



CITY OF MANITOWOC

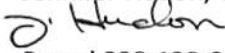
WISCONSIN, USA
www.manitowoc.org



MEMORANDUM

DATE: December 30, 2016

TO: Scott McMeans, Chairperson
Finance Committee

FROM: Jennifer Hudon, City Clerk/Dep. Treas.


RE: Parcel 000-139-000

The City Assessor has determined that the above parcel, in the name of Holy Family Memorial Medical Center should be exempt from real estate taxes.

Please recommend rescinding the 2016 taxes in the amount of \$10,065.86.

Jennifer Hudon, MPA, City Clerk/Deputy Treasurer
CITY HALL · 900 Quay Street · Manitowoc, WI 54220-4543
Phone (920) 686-6950 · Fax (920) 686-6959 · jhudon@manitowoc.org





CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



December 1, 2016

Mr. Brett Norell
Holy Family Memorial, Inc.
PO Box 1450
Manitowoc, WI 54221

Dear Mr. Norell:

I have received your request for property tax exemption for assessment year 2016 for parcel 000-139-000, located at 2300 Western Avenue.

Specifically, in Section 7(b) of the Property Tax Exemption Form, you requested exemption under State Statute 70.11 (4m)(a). In Section 27, you also referenced the Wisconsin Supreme Court Case of Covenant Healthcare Systems.

After reviewing the information submitted with the form, and completing an interior inspection, I find that all of the area at this location meets the requirements for hospital use and the exemption will be granted. .

If you have further questions on your request for exemption, you may contact me on my cell at 414-704-0647.

Sincerely,

Mark Link
City Assessor

City of Manitowoc 2015 Property Record

Parcel Number: 000-139-000 Current acres: 16.9503
 Current owner: HOLY FAMILY MEMORIAL MEDICAL CENTER LOTS 1-13 BLK 137 & LOTS 1-17 BLK 138 & ALL OF BLK 139 EXC VOL 665 PG 562 FOR ST



Ownership					Building Information	
Name: HOLY FAMILY MEMORIAL MEDICAL CENTER						
Mailing Address: PO BOX 1450						
MANITOWOC, WI 54221						
Property Description						
Location: 2300 WESTERN AVE						
Conveyance Date:						
Date Recorded:						
Value/Sale Price:						
Deed Vol & Page: V P. DOC. #						
Improvement Name: HOLY FAMILY MEMORIAL HOSPITAL						
Legal Description: LOTS 1-13 BLK 137 & LOTS 1-17 BLK 138						
& ALL OF BLK 139 EXC VOL 665 PG 562						
FOR ST & VAC WOLLMER, S 22 & S 23 & 24TH STREETS & VAC ALLEY						
ABUTTING, & THAT PART OF SW 1/4						
Notes					Parcel Information	
COMBINED WITH 000-136-010, -020, -030, -050, -051, -061, -070, -080, -090					Property Class: Commercial	
Conveyance Instrument:					Roll Type: REAL	
Assessment Value					Other	
Valuation Date: 01/01/2015					Fair Market Value: 460,700	
Assessment Type: COMMERCIAL					Assessment Ratio: 104.8202	
Acres	Land Value	Improved Value	Total Value		Tax Detail	
16.9503	0	482,900	482,900		Category	Tax Amount
Totals ->	16.9503	0	482,900	482,900	GEN CITY	3,868.17
Payments					VOC SCHOOL	369.22
Date	Receipt Number	Amount			STATE	78.19
01/28/2016	946647	10,303.20			COUNTY	2,586.28
					BD OF EDUC	4,106.21
					SCHOOL CREDIT	(646.94)
					TOTAL TAX	10,361.13
					1ST DOLLAR CR	(57.93)
					LOTTERY CREDIT	0.00
					NET TOTAL	10,303.20
					INSTALLMENT 1	2,575.80
					INSTALLMENT 2	2,575.80
					INSTALLMENT 3	2,575.80
					INSTALLMENT 4	2,575.80
					SPECIALS	0.00
					TAX AND SPECIALS	10,303.20
					Balance Due to City	0.00
Special Assessment Projects						
Project	Delayed Assessment?			Balance Due		

CITY OF MANITOWOC TREASURER
 900 QUAY ST
 MANITOWOC, WI 54220

MANITOWOC COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2016
 REAL ESTATE

HOLY FAMILY MEMORIAL MEDICAL CENTER

Parcel Number: 000139000
 Bill Number: 1832

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
 2300 WESTERN AVE

LOTS 1-13 BLK 137 & LOTS 1-17 BLK 138 & ALL OF BLK 139 EXC VOL 665 PG 562 FOR ST & VAC WOLLMER, S 22 & S 23 & 24TH STREETS & VAC ALLEY ABUTTING, & THAT PART OF SW 1/4 SEC 19-19-24 DESC IN VOL 336 PG 159 & THAT PART OF BLOCK 136 LYING N OF WESTERN AVENUE
 0.000 ACRES

1832/000139000
 HOLY FAMILY MEMORIAL MEDICAL CENTER
 PO BOX 1450
 MANITOWOC WI 54221-1450

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
0	482,900	482,900	1.047602169	0.02096081 <small>(Does NOT reflect credits)</small>	10065.86
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	
0	461,000	461,000		646.20	
TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	78.19	78.22	0.0%
MANITOWOC COUNTY	1,971,310	1,937,010	2,586.28	2,576.35	-0.4%
CITY OF MANITOWOC	7,393,084	7,263,022	3,868.17	3,882.06	0.4%
SCH D OF MANITOWOC	26,108,967	27,105,928	3,459.27	3,214.51	-7.1%
LAKESHORE TECH COLLEGE	2,220,631	1,937,515	369.22	370.84	0.4%
TOTAL	37,693,992	38,243,475	10,361.13	10,121.98	-2.3%
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT			-57.93	-56.12	-3.1%
NET PROPERTY TAX			10,303.20	10,065.86	-2.3%

TOTAL DUE: \$10,065.86
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
 JANUARY 31, 2017

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	305,276	73.47	2018				
SCH D OF MANITOWOC	457,914	110.20	2018				
SCH D OF MANITOWOC	763,190	183.66	2018				

PAY IN FULL: or 1ST INSTALLMENT: BY JANUARY 31, 2017	\$10,065.86 \$2,517.86	2ND INSTALLMENT: BY MARCH 31, 2017	\$2,516.00	3RD INSTALLMENT: BY MAY 31, 2017	\$2,516.00	4TH INSTALLMENT: BY JULY 31, 2017	\$2,516.00
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:	
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PIN# 000139000 HOLY FAMILY MEMORIAL MEDICAL CENTER BILL NUMBER: 1832		PIN# 000139000 HOLY FAMILY MEMORIAL MEDICAL CENTER BILL NUMBER: 1832		PIN# 000139000 HOLY FAMILY MEMORIAL MEDICAL CENTER BILL NUMBER: 1832		PIN# 000139000 HOLY FAMILY MEMORIAL MEDICAL CENTER BILL NUMBER: 1832	

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