



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



18-0086

January 23, 2018

TO: Deborah Neuser, City Clerk
Steve Corbeille, Finance Director

FROM: Ryan Wilson, City Assessor

RE: Personal Property Palpable Error
Parcel 000-301-713
Clipper City Model RR Club

Clipper City Model RR Club contacted the Assessor's Office when they received a tax bill. Upon review of the exempt status of the building on leased land the parcel 000-301-713 should not have received a tax bill. The property does meet the criteria of exemption by State Statute 70.11(4) Historical Societies. By meeting the criteria of being a 501©3 and being a historical society this property is exempt.

This error falls under Wisc. Stats 70.43 (1) Correction of errors by assessors. Qualifying as a palpable error under 74.33 (1) (c) The property is exempt by law from taxation,

Please recommend to rescind the taxes due of \$685.68 and the Assessed Value of \$34,000. The value should be 0.

Ryan Wilson
City of Manitowoc
City Assessor



CITY OF MANITOWOC TREASURER
 900 QUAY ST
 MANITOWOC, WI 54220

**MANITOWOC COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2017
 PERSONAL PROPERTY**

CLIPPER CITY MODEL RR CLUB
 CLIPPER CITY MODEL RR CLUB

Account Number: 000301713
 Bill Number: 15560



15560/000301713
 CLIPPER CITY MODEL RR CLUB
 CLIPPER CITY MODEL RR CLUB
 PO BOX 2076
 MANITOWOC WI 54221

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
 5201 VISTA RD

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 34,000	TOTAL ASSESSED VALUE 34,000	AVERAGE ASSMT RATIO 1.072311700	NET ASSESSED VALUE RATE 0.02016738 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 685.68
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 31,700	TOTAL ESTIMATED FAIR MARKET VALUE 31,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 50.33	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST	2017 EST. STATE AIDS ALLOCATED TAX DIST	2016 NET TAX	2017 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0		0.00	
MANITOWOC COUNTY	1,937,010	1,951,940		177.96	
CITY OF MANITOWOC	7,263,022	7,288,899		276.95	
SCH D OF MANITOWOC	27,105,928	28,421,849		204.67	
LAKESHORE TECH COLLEGE	1,937,515	1,994,831		26.10	
TOTAL	38,243,475	39,657,519	0.00	685.68	0.0%
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	685.68	0.0%
TOTAL DUE: \$685.68					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2018 <small>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.</small>

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
SCH D OF MANITOWOC	759,036	12.85	2018				
SCH D OF MANITOWOC	455,421	7.71	2018				
SCH D OF MANITOWOC	303,615	5.14	2018				

PAY IN FULL: or 1ST INSTALLMENT: BY JANUARY 31, 2018	\$685.68 \$685.68	2ND INSTALLMENT: BY MARCH 31, 2018	\$0.00	3RD INSTALLMENT: BY MAY 31, 2018	\$0.00	4TH INSTALLMENT: BY JULY 31, 2018	\$0.00
AMOUNT ENCLOSED	_____	AMOUNT ENCLOSED	_____	AMOUNT ENCLOSED	_____	AMOUNT ENCLOSED	_____
MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:	
CITY OF MANITOWOC TREASURER 900 QUAY ST MANITOWOC, WI 54220		CITY OF MANITOWOC TREASURER 900 QUAY ST MANITOWOC, WI 54220		CITY OF MANITOWOC TREASURER 900 QUAY ST MANITOWOC, WI 54220		CITY OF MANITOWOC TREASURER 900 QUAY ST MANITOWOC, WI 54220	
PIN# 000301713 CLIPPER CITY MODEL RR CLUB BILL NUMBER: 15560		PIN# 000301713 CLIPPER CITY MODEL RR CLUB BILL NUMBER: 15560		PIN# 000301713 CLIPPER CITY MODEL RR CLUB BILL NUMBER: 15560		PIN# 000301713 CLIPPER CITY MODEL RR CLUB BILL NUMBER: 15560	



INCLUDE STUB WITH YOUR PAYMENT



INCLUDE STUB WITH YOUR PAYMENT



INCLUDE STUB WITH YOUR PAYMENT



INCLUDE STUB WITH YOUR PAYMENT

Deborah Neuser

From: Ryan Wilson
Sent: Tuesday, January 23, 2018 2:52 PM
To: Steve Corbeille; Deborah Neuser
Subject: Clipper City
Attachments: 201801231314.pdf

Here is the other one. It should be exempt under historical society. If we could get in added to the agenda that would be great. Thank you,

Ryan Wilson
Gary Doering
City of Manitowoc
Assessor's Office
920-686-6972