

Docusign Envelope ID: 2EC04FEB-EAED-846C-82FB-F65EA3033E69
VILLAGE OF ST CLOUD TREASURER
PO BOX 395
ST CLOUD WI 53079

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



922962/V08161999OP07200
KATRIS HOLDINGS LLC
822 S PIONEER PKWY
FOND DU LAC WI 54935

Parcel Number: V08161999OP07200
Bill Number: 922962

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
1302 MAIN ST

S25 T16N R19E ORIGINAL PLAT LOT 1 BLK 4 EXC COM SE COR LOT 1 TH NLY 17' TH SWLY 23' M/L TO S LI LOT 1 TH E 28.55' M/L TO POB (V1012-562) ALSO PT OF LOTS 11, 12 & 16 0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 15,000		ASSESSED VALUE IMPROVEMENTS 269,800		TOTAL ASSESSED VALUE 284,800		AVERAGE ASSMT. RATIO 0.639500631		NET ASSESSED VALUE RATE 0.01987962 (Does NOT reflect credits)		NET PROPERTY TAX 5608.86																																											
ESTIMATED FAIR MARKET VALUE LAND 23,500		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 421,900		TOTAL ESTIMATED FAIR MARKET VALUE 445,400		A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 495.08																																													
<table><tr><td colspan="2">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 colspan="2">FOND DU LAC COUNTY</td><td>27,643</td><td>29,641</td><td>1,820.87</td><td>1,890.71</td><td>3.8%</td></tr><tr><td colspan="2">VILLAGE OF ST CLOUD</td><td>126,852</td><td>133,004</td><td>1,413.57</td><td>1,423.86</td><td>0.7%</td></tr><tr><td colspan="2">NEW HOLSTEIN SCHOOL</td><td>349,677</td><td>350,119</td><td>1,723.42</td><td>2,119.59</td><td>23.0%</td></tr><tr><td colspan="2">MORAINÉ PARK TECH</td><td>29,618</td><td>31,089</td><td>219.93</td><td>227.54</td><td>3.5%</td></tr><tr><td colspan="2">TOTAL</td><td>533,790</td><td>543,853</td><td>5,177.79</td><td>5,661.70</td><td>9.3%</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		27,643	29,641	1,820.87	1,890.71	3.8%	VILLAGE OF ST CLOUD		126,852	133,004	1,413.57	1,423.86	0.7%	NEW HOLSTEIN SCHOOL		349,677	350,119	1,723.42	2,119.59	23.0%	MORAINÉ PARK TECH		29,618	31,089	219.93	227.54	3.5%	TOTAL		533,790	543,853	5,177.79	5,661.70	9.3%
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FIRST DOLLAR CREDIT				-51.11	-52.84	3.4%	TOTAL DUE: \$5,608.86 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.																																														
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%																																															
NET PROPERTY TAX				5,126.68	5,608.86	9.4%																																															

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
NEW HOLSTEIN SCHOOL	49,992	466.12	2030			
MORAINÉ PARK TECH	4,105	38.28	2045			

PAY 1ST INSTALLMENT OF: \$2,804.43

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF ST CLOUD TREASURER
PO BOX 395
ST CLOUD WI 53079

PIN# V08161999OP07200
KATRIS HOLDINGS LLC
BILL NUMBER: 922962

PAY 2ND INSTALLMENT OF: \$2,804.43

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# V08161999OP07200
KATRIS HOLDINGS LLC
BILL NUMBER: 922962

PAY FULL AMOUNT OF: \$5,608.86

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF ST CLOUD TREASURER
PO BOX 395
ST CLOUD WI 53079

PIN# V08161999OP07200
KATRIS HOLDINGS LLC
BILL NUMBER: 922962

INCLUDE THIS STUB WITH YOUR PAYMENT

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