

RECEIVED

JAN 31 2017

CITY CLERKS OFFICE

MARK W. JENS
CLAIM FOR EXCESSIVE ASSESSMENT UNDER WIS. STAT. §74.37

The parcel being taxed, 052-812-301-020, is located on Herman Road in Manitowoc, Wisconsin. It consists of approximately 14.706 acres of vacant land valued per the City of Manitowoc at \$130,400.00. The property was determined to be DNR wetlands in approximately 2010 (see attached map with the property highlighted and denoted as wetland), a fact which was confirmed by city of Manitowoc Deputy City Planner. This wetland classification has negatively impacted the value of the property, especially given the heavy regulations related to development of wetlands.

The claimant believes the property should have a value more in line with claimant's other parcel (tax parcel number 052-812-302-100), immediately adjacent to the subject property, giving a Fair Market Value considering the 2016 Fair Market Ratio of \$7,004.61. This would result in a resulting in a 2016 tax liability of approximately \$157.50, as compared to \$2,797.86 based on the current assessment. If such a value is accepted, the amount owed claimant by the City of Manitowoc would be the difference between the 2016 installments already paid by claimant less the new tax amount. This would also result in no further installments being owed this year.

The claimant also respectfully requests payment of interest under Wis. Stat. § 74.35(4), to the extent applicable.

Please forward all notices and other communications related to this Claim to me at 1122 South 8th Street, Manitowoc, WI 54220, with a copy to my attorney, Attorney Trent R. Nelson, Kummer, Lambert, Fox & Glandt LLP, 927A South 8th Street, Suite 304, PO Box 1180, Manitowoc, WI 54220

Dated this 30th day of January 2017.

Served On:

City of Manitowoc
900 Quay St.
Manitowoc, WI

Date:

1/31/17

Time:

4:00 pm

Served By:

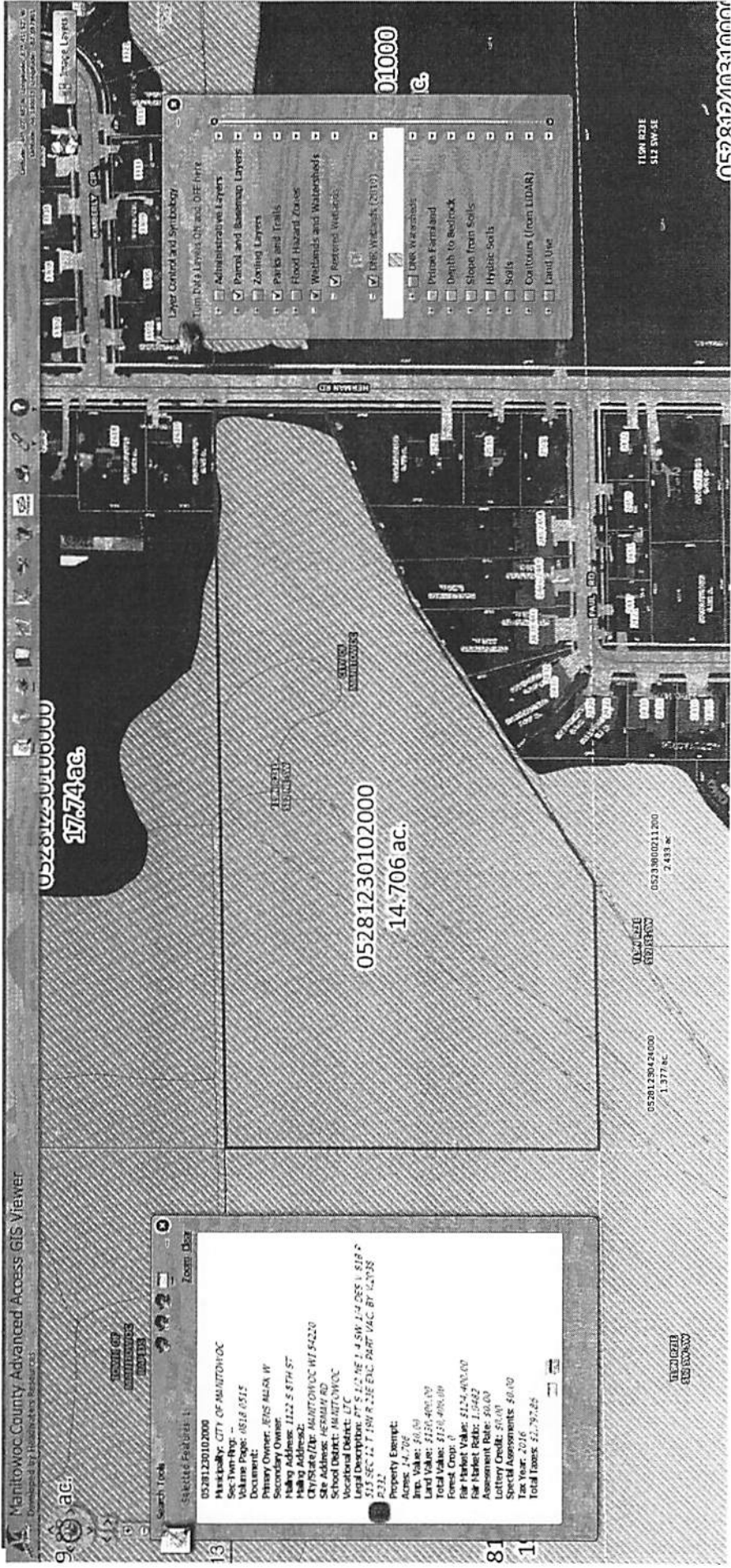
Shawn L. Hagedorn

by: JENNIFER HUDON

BY:

Mark W. Jens
Mark W. Jens

FINANCE
Agenda



05281230102000
Municipality: CITY OF MANITOWOC
Map Sheet: 0518 0515
Document:
Primary Owner: EMS 4425N W
Secondary Owner:
Mailing Address: 1122 S 8TH ST
City/State/Zip: MANITOWOC WI 54220
Site Address: PERSIMMON RD
Neighborhood: PERSIMMON
Legal Description: PT S 1/2 NE 1/4 SW 1/4 QSS L 518 P
515 SEC 12 T 18N R 24E ENG. D&RT VAC. BY LTVSS
2322
Property Exempt:
Acres: 14.706
Imp. Value: \$0.00
Land Value: \$150,000.00
Total Value: \$150,000.00
Fair Market Value: \$124,400.00
Fair Market Ratio: 1.5462
Assessment Rate: \$0.00
Lottery Credit: \$0.00
Special Assessments: \$0.00
Tax Year: 2016
Total Taxes: \$1,797.25

- Layer Control and Symbolology
- Turn On's Layer Off and Off Here
- Administrative Layers
 - Parcel and Basemap Layers
 - Zoning Layers
 - Flood Hazard Zones
 - Wetlands and Watersheds
 - Wetland Indicators
 - DHS Watershed (2010)
 - DHS Watershed
 - Prime Farmland
 - Depth to Bedrock
 - Slope from Soils
 - Hydric Soils
 - Soils
 - Contours (from LIDAR)
 - Land Use

T18N R24E
S12 SW/4E

0528123041000

05281000211200
2.433 ac

0528123041000
1.377 ac

W2/20TH
E25/20TH