



# CITY OF MANITOWOC

WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)

TO: Finance Committee & Common Council

FROM: Mackenzie Reed, City Clerk/Deputy Treasurer

DATE: March 4, 2024

SUBJECT: Omitted tax parcel 000-239-101

Parcel 000-239-101 was inadvertently listed as exempt on the 2023 tax roll. Per communication from the city's assessor, I am requesting this property be included as an omitted tax.

The requested action for this item is to place on omitted tax roll and create 2023 tax bill totaling \$2,383.79.

Thank you for your consideration.

Sincerely,

Mackenzie Reed  
City Clerk/Deputy Treasurer

mr

**From:** [Luke Mack](#)  
**To:** [Mackenzie Reed](#)  
**Subject:** Re: External: RE: Parcel 000239101  
**Date:** Friday, March 1, 2024 10:06:21 AM  
**Attachments:** [image003.png](#)  
[Outlook-fr1n2hkn.png](#)

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No issues going forward on either one. For 411 Park St, Value should be \$103,400

Thank you,

\*\*\*Please Note My New Email Address [lmack@apraz.com](mailto:lmack@apraz.com)\*\*\*



**Luke Mack**  
Director of Program Management

**Phone:** 920-749-1995 ext. 8809

**Direct:** 920-224-8809

**Email:** [lmack@apraz.com](mailto:lmack@apraz.com)

W6237 Neubert Road  
Appleton, WI 54913  
[www.apraz.com](http://www.apraz.com)

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**From:** Mackenzie Reed <[mreed@manitowocwi.gov](mailto:mreed@manitowocwi.gov)>  
**Sent:** Thursday, February 29, 2024 3:11 PM  
**To:** Luke Mack <[lmack@apraz.com](mailto:lmack@apraz.com)>  
**Subject:** FW: External: RE: Parcel 000239101

Hey Luke,

Any issue with the City moving forward on this as an omitted tax? I'd like to get their omitted tax bill out to them soonish, and I will route through our Finance Committee and then Council before sending out.

Also following up on 411 Park St. if that should be an omitted bill as well? I have those emails attached here.

Thanks!

Mackenzie

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**From:** Mackenzie Reed  
**Sent:** Monday, January 15, 2024 1:39 PM  
**To:** 'Luke Mack' <[lmack@apraz.com](mailto:lmack@apraz.com)>

**Subject:** FW: External: RE: Parcel 000239101

Hi Luke,

Please see below for an omitted tax bill from this year.

Typically what we have done with omitted taxes is route them through our Finance Committee and then through Common Council for approval to place on the omitted roll and create a 2023 tax bill that would be due by January 31, 2025.

I suspect since Accurate did the valuations for 2023, the information Colin provided below would be what we use to calculate their 2023 tax bill, but I wanted to loop you in incase you had anything else to add!



**Mackenzie Reed, WCMC (she/her)**  
City Clerk/Deputy Treasurer, City of  
Manitowoc  
Email: [mreed@manitowocwi.gov](mailto:mreed@manitowocwi.gov)  
Phone: 920-686-6951 | Fax: 920-686-6959  
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**From:** Colin Loughrin <[colinl@accurateassessor.com](mailto:colinl@accurateassessor.com)>  
**Sent:** Monday, December 18, 2023 3:50 PM  
**To:** Mackenzie Reed <[mreed@manitowocwi.gov](mailto:mreed@manitowocwi.gov)>  
**Subject:** External: RE: Parcel 000239101

After looking into it, yes they should no longer be exempt. Probably going ot have to go omitted on them next year. I will include this parcel in the list of updates I have going that I will send to Adam to have Associated take on for next year.

If you need for any reason, the value should have been **\$148,000** for 2023 (Land: **\$15,300** / Imp: **\$132,700**)

Thanks,

**COLIN LOUGHRIN**

Real Estate Assessment Manager  
Assessor II & III  
920.749.8098



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**From:** Mackenzie Reed <[mreed@manitowocwi.gov](mailto:mreed@manitowocwi.gov)>  
**Sent:** Monday, December 18, 2023 12:56 PM  
**To:** Colin Loughrin <[colinl@accurateassessor.com](mailto:colinl@accurateassessor.com)>  
**Subject:** Parcel 000239101

Hi Colin,

810 Washington St. was bought from Big Brothers Big Sisters in 2022. I believe they should no longer be listed as exempt?

Any help you can offer is appreciated!



*Mackenzie Reed, WCMC (she/her)*  
City Clerk/Deputy Treasurer, City of  
Manitowoc  
Email: [mreed@manitowocwi.gov](mailto:mreed@manitowocwi.gov)  
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# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

February 20, 2024

## OMITTED TAX BILL

GGO PROPERTIES LLC  
1908 WISCONSIN AVE  
NEW HOLESEIN, WI 53061

### OMITTED TAX YEAR: 2023

Site Address: 810 WASHINGTON ST

OMITTED ASSESSED VALUE	PARCEL #	TAX RATE /1000	INCLUDE IN TAX ROLL YEAR	DUE IN FULL ON OR BEFORE JANUARY 31
\$148,000	000-239-101	16.51116	2024	2025

TAX TYPE
REAL ESTATE -COMMERCIAL -

<b>TOTAL DUE</b>	<b>\$2,383.79</b>
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First Dollar Credit applied

REMIT TO:  
CITY OF MANITOWOC  
900 QUAY STREET  
MANITOWOC, WI 54220