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**CITY OF FOND DU LAC ASSESSOR**160 S Macy St  
PO Box 150  
Fond Du Lac, WI 54936-0150Phone: (920)322-3410  
Email: assessors@fdl.wi.gov

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April 23, 2025

DAWN M. SABEL  
W3793 FOURTH ST RD  
FOND DU LAC WI 54935**2025 Notice of Assessment****This is not a tax bill**

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2025 is listed below.

Tax key number: FDL-15-17-15-12-320-00 located in the City of Fond du Lac, Fond du Lac County  
Legal description: S15 T15N R17E HAMILTONS SUBD OF PTS OF BLKS C & J DARLINGS ADD LOTS 21 22 & 23**Property address: 76 S Macy St**

Year	General Property			PRC/MFL
	Land	Buildings / Impts	Total	
2024	\$21,800	\$157,900	\$179,700	\$0
2025	\$25,100	\$234,500	\$259,600	\$0
Net change in assessment			\$79,900	\$0

Reasons for Change	
Land	Revalue
Buildings/Impts	Revalue

**Open Book:** May 12th- May 16th from 8:30 am-12:30 pm 1:30 pm- 4:30 pm at the Fond du Lac City County Government Center. Appointments are highly recommended. Please call (920) 322-3410 to reserve a specific time. If you prefer, you may email the Assessor prior to the Open Book at: [assessors@fdl.wi.gov](mailto:assessors@fdl.wi.gov).

**Commercial properties** by phone or email only. Contact Dwight Frame at [dwight.frame@catalisgov.com](mailto:dwight.frame@catalisgov.com) or (262) 253-1142

**Board of Review:** August 13th 9:00 am-11:00 am

Assessor: (920)322-3410 [assessors@fdl.wi.gov](mailto:assessors@fdl.wi.gov)Municipal clerk: (920)322-3430 [cityclerk@fdl.wi.gov](mailto:cityclerk@fdl.wi.gov)**Assessment Information**

State law (Section 70.32 of the WI Statutes) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality, which is estimated to be 100%.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

**To Appeal Your Assessment**

**First, discuss with your local assessor.** Questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

**To file a formal appeal,** give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

**For more information on the appeal process,** contact the municipal clerk listed above. Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). For a paper copy, email [bapdor@wisconsin.gov](mailto:bapdor@wisconsin.gov) or call (608) 266-7750.

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April 23, 2025

JOHN D. SABEL  
W3793 FOURTH ST RD  
FOND DU LAC WI 54935**2025 Notice of Assessment****This is not a tax bill**

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2025 is listed below.

Tax key number: FDL-15-17-15-12-323-00 located in the City of Fond du Lac, Fond du Lac County

Legal description: HAMILTONS SUBD OF BLKS C AND J OF DARLINGS ADDN, ALL OF LOTS 30/31/32/33/34/PART OF LOTS 35/36/37, ALSO THAT PART OF VAC E-W ALLEY ADJ ON N OF LOTS 35/34/33/32/31/30 DESC AS: BEG SE COR LOT 30, TH N88\*00'25"W ALG S LI LOTS 30 THRU 37 150FT, TH N22\*51'2...

Property address: 45 W 1st St

Year	General Property			PRC/MFL
	Land	Buildings / Impts	Total	
2024	\$46,200	\$53,600	\$99,800	\$0
2025	\$53,100	\$101,700	\$154,800	\$0
Net change in assessment			\$55,000	\$0

Reasons for Change	
Land	Revalue
Buildings/Impts	Revalue

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**Board of Review:** August 13th 9:00 am-11:00 am

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