

20-0123

Steven A. Elkind, Ph.D.  
2617 Arboretum Drive  
Madison, WI 53713  
608-286-1118

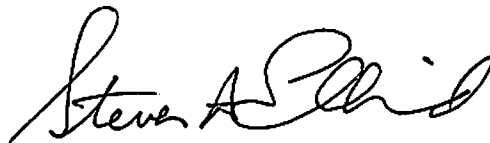
January 27, 2020

City of Manitowoc Treasurer:

On parcel # 330008152 I am paying my first installment but disputing and not paying the special assessment.

I am also disputing the special assessment on Parcel # 520031070.

Thank you.

A handwritten signature in black ink that reads "Steven A. Elkind". The signature is written in a cursive style with a large initial "S" and "E".

CITY OF MANITOWOC TREASURER  
900 QUAY ST  
MANITOWOC, WI 54220

MANITOWOC COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE

LAKESHORE MALL LLC  
C/O KESSELMAN REAL ESTATE

Parcel Number: 330008152  
Bill Number: 50156

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  
700 E MAGNOLIA AVE

HARBOR VIEW L 6-22 INC. OF BL 6&7& S10 OF L 1&2& S10' OF E28 OF L3 & LTS 6-22 INC BL 8 PT L 31 O&G N OF MAGN. W OF HOLLY & ALL V.C.S ABUTT  
12.119 ACRES

50156/330008152  
LAKESHORE MALL LLC  
C/O KESSELMAN REAL ESTATE  
10620 N PORT WASHINGTON RD  
MEQUON WI 53092

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
517,300	517,000	1,034,300	0.990527193	0.02114021 <small>(Does NOT reflect credits)</small>	21809.82
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	Other Special Charge
522,200	521,900	1,044,100		1,425.13	26,531.44
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
MANITOWOC COUNTY	2,008,106	2,107,594	5,594.01	5,536.12	-1.0%
CITY OF MANITOWOC	7,254,570	7,450,658	8,516.23	8,765.05	2.9%
SCH D OF MANITOWOC	30,643,690	32,052,697	6,466.49	6,736.85	4.2%
LAKESHORE TECH COLLEGE	2,019,175	2,074,389	802.94	827.30	3.0%
<b>TOTAL</b>	<b>41,925,541</b>	<b>43,685,338</b>	<b>21,379.67</b>	<b>21,865.32</b>	<b>2.3%</b>
FIRST DOLLAR CREDIT			-55.32	-55.50	0.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>21,324.35</b>	<b>21,809.82</b>	<b>2.3%</b>

**TOTAL DUE: \$48,341.26**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2020**  
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	2,680,376	1,377.13	2021				

PAY IN FULL: or 1ST INSTALLMENT: BY JANUARY 31, 2020	\$48,341.26 \$31,985.26	2ND INSTALLMENT: BY MARCH 31, 2020	\$5,452.00	3RD INSTALLMENT: BY MAY 31, 2020	\$5,452.00	4TH INSTALLMENT: BY JULY 31, 2020	\$5,452.00
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	
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INCLUDE STUB WITH YOUR PAYMENT