

**FINAL - EQUATED
STATEMENT OF ASSESSMENT FOR 2017**

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	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND AND IMPROVEMENTS
		TOTAL LAND	IMPROVEMENTS				
		Col. A	Col. B	Col. C	Col. D	Col. E	Col. F
1	RESIDENTIAL - Class 1	11,808	11,272	3,243	242,076,900	1,085,864,000	1,327,940,900
2	COMMERCIAL - Class 2	1,100	967	1,688	113,221,600	342,954,600	456,176,200
3	MANUFACTURING - Class 3	105	104	702	16,493,800	140,367,200	156,861,000
4	AGRICULTURAL - Class 4	73		706	115,400		115,400
5	UNDEVELOPED - Class 5	43		335	168,800		168,800
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	13,131	12,343	6,684	372,086,500	1,569,185,800	1,941,272,300
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,112	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				33,000	0	33,000
12	MACHINERY, TOOLS AND PATTERNS - Code 2				10,501,700	8,583,100	19,084,800
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				27,732,100	9,072,900	36,805,000
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				7,896,300	2,963,200	10,859,500
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				46,163,100	20,619,200	66,782,300
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						2,008,054,600
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	08/29/2017	Name of Assessor RYAN WILSON, ACCURATE APPRAISAL			Telephone # (920) 686-6970	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.0723117
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 @ \$.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 @ \$10.68 per acre (e) ACRES (f) ASSESSED VALUE	
22	(a) County Forest Cropland Acres		(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres 2,772.99
23	Assessed Value of Omitted Property From Prior Years (Sec. 70.44) (a) REAL ESTATE (b) PERSONAL 350,000		Assessed Value of Sec. 70.43 Corrections of Errors by Assessors (c1) REAL ESTATE (c2) PERSONAL 482,900 310,200			
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995) (d) REAL ESTATE (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors (f1) REAL ESTATE (f2) PERSONAL			

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

2017
YEAR36
CO251
MUN0960
ACCT NO

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	1,830,574,400	177,480,200	2,008,054,600
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)			1,830,574,400	177,480,200	2,008,054,600
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	1,830,574,400	177,480,200	2,008,054,600
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,830,574,400	177,480,200	2,008,054,600

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 16 must equal Line 50, Col D.
4. Line 55 must equal the total of K-8 schools listed on lines 36-49. Do not include K-12 schools in this comparison.
5. Line 59, Col. D must equal Line 16.
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.

Page 1:

If not prefilled, 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 36-49, total on line 50.

2. Union High School (UHS) (use only if elementary schools are listed on lines 36-49) are reported on lines 51-54. UHS total value (line 55) must equal to the total **elementary school** values reported on lines 36-49. 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: lgs@wisconsin.gov

Call: (608) 266-2569 or (608) 264-6892

Fax number: (608) 264-6887

Return forms to:

Wisconsin Department of Revenue

Local Government Services Section 6-97

PO Box 8971

Madison WI 53708-8971

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

DEBORAH NEUSER
CITY OF MANITOWOC
900 QUAY ST
MANITOWOC, WI 54220 - 4543