

**2017 Property Records for City of Fond du Lac, Fond du Lac County**

April 27, 2017

**Tax key number:** FDL-15-17-15-13-598-00

**Property address:** 64 Western Ave

Neighborhood / zoning: Ingrams/Darlings Addn / O

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

Legal description: DARLINGS ADD, BLK T: N 66FT OF LOT 1 TOGETHER WITH DRIVEWAY EASEMENT AS RECORDED IN V1191-522

| Summary of Assessment |          |
|-----------------------|----------|
| Land                  | \$12,500 |
| Improvements          | \$64,600 |
| Total value           | \$77,100 |

| Summary of Last Valid Sale |  |
|----------------------------|--|
| Sale date                  |  |
| Sale price                 |  |

| Qty | Tax Classification | Unit of Measure |       |       |       | Land  |            | Description        | Assess Value    |
|-----|--------------------|-----------------|-------|-------|-------|-------|------------|--------------------|-----------------|
|     |                    | Front feet      | Width | Depth | Sq Ft | Acres | Waterfront |                    |                 |
| 1   | Residential        | Front feet      | 60    | 66    | 3,964 | 0.091 | None       | regular, level     | \$12,500        |
|     |                    |                 |       |       |       |       |            | <b>Total land:</b> | <b>\$12,500</b> |

**Residential Building**

|                   |                  |                          |         |
|-------------------|------------------|--------------------------|---------|
| Year built:       | 1910             | Full basement:           | 784 SF  |
| Story height:     | 2 story w/attic  | Crawl space:             |         |
| Style:            | Conversion       | Rec room:                |         |
| Use:              | 2 Family         | FBLA:                    |         |
| Exterior wall:    | Alum/vinyl       | First floor:             | 784 SF  |
| Roof type:        | Asphalt shingles | Second floor:            | 784 SF  |
| Heating:          | Gas, forced air  | Finished attic:          |         |
| Cooling:          | None             | Unfinished attic:        | 392 SF  |
| Bedrooms:         | 4                | Unfinished area:         |         |
| Family rooms:     |                  | Deck, fir or pine        | 30 SF   |
| Baths:            | 2 full, 0 half   | Open porch, frame, lower | 200 SF  |
| Total rooms:      | 8                |                          |         |
| Whirl / hot tubs: |                  |                          |         |
| Masonry FPs:      |                  |                          |         |
| Metal FPs:        |                  |                          |         |
| Gas only FPs:     |                  | Masonry adjust:          |         |
| Bsmt garage:      |                  | Grade factor:            | C+      |
| Shed dormers:     |                  | Condition:               | Average |
| Gable/hip dorm:   |                  | Percent complete:        | 100%    |



Residential assessed building value: \$64,600 Total square feet: 1,568

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