

CITY OF RIPON TREASURER
100 JACKSON ST
RIPON WI 54971

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

WATSON 112-114 LLC



Parcel Number: RIP161499RI16400
Bill Number: 972956

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
114 WATSON ST
Sec. 21, T16N, R14E
S21 T16N R14E RIPON PLAT PT OF LOTS 6 7 & 8 BLK 6 & PT OF THE PUBLIC SQ & FDL ST AS REC 973238
0.132 ACRES

972956/RIP161499RI16400
WATSON 112-114 LLC
W1874 TULETA HILL RD
MARKESAN WI 53946

Please inform treasurer of address changes.

ASSESSED VALUE LAND 15,000	ASSESSED VALUE IMPROVEMENTS 220,000	TOTAL ASSESSED VALUE 235,000	AVERAGE ASSMT. RATIO 0.648362999	NET ASSESSED VALUE RATE 0.02457991 (Does NOT reflect credits)	NET PROPERTY TAX 5719.07																																				
ESTIMATED FAIR MARKET VALUE LAND 23,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 339,300	TOTAL ESTIMATED FAIR MARKET VALUE 362,400	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 410.54	Business Improvement District 822.50 Fire Inspection Charge 65.00																																				
<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>361,104</td><td>422,614</td><td>1,309.77</td><td>1,422.53</td><td>8.6%</td></tr><tr><td>CITY OF RIPON</td><td>2,735,382</td><td>2,961,272</td><td>2,184.23</td><td>2,279.08</td><td>4.3%</td></tr><tr><td>RIPON SCHOOL</td><td>9,060,737</td><td>9,687,565</td><td>1,725.80</td><td>1,889.80</td><td>9.5%</td></tr><tr><td>MORaine PARK TECH</td><td>386,906</td><td>443,254</td><td>170.06</td><td>184.88</td><td>8.7%</td></tr><tr><td>TOTAL</td><td>12,544,129</td><td>13,514,705</td><td>5,389.86</td><td>5,776.29</td><td>7.2%</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	361,104	422,614	1,309.77	1,422.53	8.6%	CITY OF RIPON	2,735,382	2,961,272	2,184.23	2,279.08	4.3%	RIPON SCHOOL	9,060,737	9,687,565	1,725.80	1,889.80	9.5%	MORaine PARK TECH	386,906	443,254	170.06	184.88	8.7%	TOTAL	12,544,129	13,514,705	5,389.86	5,776.29	7.2%
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FIRST DOLLAR CREDIT			-63.08	-57.22	-9.3%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			5,326.78	5,719.07	7.4%																																				

TOTAL DUE: \$6,606.57
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
RIPON SCHOOL	296,438	143.68	2027			
RIPON SCHOOL	503,945	244.26	2028			
MORaine PARK TECH	58,532	28.37	2045			

PAY 1ST INSTALLMENT OF: \$3,747.04 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF RIPON TREASURER 100 JACKSON ST RIPON WI 54971 PIN# RIP161499RI16400 WATSON 112-114 LLC BILL NUMBER: 972956	PAY 2ND INSTALLMENT OF: \$2,859.53 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# RIP161499RI16400 WATSON 112-114 LLC BILL NUMBER: 972956	PAY FULL AMOUNT OF: \$6,606.57 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF RIPON TREASURER 100 JACKSON ST RIPON WI 54971 PIN# RIP161499RI16400 WATSON 112-114 LLC BILL NUMBER: 972956
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INCLUDE THIS STUB WITH YOUR PAYMENT