

**FINAL - EQUATED**

**STATEMENT OF ASSESSMENT FOR 2019**

This is an Amended Return

36 CO 251 MUN 0960 ACCT NO

FOR CITY OF MANITOWOC OF MANITOWOC COUNTY

*Town - Village - City* Municipality Name

*County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES WHOLE NUMBERS ONLY (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	11,818	11,296	3,248	242,661,400	1,096,053,900	1,338,715,300
2	COMMERCIAL - Class 2	1,107	964	1,726	118,748,900	351,430,600	470,179,500
3	MANUFACTURING - Class 3	104	103	702	15,363,800	136,271,400	151,635,200
4	AGRICULTURAL - Class 4	76		703	119,900		119,900
5	UNDEVELOPED - Class 5	40		328	163,400		163,400
6	AGRICULTURAL FOREST - Class 5m	2		10	10,000		10,000
7	FOREST LANDS - Class 6	1		1	100		100
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	13,148	12,363	6,718	377,067,500	1,583,755,900	1,960,823,400
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,105	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				21,700	0	21,700
12	MACHINERY, TOOLS AND PATTERNS - Code 2					8,866,600	8,866,600
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				24,907,100	6,886,300	31,793,400
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				9,401,100	2,206,800	11,607,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				34,329,900	17,959,700	52,289,600
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						2,013,113,000
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	Name of Assessor ACCURATE APPRAISAL LLC		Telephone # (920) 686-6970			

**REMARKS**

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .990527193  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

# FOREST CROP AND OTHER EXEMPT LAND

2019

36

251

0960

YEAR

CO

MUN

ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are NOT the same

18	(a) PARCELS	Private Forest Crop - Reg Class @ 10¢ per acre (b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	Private Forest Crop - Reg Class @ \$2.52 per acre (e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Special Class @ 20¢ per acre (b) ACRES	(c) ASSESSED VALUE	Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre (d) PARCELS	Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre (e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	Entered Before 2005 Managed Forest - OPEN @ 74¢ per acre (b) ACRES	(c) ASSESSED VALUE	Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre (d) PARCELS	Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre (e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre (b) ACRES	(c) ASSESSED VALUE	Entered After 2004 Managed Forest - CLOSED @ \$10.20 per acre (d) PARCELS	Entered After 2004 Managed Forest - CLOSED @ \$10.20 per acre (e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	2,697.56
23	(a) REAL ESTATE	(b) PERSONAL	(c) REAL ESTATE	(d) REAL ESTATE	(e) PERSONAL	637,300
	(a) REAL ESTATE	(b) PERSONAL	(c) REAL ESTATE	(d) REAL ESTATE	(e) PERSONAL	637,300
	(a) REAL ESTATE	(b) PERSONAL	(c) REAL ESTATE	(d) REAL ESTATE	(e) PERSONAL	637,300

## SPECIAL DISTRICTS

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						



## FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [igs@wisconsin.gov](mailto:igs@wisconsin.gov)

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

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