



April 27, 2021

TO: Adam Tegen, Community Development Director
Shawn Alfred, Finance Director
Mackenzie Reed-Kadow, City Clerk

FROM: Bill Gaber, City Assessor

RE: Correction of Error – Wisconsin Public Service Corp, Parcel # 000-120-070,

The parcel listed above has been owned by Wisconsin Public Service Corp for many years but has been assessed for many years. They said they filed for exemption prior to the board of review for the 2020 year. The first copy that I saw was on August 8th, 2020 when Mr. Kendrick Colin reached out to our office. We flagged it for a review for 2021 since 2020 board of review was already complete. Mr. Colin did receive a tax bill and reached out to us again asking this to be exempt for 2020 as this should not be taxable. I did contact the Wisconsin Department of Review for guidance on this issue and they confirm that this should have been exempt for 2020. This occurred in 2021.

There is a correction method for this situation. The correction falls under Wis. Stats 70.43, sharing and charging back of taxes due to palpable errors. After the tax roll has been delivered to the treasurer of the taxation district, the governing body of the taxation district may refund or rescind in whole or in part, any general property tax shown in the tax roll and this includes any property that is exempt by law from taxation. The Correction of Error form will be included in the 2021 roll book. The City Clerk will need to file form PC-201 with the DOR no later than October 1st to request the tax refund.

Thank you and please let me know if you or the Common Council have any further questions on this matter.

Bill Gaber
City of Manitowoc
City Assessor

PO Box 415 Menasha, WI 54952

Email: question@accurateassessor.com - Web: www.accurateassessor.com

CITY OF MANITOWOC TREASURER
900 QUAY ST
MANITOWOC, WI 54220

MANITOWOC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

WISCONSIN PUBLIC SERVICE CORP



Parcel Number: 000120070
Bill Number: 60506

60506/000120070
WISCONSIN PUBLIC SERVICE CORP
ATTN REAL ESTATE
PO BOX 6040
CAROL STREAM IL 60197-6040

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
402 N 10TH ST

E 150' OF S 1/2 LOT 6 & E 150' OF LOT 7 & ALL OF LOTS 8, 9, 10, 11 AND 12 BLK 120
1.122 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 117,300	ASSESSED VALUE IMPROVEMENTS 771,900	TOTAL ASSESSED VALUE 889,200	AVERAGE ASSMT. RATIO 0.961128866	NET ASSESSED VALUE RATE 0.02129655 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 18881.45
ESTIMATED FAIR MARKET VALUE LAND 122,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 803,100	TOTAL ESTIMATED FAIR MARKET VALUE 925,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,186.85	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
MANITOWOC COUNTY	2,107,594	2,166,202	4,759.47	4,721.21	-0.8%
CITY OF MANITOWOC	7,450,658	7,461,619	7,535.42	7,459.30	-1.0%
SCH D OF MANITOWOC	32,052,697	32,854,719	5,791.75	6,038.42	4.3%
LAKESHORE TECH COLLEGE	2,074,389	2,016,404	711.24	717.97	0.9%
TOTAL	43,685,338	44,498,944	18,797.88	18,936.90	0.7%
FIRST DOLLAR CREDIT			-55.50	-55.45	-0.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			18,742.38	18,881.45	0.7%

TOTAL DUE: \$18,881.45
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

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	Year Increase Ends
SCH D OF MANITOWOC	2,667,827	1,157.90	2021				

PAY IN FULL: or 1ST INSTALLMENT: BY JANUARY 31, 2021	\$18,881.45 \$4,721.45	2ND INSTALLMENT: BY MARCH 31, 2021	\$4,720.00	3RD INSTALLMENT: BY MAY 31, 2021	\$4,720.00	4TH INSTALLMENT: BY JULY 31, 2021	\$4,720.00
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# 000120070 WISCONSIN PUBLIC SERVICE CORP BILL NUMBER: 60506		PIN# 000120070 WISCONSIN PUBLIC SERVICE CORP BILL NUMBER: 60506		PIN# 000120070 WISCONSIN PUBLIC SERVICE CORP BILL NUMBER: 60506		PIN# 000120070 WISCONSIN PUBLIC SERVICE CORP BILL NUMBER: 60506	



INCLUDE STUB WITH YOUR PAYMENT



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