



November 20, 2020

TO: Adam Tegen, Community Development Director
Steve Corbeille, Finance Director

FROM: Bill Gaber, City Assessor

RE: Omitted Property – Parcel 000-230-120 (Schuette Building)

I am writing to explain the background of the property that had remodeling omitted from the 2020 Assessment Roll, and the solution of putting this value on the Roll. We visited the property in September of 2019 to see what work was done. It was determined that some work was done but not enough to add value. The property was flagged for another visit in 2021. It should have been flagged for another visit in January of 2020 to see what was complete as of the first of the year.

While it is unfortunate this remodel or the work that was done was omitted from the Assessment Roll, there is a solution to correct the situation. This omission falls under Wisc. Stats 70.44 Assessment; property omitted Qualifying as a omitted property under 74.34 (1) the property owner will be/have been notified of the omission and their rights to the board of review if so desired. Once the property owner has been notified of the omission a tax bill can be issued for the missing value using the 2020 tax rate. The owner still has their right to object to the value if they so desire. The tax bill is due Jan 31, 2022. Then all taxing jurisdictions will receive their share of the revenue.

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



Ph: 920-686-6970

Email: manitowocassessor@manitowoc.org

November 20, 2020

Doneff's Schuette Building, LLC
Attn: Anton Doneff
5160 Expo Dr., Suite 100
Manitowoc, WI 54220

RE: Property Omission for Parcel 000-230-120, Legal: LOT 10 & E 1/2 OF LOT 3 & THAT PART OF LOTS 11 & 12 EXC THAT PT BEG AT NE COR LT 12, TH SLY 27', WLY 99.7', NLY 26.7' TH ELY 99.2' IN V1469 P142 ALL IN BLK 230 ORIGINAL PLAT

Dear Anton Doneff,

As the City Assessor for the City of Manitowoc, it has come to my attention that I did not assess your property for the remodel work that was done for the 2020 Assessment Roll. A portion of the remodel process was complete as of Jan 1st, 2020. The Wisconsin State Statute 70.44 states that we are allowed to add the value as omitted.

I will be placing an additional assessment value of \$1,250,000 on the improvement for 2020. The tax bill for the omitted value (\$1,250,000) for 2020 will be generated based on the 2020 tax rate.

Due to this omission of your property you were not able to contest your assessed value at the 2020 Board of Review if you so desired. If you wish to contest the assessed value, you may do so at the 2021 Board of Review or contact me with any concerns you may have.

If you have any questions concerning this or the value placed on the property, please call or email me at 920-686-6970 or Manitowocassessor@manitowoc.org.

Sincerely,

Bill Gaber
City of Manitowoc
Accurate Appraisal LLC