

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: FDL-15-17-09-24-754-00

Page 1 of 2

Location Information



Municipality: CITY OF FOND DU LAC

Site Address: 245 NORTH PETERS AVE

Owner Name(s): BANK FIRST NA

Mailing Address: 402 N 8TH ST

City State Zip: MANITOWOC WI 54220

Property Description: (As of last tax bill issued)

Legal Description: S9 T15N R17E: N 242' OF CSM #442-4-42 AS REC 268546 LOC IN SE 1/4 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: Volume: N/A Document Number: 1190778

Total Acres: 0.9390 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		
	2024	2023		2024	2023
Land Value:	\$167700.00	\$167700.00	Original Tax:	\$22894.35	\$22442.49
Improvement Value:	\$751800.00	\$751800.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$919500.00	\$919500.00	First Dollar Credit:	\$54.31	\$58.14
Fair Market Value:	\$1318500.00	\$1222300.00	Net Tax:	\$22840.04	\$22384.35

Fond du Lac County RealEstate Tax Record Detail

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Page 2 of 2

Fair Market Ratio:	0.6974047620	0.7522795550	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$22840.04	\$22384.35

[2024 assessment detail](#)

[2023 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: FOND DU LAC SCHOOL

Vocational School District: MORAINÉ PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

Fond du Lac County, WI



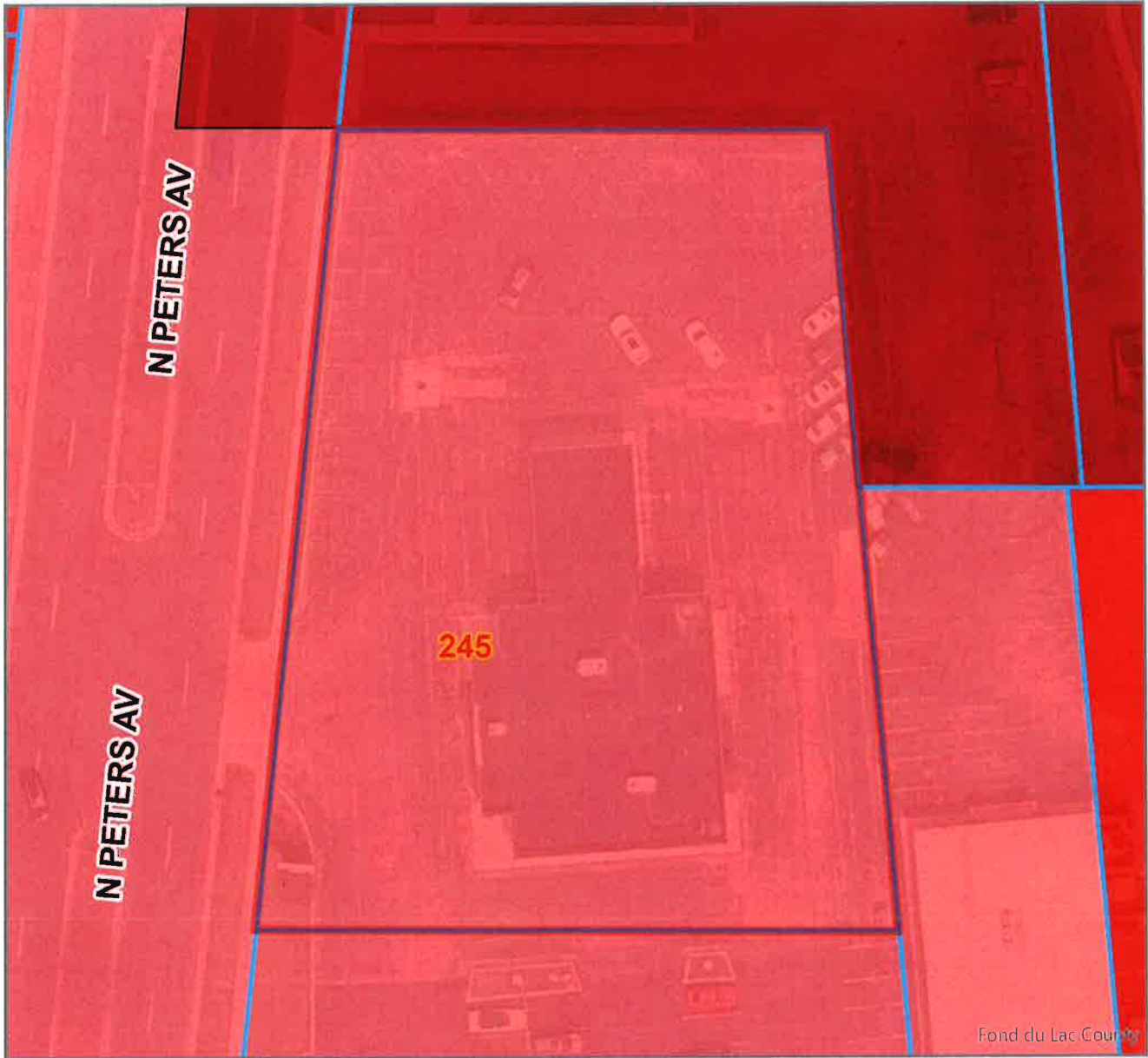
PIN	FDL-15-17-09-24-754-00	Street_address	245 N PETERS AVE
OwnerNames	BANK FIRST NA	MunicipalityCode	20226
MailingAddress1	402 N 8TH ST	Municipality	CITY OF FOND DU LAC
MailingAddress2		PLSSLocation	
MailingCity	MANITOWOC	Acres	0.939
MailingState	WI	LegalDescription	Refer to the source document for actual legal description. S9 T15N R17E: N 242' OF CSM #442-4-42 AS REC 268546 LOC IN SE 1/4 NW 1/4
MailingZip	54220	TaxParcelID	116267



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 = 50 feet
 12/6/2024

Fond du Lac County, WI



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AssessorData



Welcome, !

[Click here](#) to log out

Tax Key Number: FDL-15-17-09-24-754-00

[?](#) **HELP**

Property address:

245 N Peters Ave
City of Fond du Lac, WI

[View Full Report](#)

Abbreviated legal description:

Acres (county records): 0

Building 1 description:

Hometown Bank

Size: 4,914 sq feet

Year built: 1999

Additional structures: 1

Date of last building permit: 6/9/2020

Last sale date: 11/21/2023

Total assessed value of land: \$167,700

Total assessed value of buildings: \$751,800

Assessment year: 2024

[Click here to view the website for this municipality](#)

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[<< Return to Search Results](#)

[Perform A New Search](#)

Tax key number: FDL-15-17-09-24-754-00

Property address: 245 N Peters Ave

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

Summary of Assessment	
Land	\$167,700
Improvements	\$751,800
Total value	\$919,500

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			40,898	0.939	None	Commercial		\$167,700

Commercial Building (Hometown Bank)
Assessed value: \$730,000



Section name: Section 1
 Year built: 1999
 % complete: 100%
 Stories: 1.00
 Perimeter: 290 LF
 Total area: 4,914 SF (all stories)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Bank	Bank/Savings Institution	1	4,914	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Cavity Brick			4,914	100.0%	B (GD)
	Warmed and cooled air			4,914	100.0%	B (GD)

Other features	Description	Units	Grade	Location	Yr Blt	Condition
	1 CP6, economy grade canopy w/slab, 7x9 (Qty 2)	126	C		1999	Av
	1 BC1, Bank canopy (drive in), 30x38 SF	1,140	C		1999	Av
	1 BE1, Bank vault (money storage), 8x14 SF	112	C		1999	Av
	1 BE6, Bank night deposit chute	1	C		1999	Av
	1 BE7, Bank drive-in window	1	C		1999	Av

2024 Property Records for City of Fond du Lac, Fond du Lac Country

December 6, 2024

# of identical OBIs: 1	Other Building Improvement (OBI)	
Main Structure		Modifications (Type, Size)
OBI type: Paving	Width: 30 LF	Photograph not available
Const type: Asphalt	Depth: 991 LF	
Year built: 1999	Floor area: 29,730 SF	
	Grade: C Condition: Average % complete: 100% Assessed \$: \$21,800	

Sales History		
Date	Price	Type
11/21/2023	\$919,500	Not a market sale

Building Permits			
Issued	Permit #	Purpose	Completed
6/9/2020	101059	Storm manhole	\$4,485 1/1/2021
4/3/2019	100609	Sewer repair	\$4,495 1/1/2020
5/2/2013	100772	Pole Sign @ EMC - NV	\$39,000 1/1/2014
5/23/2003	15717	MESSAGEBD	\$27,000 5/23/2003
6/14/1999	17108	INTEXTALT	\$411,468 6/14/1999

FOND DU LAC COUNTY TREASURER
 160 S MACY STREET
 PO BOX 1515
 FOND DU LAC WI 54936-0150

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



Parcel Number: FDL1517092475400
 Bill Number: 896044

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.

896044/FDL1517092475400
 BANK FIRST NA
 402 N 8TH ST
 MANITOWOC WI 54220

Location of Property/Legal Description
 245 N PETERS AVE

S9 T15N R17E: N 242' OF CSM #442-4-42 AS REC 268546 LOC IN SE 1/4 NW 1/4
 0.939 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 167,700	ASSESSED VALUE IMPROVEMENTS 751,800	TOTAL ASSESSED VALUE 919,500	AVERAGE ASSMT, RATIO 0.697404762	NET ASSESSED VALUE RATE 0.02489869 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 22840.04																																				
ESTIMATED FAIR MARKET VALUE LAND 240,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 1,078,000	TOTAL ESTIMATED FAIR MARKET VALUE 1,318,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,660.98																																					
<table border="1"> <thead> <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> </thead> <tbody> <tr> <td>FOND DU LAC COUNTY</td> <td>2,819,001</td> <td>2,841,966</td> <td>5,601.73</td> <td>5,589.01</td> <td>-0.2%</td> </tr> <tr> <td>CITY OF FOND DU LAC</td> <td>10,401,398</td> <td>10,587,333</td> <td>9,770.52</td> <td>10,372.02</td> <td>6.2%</td> </tr> <tr> <td>FOND DU LAC SCHOOL</td> <td>46,947,362</td> <td>50,720,785</td> <td>6,356.96</td> <td>6,207.59</td> <td>-2.3%</td> </tr> <tr> <td>MORAIN PARK TECH</td> <td>2,952,287</td> <td>3,045,031</td> <td>713.28</td> <td>725.73</td> <td>1.7%</td> </tr> <tr> <td>TOTAL</td> <td>63,120,048</td> <td>67,195,115</td> <td>22,442.49</td> <td>22,894.35</td> <td>2.0%</td> </tr> </tbody> </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	2,819,001	2,841,966	5,601.73	5,589.01	-0.2%	CITY OF FOND DU LAC	10,401,398	10,587,333	9,770.52	10,372.02	6.2%	FOND DU LAC SCHOOL	46,947,362	50,720,785	6,356.96	6,207.59	-2.3%	MORAIN PARK TECH	2,952,287	3,045,031	713.28	725.73	1.7%	TOTAL	63,120,048	67,195,115	22,442.49	22,894.35	2.0%
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FIRST DOLLAR CREDIT			-58.14	-54.31	-6.6%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			22,384.35	22,840.04	2.0%																																				

TOTAL DUE: \$22,840.04
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

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
MORAIN PARK TECH	561,261	167.64	2044				
FOND DU LAC SCHOOL	5,939,382	1,817.83	2039				
FOND DU LAC SCHOOL	447,050	136.83	2039				

PAY 1ST INSTALLMENT OF: \$11,420.03
 BY JANUARY 31, 2025

PAY 2ND INSTALLMENT OF: \$11,420.01
 BY JULY 31, 2025

PAY FULL AMOUNT OF: \$22,840.04
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 FOND DU LAC COUNTY TREASURER
 160 S MACY STREET
 PO BOX 1515
 FOND DU LAC WI 54936-0150

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PIN# FDL1517092475400
 BANK FIRST NA
 BILL NUMBER: 896044

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INCLUDE THIS STUB WITH YOUR PAYMENT



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