

City of Manitowoc - 2025 Assessment Reval Analytics

Class	2024 Assessed	2025 Assessed	Parcel Count	2024 vs. 2025 Value
1 Residential	2,059,990,886.00	2,531,262,100.00	11,846.00	471,271,214.00
2 Commercial	775,531,188.00	884,899,200.00	1,130.00	109,368,012.00
3 Manufacturing	-	23,500.00	92.00	23,500.00
4 Agricultural	2,346,961.00	3,774,000.00	76.00	1,427,039.00
5 Undeveloped	707,400.00	1,090,600.00	23.00	383,200.00
Q Exempt state	-	-	68.00	-
R Exempt county	-	377,500.00	42.00	377,500.00
S Exempt local	2,326,600.00	2,680,500.00	266.00	353,900.00
T Exempt other	273,500.00	476,500.00	140.00	203,000.00
Undeveloped	181,453.00	3,222,600.00	36.00	3,041,147.00
Grand Total	2,841,357,988.00	3,427,806,500.00	13,719.00	586,448,512.00

All Assessed Values	
Total Parcels	13,719
Total Parcels with Change:	13,091
Average Change	\$42,747.18
Mean Change:	\$42,747.18
Median Change:	\$34,700.00
Mode Change:	\$42,000 (36x)
Average Value:	\$249,858.34
Mean Value:	\$249,858.34
Median Value:	\$189,500.00
Mode Value:	\$181,000 (56x)

Residential and Commercial Class	
Residential Class Only	
Ave. Residential Change:	24.04%
Largest Increase:	688,700
Largest Decrease:	-\$181,300.00
Parcels Above 24% Ave.	5659
Parcels Below 24% Ave.	4930
Parcels With No Increase:	132
Commerical Class Only	
Ave. Commerical Change:	20.16%
Largest Increase:	16,156,400
Largest Decrease:	-5,635,400
Parcels Above 20.16% Ave.	374