

Finance  
8-21-17

170845

Blight Determination  
422 and 424 North 10<sup>th</sup> Street  
Date: August 16, 2017  
Parcel #: 052-000-120-040.00



**Current Conditions**

The following assessment examines the current conditions of the subject property per the statutory definition of "blight" found in Chs. 32.03(6) and 66.1333(2m)(bm), Wis. Stats.

Statutory Elements	Observations	Exhibits
abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	The properties have been vacant since at least 2007. The exterior is dilapidated and deteriorated. The homes were constructed ipre-1900.	Photos
inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	There are no utilities in the buildings and they are unable to be entered safely for further inspection.	Photos
high density of population and overcrowding	Not applicable. These are residential properties on a main thoroughfare.	
conditions which endanger life or property by fire and other causes; unsafe conditions	The property is not secured and is not in habitable condition. The buildings have degraded to the extent that it would be difficult to extinguish a fire without a total loss.	Photos
faulty lot layout in relation to size, adequacy accessibility or usefulness	There are two homes on one parcel, which is not permissible.	Tax Record
diversity of ownership	The property is owned by a married Wisconsin couple.	Tax Record
tax or special assessment delinquency exceeding the fair market value of the land	There are still 2016 property taxes and weed cutting assessments owing on the property but they do not exceed the fair market value of the land.	Tax Record
defective or unusual conditions of title	Not applicable.	

### Potential Impacts

The following assessment considers the potential impacts of the current state of the property as detailed above per the statutory definition of "blight" found in Ch. 66.1333(2m)(bm).

Statutory Elements	Conclusions	Exhibits
conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime	The properties are a health hazard as they harbor birds and vermin. The properties are unsecured and are also a nuisance.	Photos
detrimental to the public health, safety, morals or welfare	Causes for concern with public health, safety, morals and welfare stem from the dangers present in these degraded, unsecured buildings, and the extended period of time that these conditions have been present on the site.	Photos
substantially impairs or arrests the sound growth of a city	The negative visual impact of these dilapidated homes on a main thoroughfare does not enhance property values or encourage development. These properties are visible from the street and the working river.	Photos
retards the provisions of housing accommodation	These are downtown residences that are uninhabitable.	
constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare	These properties are on one of the City's most heavily traveled streets, are impairing development, and are a visual nuisance. Their unsecured nature provides for the harboring of vermin and potential vagrancy and has a negative impact on the downtown neighborhood.	Code & Contact Report Photos

### Determination

The subject parcel and its contents meet the statutory definition of blight.

Completed by: Gregg P. Kadow, Deputy Fire Chief

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## City of Manitowoc County

Owner (s):

**CONARD, BRUCE J  
CONARD, RENEE L**

Location:

Mailing Address:

**BRUCE J CONARD  
RENEE L CONARD  
PO BOX 418  
MANITOWOC, WI 54221**

School District:

**3290 - SCHOOL DISTRICT OF  
MANITOWOC**

Tax Parcel ID Number:

**000120040**

Tax District:

**251-CITY OF MANITOWOC**

Status:

**Active**

Acres:

**0.1617**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**N 58.7' EX. W 35' OF LOT 4 BLK. 120**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

**422 NORTH 10TH ST MANITOWOC, WI 54220**

<b>0 Lottery credits claimed</b>
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### Tax History

Tax Year*	Total Due	Paid to Date	Current Due	Interest	Penalty	Total Payoff
2016	\$2,983.98	\$0.00	\$2,983.98	\$208.88	\$0.00	\$3,192.86
<b>Total</b>						<b>\$3,192.86</b>

<b>Interest and Penalty are computed for payments postmarked no later than August 31, 2017.</b>
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**Tax Year: 2016**

**Click here for detailed assessment data. (square footage, year built, building type, etc)**

### Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	0.162	\$18,800	\$83,300	\$102,100
<b>Total:</b>		<b>0.16</b>	<b>\$18,800</b>	<b>\$83,300</b>	<b>\$102,100</b>

**Estimated Fair Market Value:**

**\$97,400**

**Average Assessment Ratio:**

**1.047602169**

*\* MFL and PFC values are not included in the total.*

### Special Assessments

Assessment	Amount
WeedCutting	\$300.00
WeedCutting	\$300.00
WeedCutting	\$300.00