

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: FDL-15-17-21-43-504-00

Page 1 of 2

Location Information



Municipality: CITY OF FOND DU LAC

Site Address: 65 BLODGETT CT

Owner Name(s): MID-STATES ALUMINUM
CORP

Mailing Address: 132 TROWBRIDGE DR
City State Zip: FOND DU LAC WI 54937

Property Description: (As of last tax bill issued)

Legal Description: S21 T15N R17E & S28 T15N R17E LOT 4 OF CSM 3332-18-55 LOC IN SE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC 21 & IN NW 1/4 NE 1/4 SEC 28

(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. 28, T15N, R17E Volume: N/A Document Number: 1167258

Total Acres: 5.0000 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>2025</u>	2024		2025	2024
Land Value:	\$196100.00	\$132100.00	Original Tax:	\$0.00	\$12055.95
Improvement Value:	\$503300.00	\$352100.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$699400.00	\$484200.00	First Dollar Credit:	\$0.00	\$54.31
Fair Market Value:	\$0.00	\$694300.00	Net Tax:	\$0.00	\$12001.64

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: FDL-15-17-21-43-504-00

Page 2 of 2

Fair Market Ratio:	0.0000000000	0.6974047620	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$0.00	\$12001.64

[2025 assessment detail](#)

[2024 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: FOND DU LAC SCHOOL

Vocational School District: MORaine PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

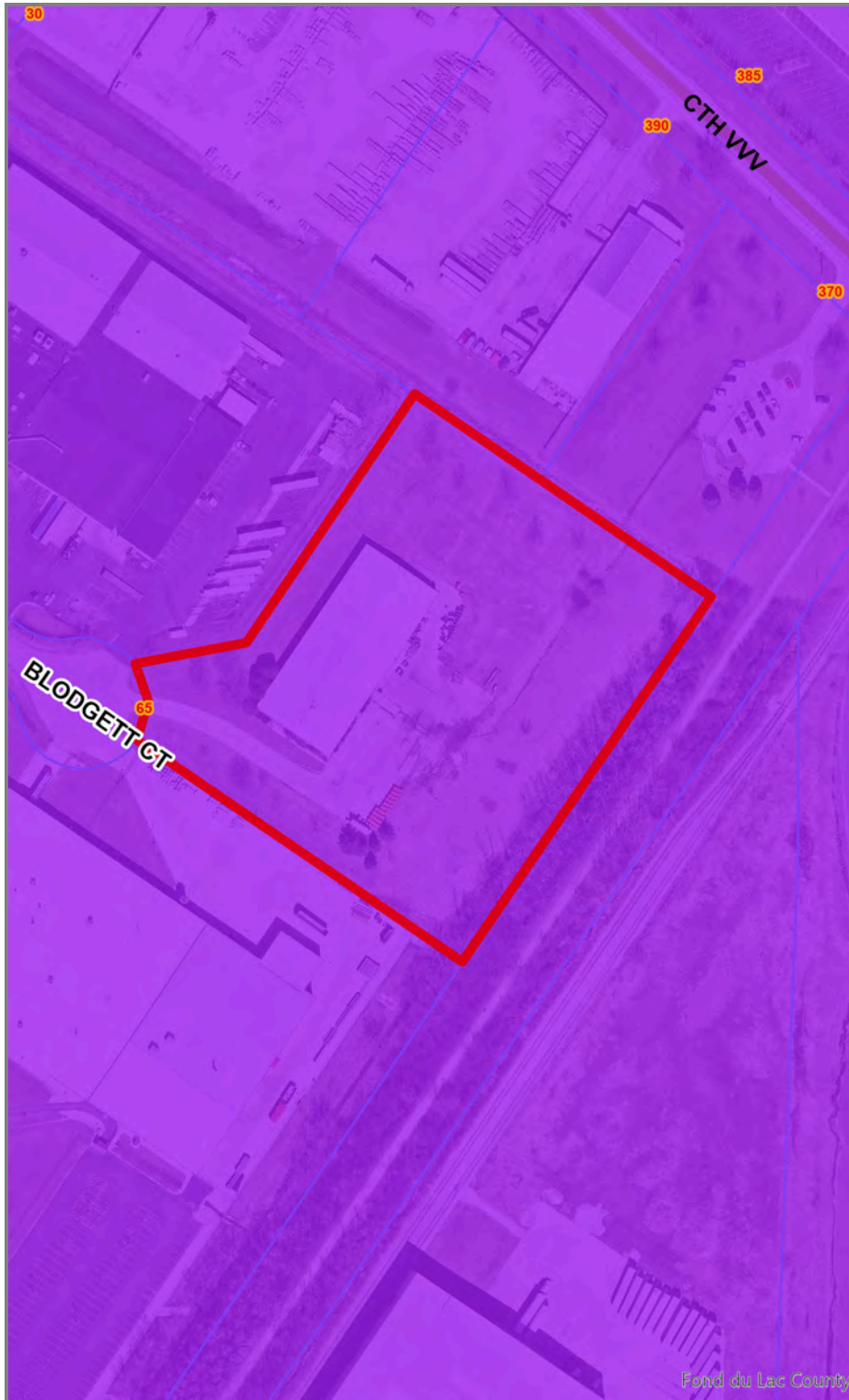
Fond du Lac County, WI



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
1/13/2026













Fond du Lac County, WI



Zoning

City of Fond du Lac Zoning

Zoning Code

-  Agricultural District (A)
-  Commercial Recreational District (C-R)
-  Central Business District C-1)
-  General Business District (C-2)
-  Neighborhood Mixed Use (NMU)
-  Office District (O)
-  Industrial District (M-1)
-  Industrial-Business Park District (M-BP)
-  Single-Family Residential District (R-1)
-  Two-Family Residential District (R-2)
-  Residential-Central Area District (R-3)
-  Multi-Family District



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 = 400 feet
 1/13/2026

MANUFACTURING PROPERTY RECORD CARD

STATE OF WISCONSIN

CoMuni: 20 226

Local Parcel #: FDL-15-17-21-43-504-00

Situs : 65 BLODGETT CT

Class: 3-Manufacturing

PARID: 000161725

CURRENT OWNER	GENERAL INFORMATION			
MID-STATE ALUMINUM CORP PO BOX 1107 FOND DU LAC WI 54936-1107	County:	Fond Du Lac	Zoning:	COMMERCIAL
	Muni:	C.Fond Du La	Topo:	Level
	Nbhd:	2022604	Util:	All Public
	S-T-R:		Roads:	Paved
	Sch Dist:	201862	Parking:	On-Site
	TID#:		Prox:	0 To 1 Mile
	SIC:	3490	Traffic:	Light
	SIC Code Desc: Misc. Fabricated Metal Products-Mfg			
MID-STATE ALUMINUM CORP	S21 T15N R17E & S28 T15N			
	R17E LOT 1 OF CSM 3017			
	16-103 LOC IN SE 1/4 SW			
BUSINESS ACCOUNT #				

000012559

LAND INFORMATION			
Description	Unit	Size	Sq. Ft.
Primary Site	AC	5.000	217800



BUILDING INFORMATION	
Property Type: 712 Mfg - Light	
Eff Yr Blt: 2002	Sprk %:
# Stories: 1	Office %:
Total Area: 22,500	Sprk Area:
Bsmt Area:	Office Area: 0
Ground Area: 22,500	Avg Clr Hgt: 16
Add'l Usbl Area:	Avg Wall Hgt: 16

ENTRANCE INFORMATION			
Date	ID	Entry Code	Source
10/20/2022	CORNECB	Field Audit	Other
SALES VISIT			

ASSESSMENT HISTORY						
Year	Class	Acres	Land Value	Prim SF Imps	Impr Value	Total
2025	3 Manufacturing	5.000	204,600	22500	525,100	729,700
2024	3 Manufacturing	5.000	189,400	22500	504,900	694,300
2023	3 Manufacturing	5.000	183,900	22500	490,200	674,100

PERMIT INFORMATION					
Date	Type	Status	Number	Amount	Notes

SALES/OWNERSHIP HISTORY										
Conv Date	Price	Sales Type	Validity	Cnty Doc #	IPAS Sale #	Deed Type	Grantor Name	Grantee Name	Adj Amt	Adj Reason
02/28/2022	1,520,800	Land, Buildings	0: Valid Sale	1167258	201401	Trustees Deed	Vassil Trust	Mid-States Aluminum Co		
									Adj Price	
									1,520,800	

MANUFACTURING PROPERTY RECORD CARD

STATE OF WISCONSIN

CoMuni: 20 226

Local Parcel #: FDL-15-17-21-43-504-00

Situs : 65 BLODGETT CT

Class: 3-Manufacturing

PARID: 000161725

MARSHALL/SWIFT - INTERIOR/EXTERIOR INFORMATION AND VALUATION																			
Line	Sec	From	To	Occ Code	Occupancy Description	Yr Blt	Phy % Gd	Fun % Gd	Tot Area	Perim	Office SF	Hgt	Clr Hgt	M/S Sec	Const Class	Const Qual	HVAC CODE	Frame	Ext Wall
1	1	01	01	406	Storage Warehouse	1994	54	80	12,500	450	0	16	16	14	S	2.00	Space Heater	Steel Nf	Single -Metal On Steel Fr
2	2	01	01	406	Storage Warehouse	2004	65	80	10,000	400	0	16	16	14	S	2.00	Space Heater	Steel Nf	Single -Metal On Steel Fr

MANUFACTURING PROPERTY RECORD CARD

STATE OF WISCONSIN

CoMuni: 20 226

Local Parcel #: FDL-15-17-21-43-504-00

Situs : 65 BLODGETT CT

Class: 3-Manufacturing

PARID: 000161725

OBY ITEMS									FEATURES						COST SUMMARY											
Ln	Code	Description	GD	Yr	Bl#	Units	Meas 1	Meas 2	Quan	Ln	Int/Ext Line	Code	Description	Units	Meas1	Meas2										
1	PVA	Pavasph4"	C	1994	1		75	100	7,500									Total Area:	22,500							
2	PC1	Pavcon2"	C	1994	1				800									RCN - Int/Ext:	1,218,525							
3	LD4	Tk-Trn Wel	C	1994	1				480									RCN - OBYs:	40,040							
																		Total RCN:	1,258,565							
																		RCN / SF:	55.94							
																		Phys - Func Res (Int/Ext):	.47039							
																		Phys - Func Res (OBYs):	.20252							
																		RCNLD - Int/Ext:	573,187							
																		RCNLD - OBYs:	8,109							
																		Sound Value:								
																		Total RCNLD:	581,296							
																		RCNLD / SF:	25.84							
																		Community Rating:	.98000							
																		Economic Obsolescence:	1.00000							
																		Cost Approach Value:	569,700							
																	\$/SF:	25.32								
																	Overall Cost Residual %:	.45266								

ADDITIONAL PROPERTY PHOTOS



MANUFACTURING PROPERTY RECORD CARD

STATE OF WISCONSIN

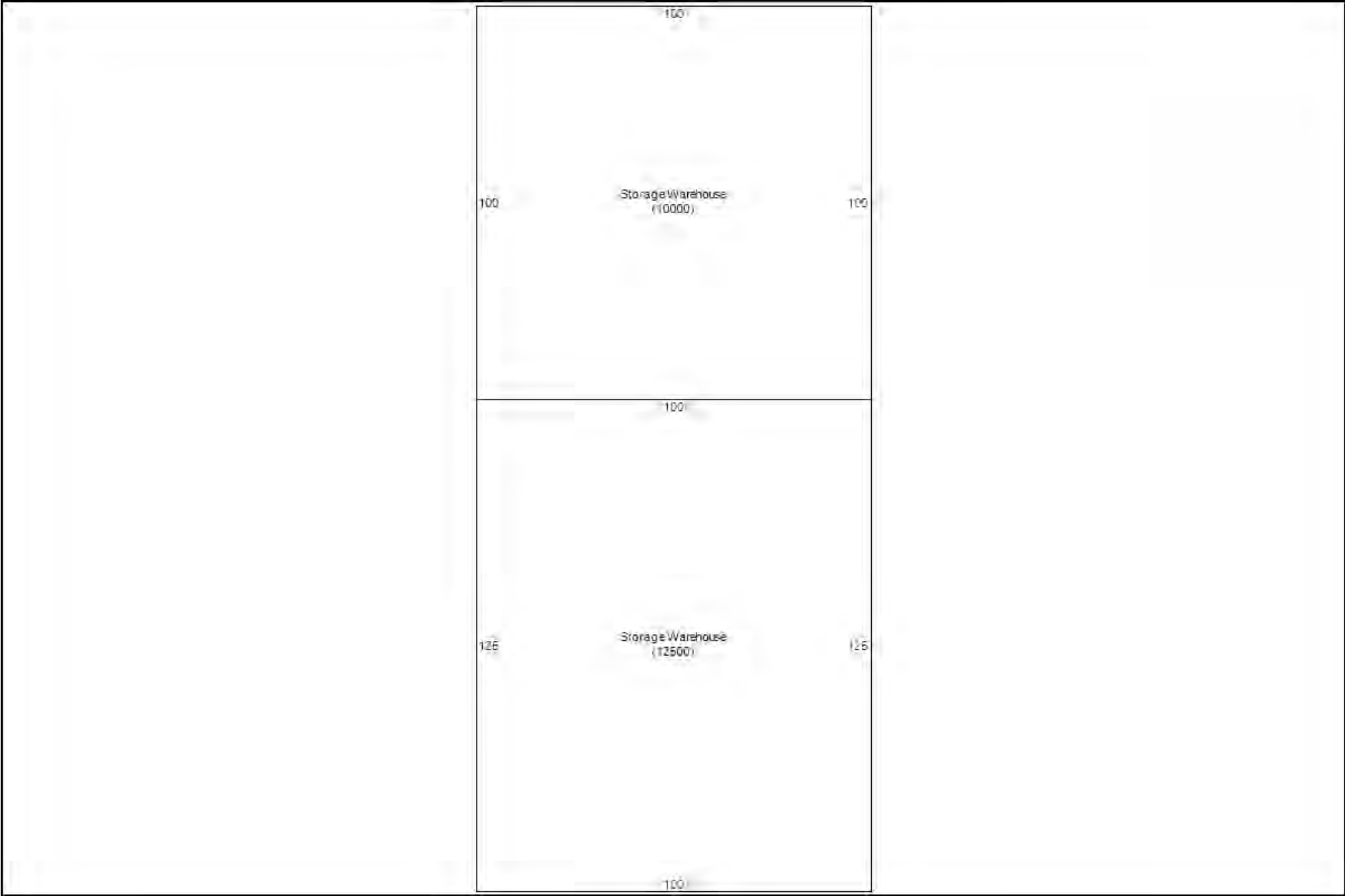
CoMuni: 20 226

Local Parcel #: FDL-15-17-21-43-504-00

Situs : 65 BLODGETT CT

Class: 3-Manufacturing

PARID: 000161725



FOND DU LAC COUNTY TREASURER
160 S MACY STREET
PO BOX 1515
FOND DU LAC WI 54936-1515

FOND DU LAC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

MID-STATES ALUMINUM CORP



Parcel Number: FDL1517214350400
Bill Number: 966429

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
65 BLODGETT CT
Sec. 21, T15N, R17E; Sec. 28, T15N, R17E
S21 T15N R17E & S28 T15N R17E LOT 4 OF CSM 3332-18-55
LOC IN SE 1/4 SW 1/4 & SW 1/4 SE 1/4 SEC 21 & IN NW 1/4 NE 1/4 SEC 28
5.000 ACRES

966429/FDL1517214350400
MID-STATES ALUMINUM CORP
132 TROWBRIDGE DR
FOND DU LAC WI 54937

Please inform treasurer of address changes.

ASSESSED VALUE LAND 196,100	ASSESSED VALUE IMPROVEMENTS 503,300	TOTAL ASSESSED VALUE 699,400	AVERAGE ASSMT. RATIO 0.958487806	NET ASSESSED VALUE RATE 0.01673072 (Does NOT reflect credits)	NET PROPERTY TAX 11652.56																																																					
ESTIMATED FAIR MARKET VALUE LAND 204,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 525,100	TOTAL ESTIMATED FAIR MARKET VALUE 729,700	<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 831.88																																																						
<table><tr><td>TAXING JURISDICTION</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2025 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 NET TAX</td><td>2025 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>FOND DU LAC COUNTY</td><td>2,841,966</td><td>2,986,782</td><td>2,943.12</td><td>2,868.95</td><td>-2.5%</td></tr><tr><td>CITY OF FOND DU LAC</td><td>10,587,333</td><td>11,082,898</td><td>5,461.81</td><td>5,325.99</td><td>-2.5%</td></tr><tr><td>FOND DU LAC SCHOOL</td><td>50,720,785</td><td>53,581,288</td><td>3,268.86</td><td>3,133.69</td><td>-4.1%</td></tr><tr><td>MORAINÉ PARK TECH</td><td>3,045,031</td><td>3,132,660</td><td>382.16</td><td>372.84</td><td>-2.4%</td></tr><tr><td>TOTAL</td><td>67,195,115</td><td>70,783,628</td><td>12,055.95</td><td>11,701.47</td><td>-2.9%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-54.31</td><td>-48.91</td><td>-9.9%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>12,001.64</td><td>11,652.56</td><td>-2.9%</td></tr></table>						TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE	FOND DU LAC COUNTY	2,841,966	2,986,782	2,943.12	2,868.95	-2.5%	CITY OF FOND DU LAC	10,587,333	11,082,898	5,461.81	5,325.99	-2.5%	FOND DU LAC SCHOOL	50,720,785	53,581,288	3,268.86	3,133.69	-4.1%	MORAINÉ PARK TECH	3,045,031	3,132,660	382.16	372.84	-2.4%	TOTAL	67,195,115	70,783,628	12,055.95	11,701.47	-2.9%	FIRST DOLLAR CREDIT			-54.31	-48.91	-9.9%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			12,001.64	11,652.56
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE																																																					
FOND DU LAC COUNTY	2,841,966	2,986,782	2,943.12	2,868.95	-2.5%																																																					
CITY OF FOND DU LAC	10,587,333	11,082,898	5,461.81	5,325.99	-2.5%																																																					
FOND DU LAC SCHOOL	50,720,785	53,581,288	3,268.86	3,133.69	-4.1%																																																					
MORAINÉ PARK TECH	3,045,031	3,132,660	382.16	372.84	-2.4%																																																					
TOTAL	67,195,115	70,783,628	12,055.95	11,701.47	-2.9%																																																					
FIRST DOLLAR CREDIT			-54.31	-48.91	-9.9%																																																					
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																																					
NET PROPERTY TAX			12,001.64	11,652.56	-2.9%																																																					

TOTAL DUE: \$11,652.56

FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

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.

TOTAL DUE: \$11,652.56

FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

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.

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
FOND DU LAC SCHOOL	403,598	61.93	2039			
FOND DU LAC SCHOOL	5,362,080	822.80	2039			
MORAINÉ PARK TECH	413,668	62.20	2045			

PAY 1ST INSTALLMENT OF: \$5,826.29

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 S MACY STREET
PO BOX 1515
FOND DU LAC WI 54936-1515

PIN# FDL1517214350400
MID-STATES ALUMINUM CORP
BILL NUMBER: 966429

PAY 2ND INSTALLMENT OF: \$5,826.27

BY JULY 31, 2026

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# FDL1517214350400
MID-STATES ALUMINUM CORP
BILL NUMBER: 966429

PAY FULL AMOUNT OF: \$11,652.56

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 S MACY STREET
PO BOX 1515
FOND DU LAC WI 54936-1515

PIN# FDL1517214350400
MID-STATES ALUMINUM CORP
BILL NUMBER: 966429



INCLUDE THIS STUB WITH YOUR PAYMENT



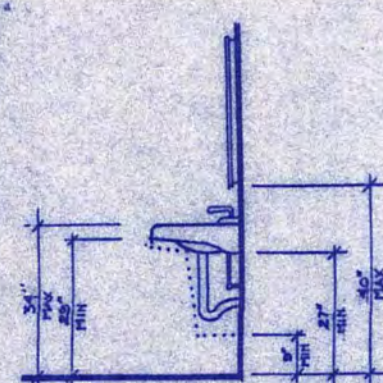
INCLUDE THIS STUB WITH YOUR PAYMENT



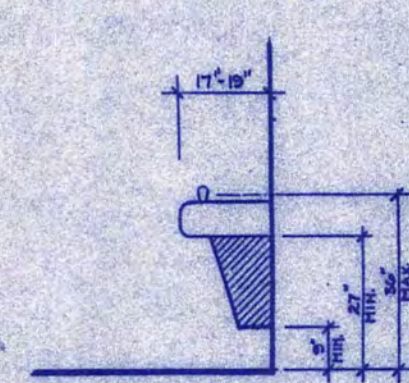
INCLUDE THIS STUB WITH YOUR PAYMENT

DOOR SCHEDULE				
NO.	DOOR	MATERIAL	FRAME	REMARKS
1	3'-0" x 7'-0"	ALUM.	ALUM.	FULL SIZE INSUL GLASS
2	3'-0" x 6'-8"	HOLLOW CORE WOOD	WOOD	
3	3'-0" x 6'-8"	HC WOOD	WOOD	
4	3'-0" x 6'-8"	HC WOOD	WOOD	
5	3'-0" x 6'-8"	HC WOOD	WOOD	
6	3'-0" x 6'-8"	HC WOOD	WOOD	HANDICAPPED TOILET SIGNAGE
7	3'-0" x 6'-8"	HC WOOD	WOOD	
8	3'-0" x 6'-8"	HC WOOD	WOOD	MEN'S TOILET SIGNAGE
9	3'-0" x 6'-8"	HC WOOD	WOOD	WOMEN'S TOILET SIGNAGE
10	3'-0" x 7'-0"	HOLLOW METAL	HOLLOW METAL	
11	3'-0" x 7'-0"	H.M.	H.M.	
12	3'-0" x 7'-0"	INSUL. HOLLOW METAL	INSUL. HOLLOW METAL	
13	3'-0" x 7'-0"	I.H.M.	I.H.M.	
14	3'-0" x 7'-0"	I.H.M.	I.H.M.	
15	9'-0" x 10'-0" O.H.	I.H.M. - STEEL	MTL BLDG.	OPERATOR W/ 3 BUTTON CONTROL
16	12'-0" x 14'-0" O.H.	I.H.M. - STEEL	MTL BLDG.	OPERATOR W/ 3 BUTTON CONTROL

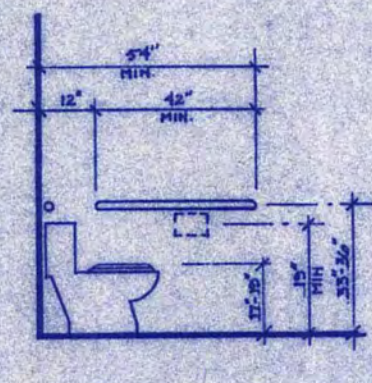
NOTES: ALL LOCKSETS TO BE LEVER HANDLED. SEE GENERAL SPEC FOR EXIT DOORS. RESTROOM SIGNAGE TO BE ADA COMPLIANT WITH CORRECT SYMBOLS, VERBAGE, RAISED LETTERING AND BRAILLE. MOUNT SIGNAGE AT 60" CENTERLINE HEIGHT, ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR(S).



Lavatory Clearances

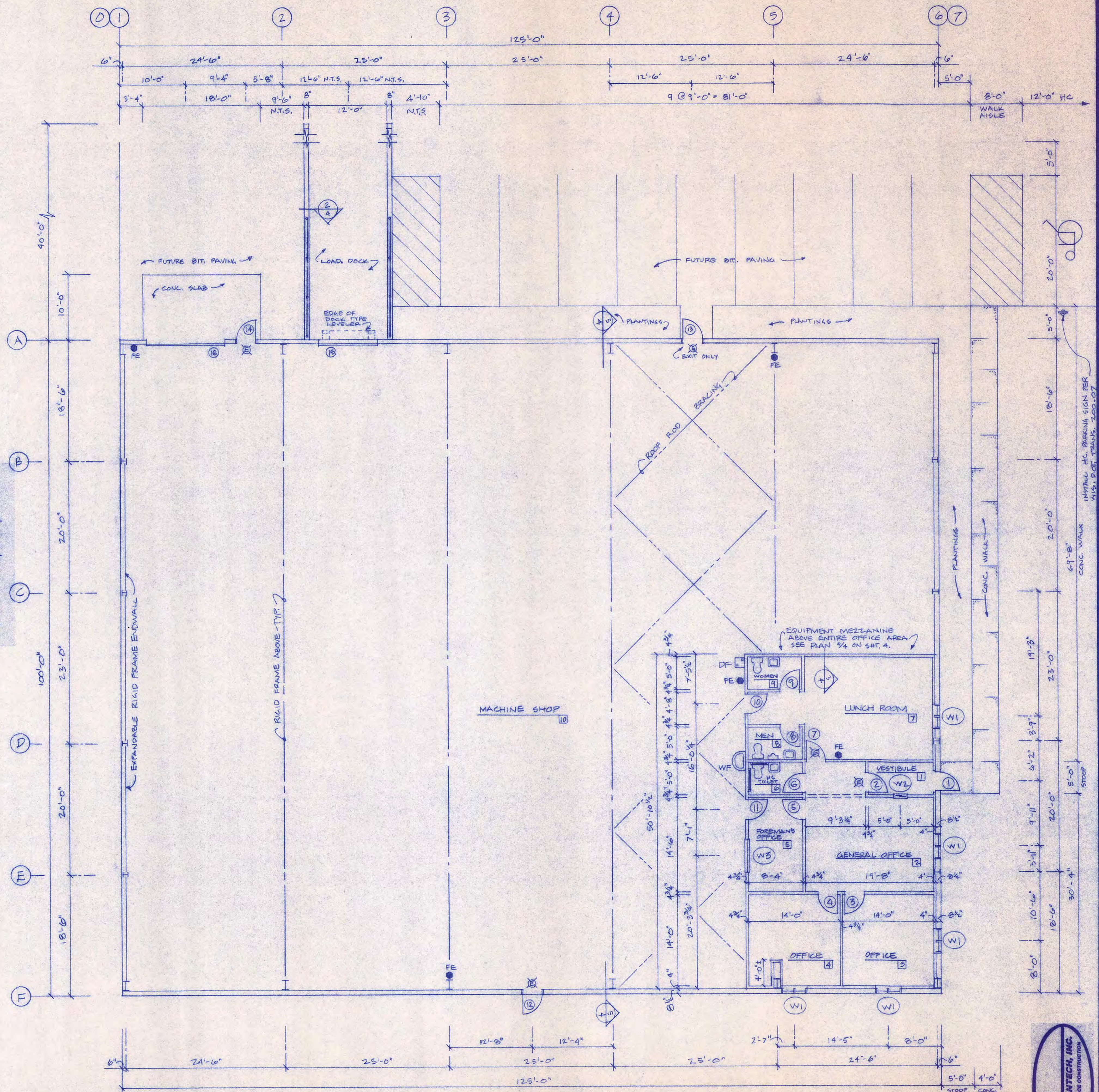


Drinking Fountain Clearances



Grab Bar Location Detail

WINDOW SCHEDULE				
MARK	SIZE	TYPE	SILL HT.	REMARKS
W1	3'-10" x 3'-11 1/4"	CLAD CSMT	3'-3"	VERIFY ALL SIZES & LOCATIONS
W2	2' x 3' NOMINAL	PASS-THRU	VERIFY	VERIFY SIZE AND LOCATION
W3	5' x 4' NOMINAL	STATIONARY	VERIFY	VERIFY SIZE AND LOCATION



FLOOR PLAN
SCALE 1/8" = 1'-0"

SYMBOLS LEGEND

- FE - FIRE EXTINGUISHER (2A RATED)
- EL - EXIT LIGHT
- DF - DRINKING FOUNTAIN
- W - DOOR NUMBER
- W - WINDOW NUMBER
- WF - 36" DIA. WASH FOUNTAIN



SITE WORK: The building shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plans around the building.

FILL: Compacted fill shall be granular material which is free of debris and stones over 4" and reasonably graded. No frozen material will be allowed.

BACKFILL OUTSIDE FOUNDATION WALLS: All backfill for outside foundation walls shall be compacted solidly to avoid future settlement. Excavated sand may be used.

SOIL BEARING: Designed on the presumptive method. Assume soil to be stiff clay. Design soil pressure is 3000 PSF (to be verified).

CONCRETE STRENGTH: 3000 PSI in 28 days. slump not over 4". Ready mix concrete to meet ASTM C94

CONCRETE TEMPERATURE: Maintain concrete temperature above 50 degrees for 72 hours

REINFORCING STEEL: Deformed bars, ASTM A615, Grade 40, or A616, Grade 50, mesh to be ASTM A185

COVER ON REINFORCING STEEL: With concrete, 3" next to ground, 2" next to foundation wall forms, lap reinforcing steel bars 24 bar diameters and lap mesh 6".

REINFORCING: Shall be continuous across entire slab to provide horizontal tie for column reactions or as shown on plans.

FINISHING AND CURING CONCRETE: Keep wall forms on 24 hours before stripping. Keep floors covered with watertight membrane for 3 days, or use a curing compound. Steel trowel all floors to a dense finish.


MISCELLANEOUS STEEL: Steel shall be A-36 or better. Bolts shall be A325 (high strength).

BUILDING: The building is designed for 30 PSF live load and 20 PSF wind load. Design to be in accordance with appropriate sections of AISI and AISC. Steel plates and rolled shapes shall have a minimum yield strength of 42,000 PSI. Purlins and girts shall be precision roll formed from 12, 14, and/or 16 gauge steel with a minimum yield strength of 50,000 PSI.

PLUMBING: Is not a part of this drawing and shall be installed in accordance with the Wisconsin Plumbing Code and any local codes.

HEATING, VENTILATING AND AIR CONDITIONING: Is not a part of this drawing. Separate plans shall be approved by the Wisconsin Dept. of Commerce, Building Code, Chapter ILHR. 64 and any local codes

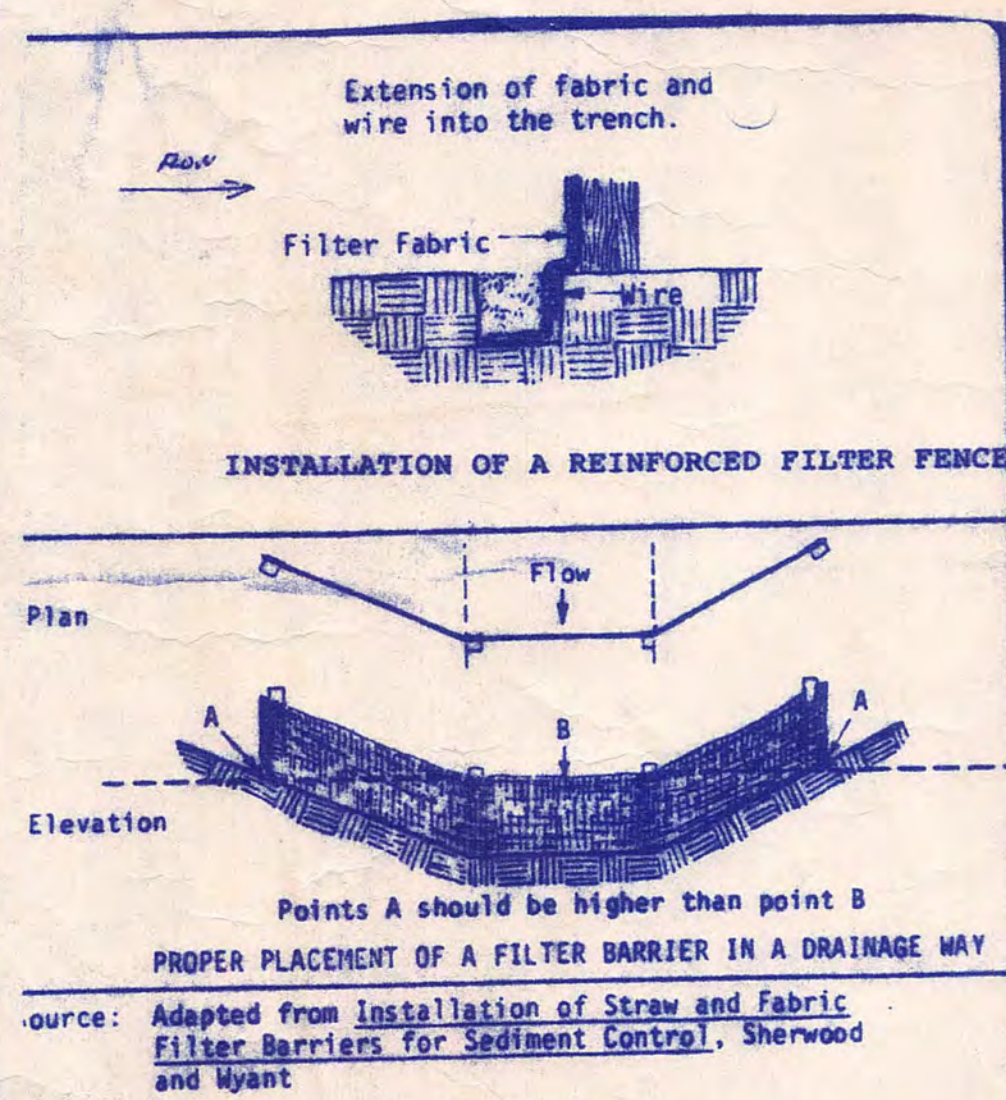
ELECTRICAL WORK: Is not a part of this drawing and shall be installed in accordance with the State of Wisconsin Electrical Code and any local codes.

EXIT LIGHTS: Shall be provided over all exit doors and shall be marked thus  Every exit sign shall have the word "EXIT" in plainly legible letters not less than 6" high, with the principal strokes of letters not less than 3/4" wide.

FIRE EXTINGUISHERS: The General Contractor shall provide fire extinguishers as per Section 51 22. Maximum travel distance to extinguishers shall not exceed 75 feet.

ACCESSIBILITY: Slope accessible route 1:20 maximum. Slope accessible aisles and stalls 1:50 maximum in all directions. All walk doors to be 3'-0" wide with lever handles or push-pulls. All parts of outlets and switches to be between 15" and 48" A.F.F. All dispensers in restrooms to have operable parts below 48" A.P.F.

DEVIATION FROM PLANS: There shall be no deviation from these plans without the written consent of T & C Associates, S.C.



1. Set posts and excavate a 4"x4" trench upslope along the line
2. Staple wire fencing to the posts.



3. Attach the filter fabric to the wire fence and extend it into the trench.
4. Backfill and compact the excavated soil.



LEGEND	
x 000.00	EXISTING SPOT ELEVATION
@ 000.00	PROPOSED SPOT ELEVATIONS
_____	EXISTING CONTOURS
_____	PROPOSED CONTOURS
- - - - -	EXISTING DRAINAGE DITCH
~~~~~	PROPOSED 4% SWALE
x-x-x-x	SILT FENCE LOCATIONS
~~~~~	BASE DITCH CHECKS

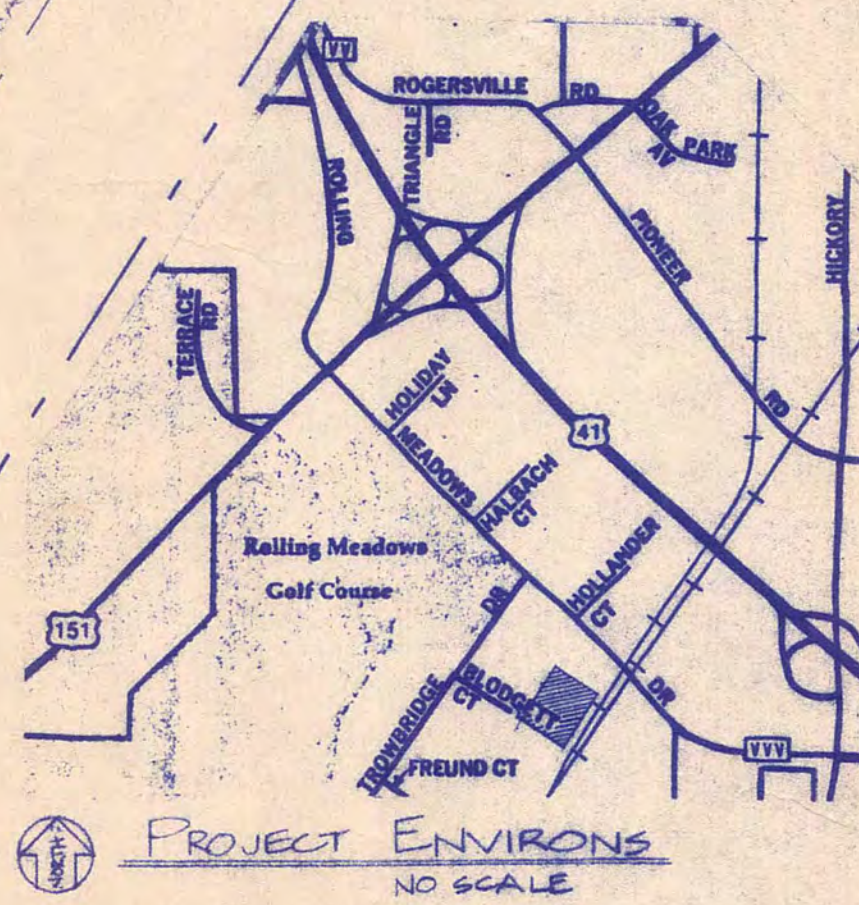
A NOTE: TRASH CONTAINMENT IS TO BE INSIDE THE BUILDING

NOTE: N. GAS METER AND SERVICE ENTRY AND ALSO ELECTRIC METER AND SERVICE ENTRY LOCATED NEAR SEWER AND WATER SERVICE ENTRIES.

NOTE: MAX. SLOPE OF HC PARKING STALL AND ADJACENT WALK AS 1:50 (2%) MAX. SLOPE CONC. WALK 1:20 (5%) W/ 1:50 (2%) CROSS SLOPE.

NOTE: PARKING LOT AND DRIVE GRADES SHOWN ARE FINISHED (TOP OF 1" BITUMINOUS) GRADES. PAVEMENT & PLANNED FOR FUTURE INSTALLATION.

VASSIL MACHINE PRODUCTS, INC.
NEW MANUFACTURING FACILITY ADD'N
65 BLODGETT COURT
FOND DU LAC, WI



DRAWING INDEX

SD-1	SITE PLAN & SPEC.
2	FOUNDATION PLAN & DTL
3	FLOOR PLAN & SCHEDULE
4	CROSS SECTION & DTL
5	ELEVATIONS