

**FINAL - EQUATED
STATEMENT OF ASSESSMENT FOR 2016**

36 251 0960
CO MUN ACCT NO

Page 1
 Check if this is an Amended Return

FOR CITY OF OF MANITOWOC MANITOWOC COUNTY
Town - Village - City Municipality Name County Name

WHEN COMPLETING THIS DOCUMENT
DO NOT WRITE OVER X's OR IN SHADED AREAS

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	11,862	11,241	3,229	243,925,700	1,082,213,500	1,326,139,200
2	COMMERCIAL - Class 2	1,109	982	1,702	113,434,000	343,752,400	457,188,400
3	MANUFACTURING - Class 3	104	103	694	18,008,500	138,024,600	152,031,100
4	AGRICULTURAL - Class 4	74		722	116,500		116,500
5	UNDEVELOPED - Class 5	42		322	162,000		162,000
6	AGRICULTURAL FOREST - Class 5m	2		10	10,000		10,000
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	13,193	12,306	6,679	373,654,700	1,581,980,500	1,935,645,200
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,256	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				30,600	0	30,600
12	MACHINERY, TOOLS AND PATTERNS - Code 2				11,221,000	8,342,200	19,563,200
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				28,758,500	10,153,000	38,911,500
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				9,120,700	3,364,300	12,485,000
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				49,130,800	21,859,500	70,990,300
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						2,006,635,500
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		07/21/2016	Name of Assessor MARK LINK		Telephone # (414) 704-0847	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.047602169
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

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Do not confuse FOREST LANDS (Line 7) with FOREST CROPS (in this section) - They 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	(d) PARCELS	Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$8.27 per acre (e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	Entered Before 2005 Managed Forest - OPEN @ \$1.79 per acre (b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	Entered Before 2005 Managed Forest - CLOSED @ \$1.87 per acre (e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	Entered After 2004 Managed Forest - OPEN @ \$2.14 per acre (b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	Entered After 2004 Managed Forest - CLOSED @ \$10.63 per acre (e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Croad Acres		(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	
23	Assessed Value of Omitted Property From Prior Years (Sec. 70.44)			Assessed Value of Sec. 70.43 Corrections of Errors by Assessors		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	242,600			350,400		
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.985)			Mfg. Equated Value of Sec. 70.43 Corrections of Errors by Assessors		
	(a) REAL ESTATE	(a) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	
					-269,900	

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						

SCHOOL DISTRICTS

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Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School 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)
A. SCHOOL DISTRICTS (K-8 and K-12)						
36	363290	0210	SCH D OF MANITOWOC	1,832,744,900	173,890,600	2,006,635,500
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,832,744,900	173,890,600	2,006,635,500
B. UNION HIGH SCHOOL DISTRICTS						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
C. TECHNICAL COLLEGE DISTRICTS						
56	001100	0010	LAKESHORE TECHNICAL COLLEGE CLEV	1,832,744,900	173,890,600	2,006,635,500
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,832,744,900	173,890,600	2,006,635,500

I hereby certify, to the best of my knowledge and belief, this form is complete and correct.

Print name of preparer	Title	Date (MM / DD / CCYY) / /
Signature of preparer	Contact Telephone Number () -	E-mail address

INSTRUCTIONS FOR STATEMENT OF ASSESSMENT INCLUDING SPECIAL DISTRICT PART

HIGHLIGHTS

1. Complete the Statement of Assessment after the Board of Review. Reflect any changes made there.
2. Use black ink to complete.
3. Line 18 must equal Line 50, Col D.
4. Line 55 must equal the total of K-8 schools listed on lines 38-49. Do not include K-12 schools in this comparison.
5. Line 59, Col. D must equal Line 18.
6. Special District, School District and Technical College District values must include both real estate and personal property. Examples of Special districts are: town sanitary districts, public inland lake protection and rehabilitation districts, and metropolitan sewerage districts.
7. **DO NOT INCLUDE** Manufacturing property values. DOR will print these values on the final SOA.
8. Accuracy of this form is very important. The values reported directly affect the equalized value DOR calculates for school and special districts.

NOTE: Please supply any correction to the name and address.

JENNIFER HUDON
CITY OF MANITOWOC
800 QUAY ST
MANITOWOC, WI 54220 - 4543

Page 1:

If not prefiled, enter the tax year, county and municipal code, municipal type, municipal name and county name on the top of form.

Check the Amended box, if filing an amended / corrected SOA.

Report the parcel count, acres and assessed value of taxable general property, total parcel count, (real and personal), total acres, and values from final figures set by the Board of Review.

A. Real Estate - land and improvements (buildings, etc.) is reported on lines 1 - 8, total line 9.

B. Personal Property is reported on lines 11 - 14, Column D, total line 15.

C. To complete this report, use the computer produced summary of the assessment roll that shows these amounts.

D. Use whole numbers only.

E. Add each line across and each column down to verify entries.

Page 2:

A. Report Special Items (not subject to general property tax).

1. Private Forest Croplands and Managed Forest Lands are reported on lines 18, 19, 20 and 21. Be sure to report assessed values NOT taxes.

2. You should have copies of the orders of entry, orders of withdrawal, etc., to update your assessment roll.

3. Show hundredths of acres (e.g. 39.75).

4. Tax exempt lands are reported on line 22.

5. Omitted property and sec. 70.43, Wis. Stats., corrections of errors by assessor are reported on line 23.

Report real estate and personal property separately. These should be for prior years, not something found on the current assessment roll after the board of review.

B. Special District (Lines 24-35) include the value of both real and personal property.

The Department of Revenue (DOR) preprints much of the information regarding names and codes for schools, special districts, etc. If a district is not listed, enter the name and value only, DOR will enter the proper code.

Page 3 School Districts:

Include the value of both real and personal property.

Report School District (regular, elementary, union high school, and technical college).

1. Regular (K-12) and Elementary (K-8) school values are reported on lines 38-49, total on line 50.

2. Union High School (UHS) (use only if elementary schools are listed on lines 38-49) are reported on lines 51-54.

UHS total value (line 55) must equal to the total elementary school values reported on lines 38-49. Do not include K-12 schools in this comparison.

3. Technical College values are reported on lines 56-58, total on line 59.

4. Use the computer summary that shows these amounts to complete this report.

This form is due the second Monday in June. File this report only after your Board of Review is complete.

If you have questions:

Email: igs@revenue.wi.gov

Cell: (608) 281-5341

Fax number: (608) 284-8887

Return forms to:

Wisconsin Department of Revenue

Local Government Services Section 6-97

PO Box 8971

Madison WI 53708-8971