLING MEADOWS DRIVE LLC



867389/V051517050600100
560 NORTH ROLLING MEADOWS D
392 LEDGEWOOD DR
FOND DU LAC WI 54937

Parcel Number: V051517050600100
Bill Number: 867389

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
560 N ROLLING MEADOWS DR
Sec. 5, T15N, R17E
UNPL LAND S5 T15N R17E LOT 1 CSM #3279-18-2 LOC IN N 1/2 NW 1/4
4.620 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 181,400	ASSESSED VALUE IMPROVEMENTS 651,200	TOTAL ASSESSED VALUE 832,600	AVERAGE ASSMT. RATIO 0.823360263	NET ASSESSED VALUE RATE 0.02097663 (Does NOT reflect credits)	NET PROPERTY TAX 17391.00																																		
ESTIMATED FAIR MARKET VALUE LAND 220,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 790,900	TOTAL ESTIMATED FAIR MARKET VALUE 1,011,200	<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>	School taxes also reduced by school levy tax credit 1,461.69																																			
<table><tr><th>TAXING JURISDICTION</th><th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2023 NET TAX</th><th>2024 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>FOND DU LAC COUNTY</td><td>199,940</td><td>221,419</td><td>4,072.98</td><td>4,286.61</td><td>5.2%</td></tr><tr><td>V OF N FOND DU LAC</td><td>2,052,360</td><td>2,103,332</td><td>5,680.86</td><td>5,844.85</td><td>2.9%</td></tr><tr><td>N FOND DU LAC SCHOOL</td><td>5,600,649</td><td>6,015,322</td><td>5,876.32</td><td>6,777.07</td><td>15.3%</td></tr><tr><td>MORAINÉ PARK TECH</td><td>209,394</td><td>237,240</td><td>518.65</td><td>556.61</td><td>7.3%</td></tr><tr><td>TOTAL</td><td>8,062,343</td><td>8,577,313</td><td>16,148.81</td><td>17,465.14</td><td>8.2%</td></tr></table>			TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE	FOND DU LAC COUNTY	199,940	221,419	4,072.98	4,286.61	5.2%	V OF N FOND DU LAC	2,052,360	2,103,332	5,680.86	5,844.85	2.9%	N FOND DU LAC SCHOOL	5,600,649	6,015,322	5,876.32	6,777.07	15.3%	MORAINÉ PARK TECH	209,394	237,240	518.65	556.61	7.3%	TOTAL	8,062,343	8,577,313	16,148.81	17,465.14	8.2%
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FIRST DOLLAR CREDIT			-73.35	-74.14	1.1%																																		
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																		
NET PROPERTY TAX			16,075.46	17,391.00	8.2%																																		
<div>TOTAL DUE: \$17,391.00</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2025</div> <div>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</div>																																							

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MORAINÉ PARK TECH	43,728	129.87	2044	N FOND DU LAC SCHOOL	377,344	1,120.66	2044
N FOND DU LAC SCHOOL	304,281	903.67	2025				
N FOND DU LAC SCHOOL	128,045	380.28	2038				
N FOND DU LAC SCHOOL	740,260	2,198.47	2037				

PAY 1ST INSTALLMENT OF: \$8,695.50
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
FOND DU LAC COUNTY TREASURER
160 SOUTH MACY ST
PO BOX 1515
FOND DU LAC, WI 54936-1515

PIN# V051517050600100
560 NORTH ROLLING MEADOWS DRIVE LLC
BILL NUMBER: 867389

PAY 2ND INSTALLMENT OF: \$8,695.50
BY JULY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
FOND DU LAC COUNTY TREASURER
160 S. MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515

PIN# V051517050600100
560 NORTH ROLLING MEADOWS DRIVE LLC
BILL NUMBER: 867389

PAY FULL AMOUNT OF: \$17,391.00
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
FOND DU LAC COUNTY TREASURER
160 SOUTH MACY ST
PO BOX 1515
FOND DU LAC, WI 54936-1515

PIN# V051517050600100
560 NORTH ROLLING MEADOWS DRIVE LLC
BILL NUMBER: 867389



INCLUDE THIS STUB WITH YOUR PAYMENT



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