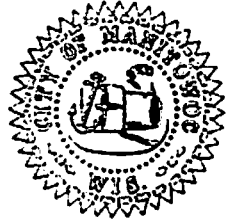


18-0085

# CITY OF MANITOWOC

WISCONSIN, USA  
www.manitowoc.org



January 23, 2018

**TO:** Deborah Neuser, City Clerk  
Steve Corbeille, Finance Director

**FROM:** Ryan Wilson, City Assessor

**RE:** Personal Property Palpable Error  
Parcel 000-312-447  
HARBOR SENIOR CONCEPTS,  
AZURA HARBOR HOLDINGS LLC

AZURA HARBOR HOLDINGS LLC contacted the Assessor's Office about receiving two tax bills. Account 000-312-447 was issued as doorage account while account 000-918-738 submitted a Personal Property Statement. Since there was a name change both accounts seemed to be active when in fact it was the same account.

This error falls under Wisc. Stats 70.43 (1) Correction of errors by assessors. Qualifying as a palpable error under 74.33 (1) (e) A double assessment has been made.

Please recommend to rescind the taxes due of \$665.52 and the Assessed Value of \$33,000. This account should be deleted.

Ryan Wilson  
City of Manitowoc  
City Assessor



CITY OF MANITOWOC TREASURER  
 900 QUAY ST  
 MANITOWOC, WI 54220

MANITOWOC COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2017  
 PERSONAL PROPERTY

HARBOR SENIOR CONCEPTS  
 AZURA HARBOR HOLDINGS LLC

Account Number: 000312447  
 Bill Number: 14920

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  
 3720 MENASHA AVE

14920/000312447  
 HARBOR SENIOR CONCEPTS  
 AZURA HARBOR HOLDINGS LLC  
 1233 N MAYFAIR RD STE 301  
 MILWAUKEE WI 53226-3255

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 33,000	TOTAL ASSESSED VALUE 33,000	AVERAGE ASSMT RATIO 1.072311700	NET ASSESSED VALUE RATE 0.02016738 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 665.52
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 30,700	TOTAL ESTIMATED FAIR MARKET VALUE 30,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit 48.85	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST	2017 EST. STATE AIDS ALLOCATED TAX DIST	2016 NET TAX	2017 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	5.35	0.00	-100.0%
MANITOWOC COUNTY	1,937,010	1,951,940	176.06	172.73	-1.9%
CITY OF MANITOWOC	7,263,022	7,288,899	265.29	268.81	1.3%
SCH D OF MANITOWOC	27,105,928	28,421,849	219.67	198.65	-9.6%
LAKESHORE TECH COLLEGE	1,937,515	1,994,831	25.34	25.33	0.0%
<b>TOTAL</b>	<b>38,243,475</b>	<b>39,657,519</b>	<b>691.71</b>	<b>665.52</b>	<b>-3.8%</b>
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>691.71</b>	<b>665.52</b>	<b>-3.8%</b>
					<b>TOTAL DUE: \$665.52</b> FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: <b>JANUARY 31, 2018</b>  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	455,421	7.48	2018				
SCH D OF MANITOWOC	303,615	4.99	2018				
SCH D OF MANITOWOC	759,036	12.47	2018				

PAY IN FULL: or 1ST INSTALLMENT: BY JANUARY 31, 2018	\$665.52 \$665.52	2ND INSTALLMENT: BY MARCH 31, 2018	\$0.00	3RD INSTALLMENT: BY MAY 31, 2018	\$0.00	4TH INSTALLMENT: BY JULY 31, 2018	\$0.00
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	
PIN# 000312447 HARBOR SENIOR CONCEPTS BILL NUMBER: 14920		PIN# 000312447 HARBOR SENIOR CONCEPTS BILL NUMBER: 14920		PIN# 000312447 HARBOR SENIOR CONCEPTS BILL NUMBER: 14920		PIN# 000312447 HARBOR SENIOR CONCEPTS BILL NUMBER: 14920	

INCLUDE STUB WITH YOUR PAYMENT

INCLUDE STUB WITH YOUR PAYMENT

INCLUDE STUB WITH YOUR PAYMENT

INCLUDE STUB WITH YOUR PAYMENT

## **Deborah Neuser**

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**From:** Ryan Wilson  
**Sent:** Tuesday, January 23, 2018 9:44 AM  
**To:** Steve Corbeille; Deborah Neuser; manitowoc assessor  
**Subject:** Palpable error to be added on the agenda  
**Attachments:** 201801230939.pdf

Hi Deborah,

I talked to Steve about a PP account that was double assessed. He mentioned the agenda for the Jan 29<sup>th</sup> meeting has not been set yet. Could this be added? There might be one more but Gary and I are working thru it.

Thank you,

Ryan Wilson  
Gary Doering  
City of Manitowoc  
Assessor's Office  
920-686-6972