

**Fond du Lac County RealEstate Tax Record Detail**

Property Record for Parcel Number: T17-16-14-25-16-002-00

Page 1 of 2

**Location Information**



Municipality: TOWN OF RIPON

Site Address: W12203 STATE ROAD 23

Owner Name(s): HANSEN, GERALD J;  
HANSEN, SANDRA M

Mailing Address: W12203 STATE ROAD 23  
City State Zip: RIPON WI 54971

**Property Description:** (As of last tax bill issued)

Legal Description: S25 T16N R14E THAT PT SE 1/4 SE 1/4 ETC AS REC 916914 EXC HWY 1.48A

(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. 25, T16N, R14E      Volume: N/A      Document Number: 826626

Total Acres: 1.4800      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>2023</u>	2022		2023	2022
Land Value:	\$20600.00	\$20600.00	Original Tax:	\$4852.06	\$4585.14
Improvement Value:	\$212400.00	\$212400.00	Lottery Credit:	\$266.49	\$227.38
Total Value:	\$233000.00	\$233000.00	First Dollar Credit:	\$71.59	\$69.27
Fair Market Value:	\$311100.00	\$273900.00	Net Tax:	\$4513.98	\$4288.49

## Fond du Lac County RealEstate Tax Record Detail

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Fair Market Ratio:	0.7488619190	0.8505842530	Special Assessments:	\$7.00	\$72.00
			Total Taxes:	\$4520.98	\$4360.49

[2023 assessment detail](#)

[2022 assessment detail](#)

[View all tax information](#)

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### Taxint District Information

School District: RIPON AREA SCHOOL

Vocational School District: MORAINÉ PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

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Fond du Lac County, WI



<b>PIN</b>	T17-16-14-25-16-002-00	<b>Street_address</b>	W12203 STATE ROAD 23
<b>OwnerNames</b>	HANSEN, GERALD J; HANSEN, SANDRA M	<b>MunicipalityCode</b>	20034
<b>MailingAddress1</b>	W12203 STATE ROAD 23	<b>Municipality</b>	TOWN OF RIPON
<b>MailingAddress2</b>		<b>PLSSLocation</b>	SE-SE, Sec. 25, T16N, R14E
<b>MailingCity</b>	RIPON	<b>Acres</b>	1.48
<b>MailingState</b>	WI	<b>LegalDescription</b>	Refer to the source document for actual legal description. S25 T16N R14E THAT PT SE 1/4 SE 1/4 ETC AS REC 916914 EXC HWY 1.48A
<b>MailingZip</b>	54971	<b>TaxParcelID</b>	94671



*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 = 100 feet**  
7/31/2024

2023 Property Records for Town of Ripon, Fond du Lac Country

August 2, 2024

Tax key number: T17-16-14-25-16-002-00

Property address: W12203 State Rd 23

Traffic / water / sanitary: Medium / Well water / Septic

Summary of Assessment	
Land	\$20,600
Improvements	\$212,400
Total value	\$233,000

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential			64,469	1.480	None	Residential		\$20,600

Residential Building			
Year built: 1996	Full basement: 1,247 SF	photograph not available	
Year remodeled:	Crawl space:		
Stories: 1 story	Rec room (rating):		
Style: Ranch	Fin bsmt living area:		
Use: Single family	First floor: 1,247 SF		
Exterior wall: Alum/vinyl	Second floor:		
Masonry adjust:	Third floor:		
Roof type: Asphalt shingles	Finished attic:		
Heating: Gas, forced air	Unfinished attic:		
Cooling: No A/C	Unfinished area:		
Bedrooms: 3	Deck 168 SF		
Family rooms: 1	Open porch 60 SF		
Baths: 2 full, 0 half	Garage 484 SF		
Other rooms:	Garage 1,240 SF		
Whirl / hot tubs:			
Add'l plumb fixt:			
Masonry FPs:			
Metal FPs:			
Gas only FPs:	Grade: C+		
Bsmt garage:	Condition: Average		
Shed dormers:	Energy adjustment: No		
Gable/hip dorm:	Percent complete: 100%		

Total living area is 1,247 SF; building assessed value is \$181,300

# of identical OBIs: 1				Other Building Improvement (OBI)		
Main Structure			Modifications (Type, Size)		Photograph	
OBI type: Garage	Width: 40 LF	Grade: C			not available	
Const type: Detached, frame or cb	Depth: 43 LF	Condition: Average				
Year built:	Floor area: 1,720 SF	% complete: 100%				
	Assessed \$: \$31,100					

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
10/30/2018	2018-31	Garage addition32x40	\$0	7/7/2020

Sales History		
Date	Price	Type

TOWN OF RIPON TREASURER  
 N8912 STATE ROAD 44  
 RIPON WI 54971

FOND DU LAC COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2023  
 REAL ESTATE

HANSEN, GERALD J  
 HANSEN, SANDRA M

Parcel Number: T171614251600200  
 Bill Number: 817595



817595/T171614251600200  
 GERALD J HANSEN  
 SANDRA M HANSEN  
 W12203 STATE ROAD 23  
 RIPON WI 54971

**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**  
**W12203 STATE ROAD 23**  
 Sec. 25, T16N, R14E  
 S25 T16N R14E THAT PT SE 1/4 SE 1/4 ETC AS REC 916914 EXC HWY 1.48A  
 1.480 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 20,600	ASSESSED VALUE IMPROVEMENTS 212,400	TOTAL ASSESSED VALUE 233,000	AVERAGE ASSMT. RATIO 0.748861919	NET ASSESSED VALUE RATE 0.02082430 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 4513.98	
ESTIMATED FAIR MARKET VALUE LAND 27,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 283,600	TOTAL ESTIMATED FAIR MARKET VALUE 311,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 451.68	POWTS 7.00	
TAXING JURISDICTION		2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
FOND DU LAC COUNTY		82,846	105,637	1,473.90	1,530.95	3.9%
TOWN OF RIPON		148,314	200,303	1,124.10	1,116.16	-0.7%
RIPON SCHOOL		2,518,679	2,662,135	1,856.60	2,023.39	9.0%
MORAINES PARK TECH		107,767	110,632	130.54	181.56	39.1%
<b>TOTAL</b>		<b>2,857,606</b>	<b>3,078,707</b>	<b>4,585.14</b>	<b>4,852.06</b>	<b>5.8%</b>
<b>FIRST DOLLAR CREDIT</b>				<b>-69.27</b>	<b>-71.59</b>	<b>3.3%</b>
<b>LOTTERY AND GAMING CREDIT</b>				<b>-227.38</b>	<b>-266.49</b>	<b>17.2%</b>
<b>NET PROPERTY TAX</b>				<b>4,288.49</b>	<b>4,513.98</b>	<b>5.3%</b>

**TOTAL DUE: \$4,520.98**  
**FOR FULL PAYMENT**  
**PAY BY:**  
**JANUARY 31, 2024**  
**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	Year Increase Ends
MORAINES PARK TECH	17,293	35.38	2043				
RIPON SCHOOL	85,460	174.86	2027				
RIPON SCHOOL	145,282	297.26	2028				

PAY 1ST INSTALLMENT OF: \$2,130.75 <b>BY JANUARY 31, 2024</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> TOWN OF RIPON TREASURER N8912 STATE ROAD 44 RIPON WI 54971  PIN# T171614251600200 HANSEN, GERALD J BILL NUMBER: 817595	PAY 2ND INSTALLMENT OF: \$2,390.23 <b>BY JULY 31, 2024</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> FOND DU LAC COUNTY TREASURER 160 S. MACY STREET P.O. BOX 1515 FOND DU LAC, WI 54936-1515  PIN# T171614251600200 HANSEN, GERALD J BILL NUMBER: 817595	PAY FULL AMOUNT OF: \$4,520.98 <b>BY JANUARY 31, 2024</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> TOWN OF RIPON TREASURER N8912 STATE ROAD 44 RIPON WI 54971  PIN# T171614251600200 HANSEN, GERALD J BILL NUMBER: 817595
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INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT