

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      002      1910  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF ALGOMA WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	2,917	2,620	1,779	150,084,900	587,516,400	737,601,300
2	COMMERCIAL - Class 2	64	41	185	7,169,200	20,977,900	28,147,100
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	112		1,970	433,200		433,200
5	UNDEVELOPED - Class 5	61		483	1,491,800		1,491,800
6	AGRICULTURAL FOREST - Class 5m	7		43	155,900		155,900
7	FOREST LANDS - Class 6	7		55	340,700		340,700
8	OTHER - Class 7	21	21	50	881,500	2,652,300	3,533,800
9	TOTAL - ALL COLUMNS	3,189	2,682	4,565	160,557,200	611,146,600	771,703,800
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			55	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					113,900	113,900
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				422,260	36,500	458,760
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				136,740	12,200	148,940
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				559,000	162,600	721,600
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>772,425,400</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/01/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .758139197  
 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**

2023      70      002      1910  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				2	32.29	258,300
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
				69.43	11.64	237.61
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707010	0484	ALGOMA SANITARY DISTRICT #1	730,646,410	162,600	730,809,010
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
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1910  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704088	0434	SCH D OF OMRO	6,341,800		6,341,800
37	704179	0435	SCH D OF OSHKOSH AREA	765,921,000	162,600	766,083,600
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			772,262,800	162,600	772,425,400
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	772,262,800	162,600	772,425,400
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			772,262,800	162,600	772,425,400

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KATHERINE REINBOLD	Title	Submission date 06 / 22 / 2023
Phone ( 920 ) 235 - 3789	Email address TOWNOFFICE@TOWNOFALGOMA.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KATHERINE REINBOLD  
TOWN OF ALGOMA  
15 N OAKWOOD RD  
OSHKOSH, WI 54904 - 7826

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      004      1911  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF BLACK WOLF WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,436	1,196	1,874	92,387,800	187,199,300	279,587,100
2	COMMERCIAL - Class 2	31	19	373	2,355,500	5,057,400	7,412,900
3	MANUFACTURING - Class 3	3	3	13	138,200	999,400	1,137,600
4	AGRICULTURAL - Class 4	314		5,658	983,600		983,600
5	UNDEVELOPED - Class 5	197		792	386,100		386,100
6	AGRICULTURAL FOREST - Class 5m	58		465	542,000		542,000
7	FOREST LANDS - Class 6	15		216	399,000		399,000
8	OTHER - Class 7	39	39	74	983,500	4,311,700	5,295,200
9	TOTAL - ALL COLUMNS	2,093	1,257	9,465	98,175,700	197,567,800	295,743,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			25	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					1,800	1,800
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				367,900	1,400	369,300
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				46,300	1,100	47,400
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				414,200	4,300	418,500
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>296,162,000</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/18/2023	Name of Assessor BOWMAR APPRAISAL			Telephone # (920) 733-5369	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .688201393  
 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**

2023	70	004	1911
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
					1	29.11		69,900	
22	(a) County Forest Cropland Acres		(b) Federal Acres		(c) State Acres		(d) County (NOT FOREST CROP) Acres		(e) Other Acres
					25.09	17.8		285.08	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b> (a) REAL ESTATE				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b> (c1) REAL ESTATE				(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> (d) REAL ESTATE				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b> (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	207150	0144	CONSOLIDATED SANITARY DISTRICT #1	8,221,700		8,221,700
25	707180	0496	BLACK WOLF SANITARY DISTRICT	194,684,800	886,000	195,570,800
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35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
004  
MUN
1911  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704179	0435	SCH D OF OSHKOSH AREA	295,020,100	1,141,900	296,162,000
37						
38						
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44						
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46						
47						
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49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			295,020,100	1,141,900	296,162,000
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	295,020,100	1,141,900	296,162,000
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			295,020,100	1,141,900	296,162,000

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name SUSAN SNYDER	Title	Submission date 06 / 19 / 2023
Phone ( 920 ) 688 - 1404	Email address SUSAN@TOWNOFBLACKWOLF.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

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- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

SUSAN SNYDER  
TOWN OF BLACK WOLF  
380 E BLACK WOLF AVE  
OSHKOSH, WI 54902



**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2023**

70      006      1912  
CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF CLAYTON WINNEBAGO COUNTY  
Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,730	1,550	3,338	96,511,500	527,541,900	624,053,400
2	COMMERCIAL - Class 2	175	107	1,061	15,583,000	58,362,200	73,945,200
3	MANUFACTURING - Class 3	13	10	117	1,559,900	11,961,600	13,521,500
4	AGRICULTURAL - Class 4	696		12,519	3,099,700		3,099,700
5	UNDEVELOPED - Class 5	426		1,999	2,653,700		2,653,700
6	AGRICULTURAL FOREST - Class 5m	79		546	1,379,400		1,379,400
7	FOREST LANDS - Class 6	24		255	1,254,700		1,254,700
8	OTHER - Class 7	85	83	196	2,817,400	12,172,500	14,989,900
9	TOTAL - ALL COLUMNS	3,228	1,750	20,031	124,859,300	610,038,200	734,897,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			105	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					797,000	797,000
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				593,200	1,094,000	1,687,200
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,676,700	18,215,300	19,892,000
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				2,269,900	20,106,300	22,376,200
16	<b>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</b>						<b>757,273,700</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		08/08/2023	Name of Assessor ASSOCIATED APPRAISAL		Telephone # (920) 749-1995	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .969294105  
 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**

2023      70      006      1912  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				2	20	104,000
21	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				10	151.47	637,000
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
				1,973.05	166.65	571.01
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707030	0485	CLAYTON SANITARY DISTRICT #1 (WINNEBAGO)	88,837,800	32,311,500	121,149,300
25	707230	0499	LARSEN WINCHESTER SANITARY DISTRICT	16,733,500	36,500	16,770,000
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
006  
MUN
1912  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	683955	0426	SCH D OF NEW LONDON	18,500		18,500
37	703892	0433	SCH D OF NEENAH	603,499,600	32,504,400	636,004,000
38	706608	0436	SCH D OF WINNECONNE COMMUNITY	120,127,800	1,123,400	121,251,200
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			723,645,900	33,627,800	757,273,700
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	723,645,900	33,627,800	757,273,700
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			723,645,900	33,627,800	757,273,700

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KELSEY FAUST KUBALE	Title	Submission date 10 / 03 / 2023
Phone ( 920 ) 836 - 2007	Email address CLERK@TOWNOFCLAYTON.NET	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KELSEY FAUST-KUBALE  
TOWN OF CLAYTON  
8348 COUNTY ROAD T  
LARSEN, WI 54947

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      010      1914  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF NEENAH WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,676	1,498	1,534	101,581,000	315,452,700	417,033,700
2	COMMERCIAL - Class 2	102	81	495	7,041,000	45,749,200	52,790,200
3	MANUFACTURING - Class 3	20	15	294	4,702,800	17,571,500	22,274,300
4	AGRICULTURAL - Class 4	86		1,228	217,300		217,300
5	UNDEVELOPED - Class 5	61		290	342,400		342,400
6	AGRICULTURAL FOREST - Class 5m	12		127	196,500		196,500
7	FOREST LANDS - Class 6	9		117	180,600		180,600
8	OTHER - Class 7	7	7	14	182,100	441,700	623,800
9	TOTAL - ALL COLUMNS	1,973	1,601	4,099	114,443,700	379,215,100	493,658,800
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			59	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					1,780,300	1,780,300
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				2,049,200	1,135,800	3,185,000
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				108,500	96,600	205,100
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				2,157,700	3,012,700	5,170,400
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>498,829,200</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/25/2023	Name of Assessor BOWMAR APPRAISAL			Telephone # (920) 733-5369	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .764855695  
 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**

2023      70      010      1914  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				4	52.74	185,100
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
			43.06	109.16	283.05	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707070	0489	NEENAH SANITARY DISTRICT #2	364,098,400	2,321,300	366,419,700
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
010  
MUN
1914  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	703892	0433	SCH D OF NEENAH	473,542,200	25,287,000	498,829,200
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)			473,542,200	25,287,000	498,829,200
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	473,542,200	25,287,000	498,829,200
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			473,542,200	25,287,000	498,829,200

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name ELLEN SKERKE	Title	Submission date 06 / 19 / 2023
Phone ( 920 ) 725 - 0916	Email address ESKERKE@TN.NEENAH.WI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

ELLEN SKERKE  
TOWN OF NEENAH  
1600 BREEZEWOOD LANE  
NEENAH, WI 54956



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      012      1915  
 CO      MUN      ACCT NO

This is an Amended Return Page 1

FOR TOWN OF OF NEKIMI WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	591	545	1,255	28,293,600	128,844,000	157,137,600
2	COMMERCIAL - Class 2	82	57	825	7,173,900	22,013,000	29,186,900
3	MANUFACTURING - Class 3	6	3	85	1,147,900	3,535,300	4,683,200
4	AGRICULTURAL - Class 4	585		12,898	3,320,800		3,320,800
5	UNDEVELOPED - Class 5	315		1,146	1,362,700		1,362,700
6	AGRICULTURAL FOREST - Class 5m	85		505	1,097,600		1,097,600
7	FOREST LANDS - Class 6	12		84	307,200		307,200
8	OTHER - Class 7	86	84	206	2,790,200	19,057,100	21,847,300
9	TOTAL - ALL COLUMNS	1,762	689	17,004	45,493,900	173,449,400	218,943,300
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			34	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					328,600	328,600
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				583,410	58,500	641,910
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				375,510	52,400	427,910
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				958,920	439,500	1,398,420
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						220,341,720
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	10/24/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.040574064  
 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**

2023	70	012	1915
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				1	12	54,000
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>
				45.27		734.72
						193.34
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707240	0500	TOWN OF NEKIMI SANITARY DISTRICT #1	7,017,500		7,017,500
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
012  
MUN
1915  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	204956	0128	SCH D OF ROSENDALE-BRANDON	297,700		297,700
37	704088	0434	SCH D OF OMRO	933,500		933,500
38	704179	0435	SCH D OF OSHKOSH AREA	213,987,820	5,122,700	219,110,520
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			215,219,020	5,122,700	220,341,720
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001000	0009	MORAIN PARK TECHNICAL COLLEGE FDLC	297,700		297,700
57	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	214,921,320	5,122,700	220,044,020
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			215,219,020	5,122,700	220,341,720

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name TOM POLLACK	Title	Submission date 11 / 03 / 2023
Phone ( 920 ) 235 - 0615	Email address TOWNOFNEKIMI@GMAIL.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
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- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
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- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

TOM POLLACK  
TOWN OF NEKIMI  
3790 PICKETT RD  
OSHKOSH, WI 54904

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      014      1916  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF NEPEUSKUN WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	327	272	833	8,537,900	39,157,800	47,695,700
2	COMMERCIAL - Class 2	13	6	48	316,100	1,277,400	1,593,500
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	512		10,057	1,976,100		1,976,100
5	UNDEVELOPED - Class 5	507		5,213	4,606,100		4,606,100
6	AGRICULTURAL FOREST - Class 5m	120		814	1,150,400		1,150,400
7	FOREST LANDS - Class 6	64		494	1,368,400		1,368,400
8	OTHER - Class 7	107	107	236	2,534,100	11,832,500	14,366,600
9	TOTAL - ALL COLUMNS	1,650	385	17,695	20,489,100	52,267,700	72,756,800
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			35	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					0	0
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				105,400	0	105,400
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				266,700	0	266,700
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				372,100	0	372,100
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>73,128,900</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		06/05/2023	Name of Assessor ACTION APPRAISERS INC		Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .772041194  
 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**

2023	70	014	1916
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
					1	14	42,000		
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
			357.31		1,253.17		103.75		94.63
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>				
	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>				
	(d) REAL ESTATE		(e) PERSONAL		(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**

2023  
YEAR
70  
CO
014  
MUN
1916  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	204872	0127	SCH D OF RIPON AREA	25,989,810		25,989,810
37	240434	0150	SCH D OF BERLIN AREA	38,934,290		38,934,290
38	704088	0434	SCH D OF OMRO	8,204,800		8,204,800
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			73,128,900		73,128,900
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001000	0009	MORAINÉ PARK TECHNICAL COLLEGE FDLC	64,924,100		64,924,100
57	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	8,204,800		8,204,800
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			73,128,900		73,128,900

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name REBECCA PINNOW	Title	Submission date 06 / 21 / 2023
Phone ( 920 ) 420 - 1157	Email address PINNOWR@YAHOO.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

REBECCA PINNOW  
TOWN OF NEPEUSKUN  
8605 LAKE RD  
RIPON, WI 54971 - 9144



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      016      1917  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF OMRO WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,237	1,041	1,948	65,115,900	208,372,800	273,488,700
2	COMMERCIAL - Class 2	47	40	125	1,510,600	5,005,600	6,516,200
3	MANUFACTURING - Class 3	2	2	18	135,200	449,500	584,700
4	AGRICULTURAL - Class 4	717		13,872	2,979,100		2,979,100
5	UNDEVELOPED - Class 5	534		2,987	2,197,400		2,197,400
6	AGRICULTURAL FOREST - Class 5m	147		911	1,218,200		1,218,200
7	FOREST LANDS - Class 6	41		311	850,000		850,000
8	OTHER - Class 7	125	122	354	4,080,900	15,897,300	19,978,200
9	TOTAL - ALL COLUMNS	2,850	1,205	20,526	78,087,300	229,725,200	307,812,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			19	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					132,300	132,300
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				32,300	300	32,600
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				162,700	300	163,000
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				195,000	132,900	327,900
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>308,140,400</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		05/24/2023	Name of Assessor BOWMAR APPRAISAL		Telephone # (920) 733-5369	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .841087554  
 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**

2023	70	016	1917
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE		
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE		
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE		
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE		
					1	15		42,000		
22	(a) County Forest Cropland Acres		(b) Federal Acres		(c) State Acres		(d) County (NOT FOREST CROP) Acres		(e) Other Acres	
					382.83		70.58		569.54	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b> (a) REAL ESTATE				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b> (c1) REAL ESTATE				(b) PERSONAL	(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> (d) REAL ESTATE				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b> (f1) REAL ESTATE				(e) PERSONAL	(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	707010	0484	ALGOMA SANITARY DISTRICT #1	152,090,300		152,090,300
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
016  
MUN
1917  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704088	0434	SCH D OF OMRO	307,151,500	717,600	307,869,100
37	706608	0436	SCH D OF WINNECONNE COMMUNITY	271,300		271,300
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			307,422,800	717,600	308,140,400
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	307,422,800	717,600	308,140,400
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			307,422,800	717,600	308,140,400

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name DANA WOODS	Title	Submission date 06 / 28 / 2023
Phone ( 920 ) 685 - 2111	Email address CLERK@TOWNOFOMRO.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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### Page 3: School Districts

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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

DANA WOODS  
TOWN OF OMRO  
4205 RIVERMOOR RD  
OMRO, WI 54963 - 9419

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      018      1918  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF OSHKOSH WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,535	1,268	1,132	114,402,600	193,148,000	307,550,600
2	COMMERCIAL - Class 2	129	102	306	6,076,600	21,552,200	27,628,800
3	MANUFACTURING - Class 3	5	4	35	381,000	3,563,100	3,944,100
4	AGRICULTURAL - Class 4	154		2,634	642,800		642,800
5	UNDEVELOPED - Class 5	47		423	199,100		199,100
6	AGRICULTURAL FOREST - Class 5m	19		155	380,900		380,900
7	FOREST LANDS - Class 6	4		41	223,300		223,300
8	OTHER - Class 7	20	20	46	790,300	3,194,600	3,984,900
9	TOTAL - ALL COLUMNS	1,913	1,394	4,772	123,096,600	221,457,900	344,554,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			62	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				167,610	0	167,610
12	MACHINERY, TOOLS AND PATTERNS - Code 2					117,500	117,500
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				764,070	38,600	802,670
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				286,140	500	286,640
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				1,217,820	156,600	1,374,420
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>345,928,920</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/01/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .638774961  
 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**

2023      70      018      1918  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
				362.02	559.04	434.88
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707100	0491	OSHKOSH SANITARY DISTRICT	28,393,470	785,500	29,178,970
25	707260	0501	SUNSET POINT SANITARY DISTRICT	20,833,500		20,833,500
26	707270	0502	BUTTE DES MORTS CONSOLIDATED SANITARY DIST #1	22,421,700		22,421,700
27	707290	0512	ISLAND VIEW SANITARY DISTRICT	97,771,400	98,300	97,869,700
28	707310	0525	EDGEWOOD-SHANGRI LA SANITARY DISTRICT	29,459,600		29,459,600
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
018  
MUN
1918  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704179	0435	SCH D OF OSHKOSH AREA	247,734,620	3,799,500	251,534,120
37	706608	0436	SCH D OF WINNECONNE COMMUNITY	94,093,600	301,200	94,394,800
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			341,828,220	4,100,700	345,928,920
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	341,828,220	4,100,700	345,928,920
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			341,828,220	4,100,700	345,928,920

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name JEANNETTE MERTEN	Title	Submission date 06 / 21 / 2023
Phone ( 920 ) 235 - 7771	Email address CLERK@TOWN.OSHKOSH.WI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JEANNETTE MERTEN  
TOWN OF OSHKOSH  
1076 COZY LANE, 230 E CTY RD Y  
OSHKOSH, WI 54901 - 1404



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

This is an Amended Return

70      020      1919  
 CO      MUN      ACCT NO

FOR TOWN OF OF POYGAN WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	840	724	1,535	54,682,400	111,796,300	166,478,700
2	COMMERCIAL - Class 2	13	9	40	1,242,800	1,241,900	2,484,700
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	472		6,746	1,162,900		1,162,900
5	UNDEVELOPED - Class 5	391		3,678	3,387,400		3,387,400
6	AGRICULTURAL FOREST - Class 5m	114		726	1,210,900		1,210,900
7	FOREST LANDS - Class 6	45		497	1,679,600		1,679,600
8	OTHER - Class 7	48	48	122	1,199,100	5,806,300	7,005,400
9	TOTAL - ALL COLUMNS	1,923	781	13,344	64,565,100	118,844,500	183,409,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			11	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				2,579	0	2,579
12	MACHINERY, TOOLS AND PATTERNS - Code 2					5,000	5,000
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				57,068	100	57,168
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				41,640	100	41,740
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				101,287	5,200	106,487
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>183,516,087</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		05/22/2023	Name of Assessor ACTION APPRAISERS INC		Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .641821949  
 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**

2023	70	020	1919
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	
				1,377.64	69.05	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707110	0492	POYGAN & POY SIPPI JOINT SANITARY DISTRICT #1	98,647,101		98,647,101
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
020  
MUN
1919  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704088	0434	SCH D OF OMRO	50,349,573	5,200	50,354,773
37	706608	0436	SCH D OF WINNECONNE COMMUNITY	133,161,314		133,161,314
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			183,510,887	5,200	183,516,087
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	183,510,887	5,200	183,516,087
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			183,510,887	5,200	183,516,087

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name BETH JACKSON	Title	Submission date 06 / 19 / 2023
Phone ( 920 ) 685 - 0552	Email address TOWNOFPOYGAN@NTD.NET	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
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Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

BETH JACKSON  
TOWN OF POYGAN  
8693 TOWN HALL RD  
WINNECONNE, WI 54986

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      022      1920  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF RUSHFORD WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	818	647	1,319	14,961,400	106,176,850	121,138,250
2	COMMERCIAL - Class 2	47	27	114	833,900	2,000,200	2,834,100
3	MANUFACTURING - Class 3	3	2	55	358,600	6,600	365,200
4	AGRICULTURAL - Class 4	740		12,971	2,515,800		2,515,800
5	UNDEVELOPED - Class 5	635		4,257	3,939,000		3,939,000
6	AGRICULTURAL FOREST - Class 5m	227		1,348	1,891,150		1,891,150
7	FOREST LANDS - Class 6	79		487	1,322,900		1,322,900
8	OTHER - Class 7	153	153	282	2,260,600	17,836,400	20,097,000
9	TOTAL - ALL COLUMNS	2,702	829	20,833	28,083,350	126,020,050	154,103,400
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			38	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				100	0	100
12	MACHINERY, TOOLS AND PATTERNS - Code 2					135,100	135,100
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				41,800	1,100	42,900
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				113,250	1,600	114,850
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				155,150	137,800	292,950
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>154,396,350</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/05/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .753084526  
 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**

2023	70	022	1920
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				4	24	36,000
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				2	15	26,500
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
		347	927.88	115.54	163.85	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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**

2023  
YEAR
70  
CO
022  
MUN
1920  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	240434	0150	SCH D OF BERLIN AREA	23,753,650		23,753,650
37	704088	0434	SCH D OF OMRO	130,139,700	503,000	130,642,700
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			153,893,350	503,000	154,396,350
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001000	0009	MORAIN PARK TECHNICAL COLLEGE FDLC	23,753,650		23,753,650
57	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	130,139,700	503,000	130,642,700
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			153,893,350	503,000	154,396,350

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name PEGGY HENDRICKS	Title	Submission date 06 / 22 / 2023
Phone ( 920 ) 744 - 8092	Email address TOWN@NORTHNET.NET	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 18-21 — private forest crop and managed forest lands assessed values
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Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

PEGGY HENDRICKS  
TOWN OF RUSHFORD  
3413 N COUNTY ROAD K  
OMRO, WI 54963



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      024      1921  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF UTICA WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	585	522	1,442	20,850,000	101,144,600	121,994,600
2	COMMERCIAL - Class 2	24	16	190	712,000	3,748,800	4,460,800
3	MANUFACTURING - Class 3	2	2	58	358,300	3,770,500	4,128,800
4	AGRICULTURAL - Class 4	613		13,610	2,695,800		2,695,800
5	UNDEVELOPED - Class 5	465		3,843	4,057,900		4,057,900
6	AGRICULTURAL FOREST - Class 5m	99		576	777,500		777,500
7	FOREST LANDS - Class 6	25		221	592,200		592,200
8	OTHER - Class 7	76	76	162	2,493,400	11,553,000	14,046,400
9	TOTAL - ALL COLUMNS	1,889	616	20,102	32,537,100	120,216,900	152,754,000
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			20	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					1,968,700	1,968,700
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				44,110	7,600	51,710
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				122,130	1,600	123,730
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				166,240	1,977,900	2,144,140
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>154,898,140</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		06/06/2023	Name of Assessor ACTION APPRAISERS INC		Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .755668551  
 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**

2023	70	024	1921
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				1	10	14,300
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
			1,938.47	365.1	92.22	188.47
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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**

2023  
YEAR
70  
CO
024  
MUN
1921  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	204872	0127	SCH D OF RIPON AREA	53,840,910	1,086,300	54,927,210
37	704088	0434	SCH D OF OMRO	19,816,220	5,020,400	24,836,620
38	704179	0435	SCH D OF OSHKOSH AREA	75,134,310		75,134,310
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			148,791,440	6,106,700	154,898,140
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001000	0009	MORAIN PARK TECHNICAL COLLEGE FDLC	53,840,910	1,086,300	54,927,210
57	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	94,950,530	5,020,400	99,970,930
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			148,791,440	6,106,700	154,898,140

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name JENNY SONNLEITNER	Title	Submission date 06 / 21 / 2023
Phone ( 920 ) 410 - 0347	Email address UTICA1730@GMAIL.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JENNY SONNLEITNER  
TOWN OF UTICA  
6570 BRADLEY AVE  
PICKETT, WI 54964

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      026      1922  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF VINLAND WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	843	748	1,579	52,094,100	132,721,800	184,815,900
2	COMMERCIAL - Class 2	99	74	583	5,077,100	28,711,400	33,788,500
3	MANUFACTURING - Class 3	6	6	77	821,000	12,024,600	12,845,600
4	AGRICULTURAL - Class 4	616		13,191	2,175,000		2,175,000
5	UNDEVELOPED - Class 5	361		1,125	604,700		604,700
6	AGRICULTURAL FOREST - Class 5m	69		585	873,600		873,600
7	FOREST LANDS - Class 6	15		254	754,600		754,600
8	OTHER - Class 7	75	75	135	1,806,000	8,761,200	10,567,200
9	TOTAL - ALL COLUMNS	2,084	903	17,529	64,206,100	182,219,000	246,425,100
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			62	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					1,739,400	1,739,400
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				917,400	4,010,900	4,928,300
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				561,800	595,100	1,156,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				1,479,200	6,345,400	7,824,600
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>254,249,700</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/18/2023	Name of Assessor BOWMAR APPRAISAL			Telephone # (920) 733-5369	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .736975949  
 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**

2023	70	026	1922
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (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
					178.26		208.59		292.04
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b> (a) REAL ESTATE				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b> (c1) REAL ESTATE				(c2) PERSONAL
	(b) PERSONAL				(f1) REAL ESTATE				(f2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> (d) REAL ESTATE				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b> (e) 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	707070	0489	NEENAH SANITARY DISTRICT #2	3,871,300		3,871,300
25	707100	0491	OSHKOSH SANITARY DISTRICT	4,180,000		4,180,000
26	707270	0502	BUTTE DES MORTS CONSOLIDATED SANITARY DIST #1	1,626,300		1,626,300
27	707290	0512	ISLAND VIEW SANITARY DISTRICT	13,976,600		13,976,600
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
026  
MUN
1922  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	703892	0433	SCH D OF NEENAH	134,293,900	17,667,300	151,961,200
37	704179	0435	SCH D OF OSHKOSH AREA	31,808,500	1,506,000	33,314,500
38	706608	0436	SCH D OF WINNECONNE COMMUNITY	68,956,300	17,700	68,974,000
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			235,058,700	19,191,000	254,249,700
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	235,058,700	19,191,000	254,249,700
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			235,058,700	19,191,000	254,249,700

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KAREN BRAZEE	Title	Submission date 06 / 20 / 2023
Phone ( 920 ) 235 - 6953	Email address VINLANDTREAS@NTD.NET	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KAREN BRAZEE  
TOWN OF VINLAND  
6085 COUNTY RD T  
OSHKOSH, WI 54904 - 9734



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      028      1923  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF WINCHESTER WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	781	703	1,740	27,811,300	136,914,200	164,725,500
2	COMMERCIAL - Class 2	33	24	212	1,742,200	9,417,100	11,159,300
3	MANUFACTURING - Class 3	1	1	0	4,300	98,100	102,400
4	AGRICULTURAL - Class 4	485		8,577	1,813,600		1,813,600
5	UNDEVELOPED - Class 5	488		5,168	5,523,700		5,523,700
6	AGRICULTURAL FOREST - Class 5m	135		976	1,608,100		1,608,100
7	FOREST LANDS - Class 6	103		976	3,120,100		3,120,100
8	OTHER - Class 7	87	87	203	1,893,100	10,070,900	11,964,000
9	TOTAL - ALL COLUMNS	2,113	815	17,852	43,516,400	156,500,300	200,016,700
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			53	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				4,280	0	4,280
12	MACHINERY, TOOLS AND PATTERNS - Code 2					7,800	7,800
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				551,180	600	551,780
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				621,310	100	621,410
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				1,176,770	8,500	1,185,270
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>201,201,970</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/07/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .766046336  
 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**

2023	70	028	1923
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				7	94.46	287,100
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				19	302.77	970,500
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
				4,346.85	107.57	198.06
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707230	0499	LARSEN WINCHESTER SANITARY DISTRICT	46,547,740		46,547,740
25	707320	0563	EAST LAKE POYGAN SANITARY DISTRICT	1,026,500		1,026,500
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
028  
MUN
1923  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	683955	0426	SCH D OF NEW LONDON	22,502,300		22,502,300
37	706608	0436	SCH D OF WINNECONNE COMMUNITY	178,588,770	110,900	178,699,670
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			201,091,070	110,900	201,201,970
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	201,091,070	110,900	201,201,970
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			201,091,070	110,900	201,201,970

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name HOLLY STEVENS	Title	Submission date 06 / 27 / 2023
Phone ( 920 ) 836 - 2948	Email address CLERK@TOWNOFWINCHESTERWI.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
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- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
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- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

HOLLY STEVENS  
TOWN OF WINCHESTER  
8522 PARK WAY  
LARSEN, WI 54947

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      030      1924  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF WINNECONNE WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,605	1,352	1,800	175,231,200	300,725,900	475,957,100
2	COMMERCIAL - Class 2	33	25	232	3,133,300	8,367,000	11,500,300
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	387		6,555	1,597,000		1,597,000
5	UNDEVELOPED - Class 5	373		4,917	2,933,000		2,933,000
6	AGRICULTURAL FOREST - Class 5m	68		502	1,097,200		1,097,200
7	FOREST LANDS - Class 6	32		286	1,227,200		1,227,200
8	OTHER - Class 7	41	41	105	1,653,600	6,507,200	8,160,800
9	TOTAL - ALL COLUMNS	2,539	1,418	14,397	186,872,500	315,600,100	502,472,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			29	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					0	0
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				308,940	0	308,940
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				233,740	0	233,740
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				542,680	0	542,680
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>503,015,280</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		05/22/2023	Name of Assessor ACTION APPRAISERS INC		Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .878741359  
 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**

2023	70	030	1924
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				4	26.49	107,500
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				3	70	305,800
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>
				369.96		804.59
						<b>(e) Other Acres</b>
						1,104.45
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	707150	0493	WINNECONNE SANITARY DISTRICT #3	133,063,690		133,063,690
25	707160	0494	WINNECONNE SANITARY DISTRICT #4	20,703,200		20,703,200
26	707170	0495	WINNECONNE SANITARY DISTRICT #5	53,248,190		53,248,190
27	707270	0502	BUTTE DES MORTS CONSOLIDATED SANITARY DIST #1	133,430,090		133,430,090
28	707300	0513	RIVERMOOR SANITARY DISTRICT	14,078,800		14,078,800
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
030  
MUN
1924  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704088	0434	SCH D OF OMRO	20,420,800		20,420,800
37	706608	0436	SCH D OF WINNECONNE COMMUNITY	482,594,480		482,594,480
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			503,015,280		503,015,280
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	503,015,280		503,015,280
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			503,015,280		503,015,280

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name YVONNE ZOBEL	Title	Submission date 06 / 19 / 2023
Phone ( 920 ) 582 - 3260	Email address CLERK@TOWNOFWINNECONNE.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

YVONNE ZOBEL  
TOWN OF WINNECONNE  
6494 COUNTY ROAD M  
WINNECONNE, WI 54986



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      032      1925  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF WOLF RIVER WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,083	930	1,061	73,165,700	127,555,500	200,721,200
2	COMMERCIAL - Class 2	35	25	108	2,950,400	4,654,300	7,604,700
3	MANUFACTURING - Class 3	1	1	1	13,500	92,500	106,000
4	AGRICULTURAL - Class 4	427		7,402	1,322,500		1,322,500
5	UNDEVELOPED - Class 5	476		5,108	3,541,200		3,541,200
6	AGRICULTURAL FOREST - Class 5m	125		1,205	1,948,300		1,948,300
7	FOREST LANDS - Class 6	102		1,232	3,884,300		3,884,300
8	OTHER - Class 7	93	93	214	1,892,200	11,974,000	13,866,200
9	TOTAL - ALL COLUMNS	2,342	1,049	16,331	88,718,100	144,276,300	232,994,400
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			42	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				53,420	0	53,420
12	MACHINERY, TOOLS AND PATTERNS - Code 2					7,000	7,000
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				307,730	0	307,730
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				458,800	2,300	461,100
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				819,950	9,300	829,250
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>233,823,650</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/31/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .750195808  
 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**

2023	70	032	1925
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				7	94	252,900
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
				10	229.43	756,400
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
				2,403.51	493.07	828.41
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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	697020	0467	NORTH LAKE POYGAN SANITARY DISTRICT	41,426,300		41,426,300
25	707280	0503	ORIHULA SANITARY DISTRICT	48,622,400		48,622,400
26	687030	0518	WOLF RIVER SANITARY DISTRICT	1,023,800		1,023,800
27	707320	0563	EAST LAKE POYGAN SANITARY DISTRICT	28,061,500		28,061,500
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2023  
YEAR
70  
CO
032  
MUN
1925  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	683955	0426	SCH D OF NEW LONDON	3,737,460		3,737,460
37	686384	0428	SCH D OF WEYAUWEGA-FREMONT	147,660,900		147,660,900
38	706608	0436	SCH D OF WINNECONNE COMMUNITY	82,309,990	115,300	82,425,290
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			233,708,350	115,300	233,823,650
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	233,708,350	115,300	233,823,650
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			233,708,350	115,300	233,823,650

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name SUSAN GILBERT	Title	Submission date 06 / 19 / 2023
Phone ( 920 ) 446 - 3837	Email address TOWNOFWOLFRIVER@CENTURYTEL.NET	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

SUSAN GILBERT  
TOWN OF WOLF RIVER  
P.O. BOX 338  
FREMONT, WI 54940 - 0338

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      121      1913  
 CO      MUN      ACCT NO

This is an Amended Return Page 1

FOR VILLAGE OF OF FOX CROSSING WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	6,133	5,802	2,254	246,509,400	1,398,043,100	1,644,552,500
2	COMMERCIAL - Class 2	645	497	1,439	74,635,800	546,644,100	621,279,900
3	MANUFACTURING - Class 3	49	44	863	24,007,600	114,866,100	138,873,700
4	AGRICULTURAL - Class 4	47		628	152,500		152,500
5	UNDEVELOPED - Class 5	37		140	231,600		231,600
6	AGRICULTURAL FOREST - Class 5m	15		97	333,600		333,600
7	FOREST LANDS - Class 6	1		3	100		100
8	OTHER - Class 7	13	13	26	332,000	2,070,700	2,402,700
9	TOTAL - ALL COLUMNS	6,940	6,356	5,450	346,202,600	2,061,624,000	2,407,826,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			377	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				305,700	0	305,700
12	MACHINERY, TOOLS AND PATTERNS - Code 2					12,664,100	12,664,100
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				23,729,800	22,834,700	46,564,500
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,663,400	3,819,800	5,483,200
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				25,698,900	39,318,600	65,017,500
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						2,472,844,100
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT		06/05/2023	Name of Assessor ACCURATE APPRAISAL		Telephone # (920) 749-8098	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .96297098  
 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**

2023	70	121	1913
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
					324.94		371.12		1,289.43
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>				
	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>				
	(d) REAL ESTATE		(e) PERSONAL		(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**

2023  
YEAR
70  
CO
121  
MUN
1913  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	440147	0265	SCH D OF APPLETON AREA	9,041,500	500	9,042,000
37	703430	0432	SCH D OF MENASHA	658,395,800	6,399,600	664,795,400
38	703892	0433	SCH D OF NEENAH	1,627,214,500	171,792,200	1,799,006,700
39						
40						
41						
42						
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48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			2,294,651,800	178,192,300	2,472,844,100
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	2,294,651,800	178,192,300	2,472,844,100
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			2,294,651,800	178,192,300	2,472,844,100

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name DARLA FINK	Title	Submission date 06 / 21 / 2023
Phone ( 920 ) 720 - 7103	Email address DFINK@FOXCROSSINGWI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

DARLA FINK  
VILLAGE OF FOX CROSSING  
2000 MUNICIPAL DR  
NEENAH, WI 54956 - 5663



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      191      1926  
 CO      MUN      ACCT NO

This is an Amended Return Page 1

FOR VILLAGE OF OF WINNECONNE WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,183	1,078	291	54,160,900	176,246,800	230,407,700
2	COMMERCIAL - Class 2	93	82	80	4,854,500	29,963,600	34,818,100
3	MANUFACTURING - Class 3	6	6	47	449,200	8,105,200	8,554,400
4	AGRICULTURAL - Class 4	9		42	8,400		8,400
5	UNDEVELOPED - Class 5	6		21	7,500		7,500
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	1		30	38,500		38,500
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	1,298	1,166	511	59,519,000	214,315,600	273,834,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			84	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				3,300	0	3,300
12	MACHINERY, TOOLS AND PATTERNS - Code 2					141,300	141,300
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				1,200,400	111,800	1,312,200
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				211,200	54,700	265,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				1,414,900	307,800	1,722,700
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>275,557,300</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/22/2023	Name of Assessor ACTION APPRAISERS INC			Telephone # (920) 766-7323	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .832337548  
 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**

2023	70	191	1926
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(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	
			2.35	5.63	263.38	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(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**

2023  
YEAR
70  
CO
191  
MUN
1926  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	706608	0436	SCH D OF WINNECONNE COMMUNITY	266,695,100	8,862,200	275,557,300
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)			266,695,100	8,862,200	275,557,300
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	266,695,100	8,862,200	275,557,300
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			266,695,100	8,862,200	275,557,300

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name ANN WASINGER	Title	Submission date 06 / 23 / 2023
Phone ( 920 ) 582 - 4381	Email address CLERK@WINNECONNEWI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
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- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

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Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

ANN WASINGER  
VILLAGE OF WINNECONNE  
PO BOX 488, 30 SOUTH 1ST ST.  
WINNECONNE, WI 54986 - 0488

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      201      1927  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF APPLETON WINNEBAGO COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	70	68	18	2,524,100	15,080,600	17,604,700
2	COMMERCIAL - Class 2	71	58	160	19,775,000	58,223,700	77,998,700
3	MANUFACTURING - Class 3	1	1	2	184,200	644,600	828,800
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	142	127	180	22,483,300	73,948,900	96,432,200
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			67	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					21,000	21,000
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				3,326,600	5,500	3,332,100
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				504,800	12,600	517,400
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				3,831,400	39,100	3,870,500
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>100,302,700</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	10/04/2023	Name of Assessor MATT TOOKE			Telephone # (920) 832-5850	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .908661245  
 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**

2023	70	201	1927
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b>			
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE	
20	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>			
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE	
21	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>			
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
				8.01	.25		25.35
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>			
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>			
	(d) REAL ESTATE	(e) PERSONAL		(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**

2023  
YEAR
70  
CO
201  
MUN
1927  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	440147	0265	SCH D OF APPLETON AREA	19,976,200		19,976,200
37	703430	0432	SCH D OF MENASHA	79,458,600	867,900	80,326,500
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			99,434,800	867,900	100,302,700
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	99,434,800	867,900	100,302,700
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			99,434,800	867,900	100,302,700

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KAREN PIETILA	Title ASSESSMENT TECHNICIAN	Submission date 10 / 18 / 2023
Phone ( 920 ) 832 - 5850	Email address KAREN.PIETILA@APPLETON.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
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- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KAMI LYNCH  
CITY OF APPLETON  
100 N APPLETON ST  
APPLETON, WI 54911 - 4799



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      251      1928  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF MENASHA WINNEBAGO COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	4,829	4,751	1,070	133,236,300	623,645,800	756,882,100
2	COMMERCIAL - Class 2	377	313	537	42,391,900	188,778,300	231,170,200
3	MANUFACTURING - Class 3	27	27	166	5,006,800	30,379,800	35,386,600
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	1		7	14,000		14,000
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	5,234	5,091	1,780	180,649,000	842,803,900	1,023,452,900
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			389	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					3,000,800	3,000,800
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				6,126,600	1,255,400	7,382,000
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,730,600	1,291,000	3,021,600
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				7,857,200	5,547,200	13,404,400
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,036,857,300</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/25/2023	Name of Assessor ASSOCIATED APPRAISAL- LUKE MACK			Telephone # (920) 749-1995	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .818900474  
 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**

2023	70	251	1928
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
			4		60		35		507
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>				
	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>				
	(d) REAL ESTATE		(e) PERSONAL		(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**

2023  
YEAR
70  
CO
251  
MUN
1928  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	703430	0432	SCH D OF MENASHA	995,923,500	40,933,800	1,036,857,300
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)			995,923,500	40,933,800	1,036,857,300
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	995,923,500	40,933,800	1,036,857,300
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			995,923,500	40,933,800	1,036,857,300

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name LUKE MACK	Title CONTRACT ASSESSOR	Submission date 06 / 14 / 2023
Phone ( 920 ) 749 - 1995	Email address LMACK@APRAZ.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

VALERIE NEUMAN  
CITY OF MENASHA  
100 MAIN STREET STE 200  
MENASHA, WI 54952 - 3190

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      261      1929  
 CO      MUN      ACCT NO

This is an Amended Return Page 1

FOR CITY OF OF NEENAH WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	9,137	8,975	2,434	375,556,700	1,820,292,500	2,195,849,200
2	COMMERCIAL - Class 2	636	604	812	117,222,100	543,962,000	661,184,100
3	MANUFACTURING - Class 3	64	64	472	19,505,300	156,971,000	176,476,300
4	AGRICULTURAL - Class 4	1		12	2,900		2,900
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	9,838	9,643	3,730	512,287,000	2,521,225,500	3,033,512,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			751	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					33,630,300	33,630,300
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				23,917,600	9,801,700	33,719,300
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				3,976,000	6,555,900	10,531,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				27,893,600	49,987,900	77,881,500
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>3,111,394,000</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	10/06/2023	Name of Assessor MARK BROWN (ASSOCIATED APPRAISAL CONSULT/			Telephone # (920) 224-8802	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.001140078  
 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**

2023	70	261	1929
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
			7		24.08		24.59		1,092.94
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>				
	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL		
					-33,500		-1,691,400		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>				
	(d) REAL ESTATE		(e) PERSONAL		(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**

2023  
YEAR
70  
CO
261  
MUN
1929  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	703892	0433	SCH D OF NEENAH	2,884,929,800	226,464,200	3,111,394,000
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)			2,884,929,800	226,464,200	3,111,394,000
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	2,884,929,800	226,464,200	3,111,394,000
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			2,884,929,800	226,464,200	3,111,394,000

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name MARK BROWN	Title CITY ASSESSOR	Submission date 10 / 09 / 2023
Phone ( 920 ) 224 - 8802	Email address MABROWN@APRAZ.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

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Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

CHARLOTTE NAGEL  
CITY OF NEENAH  
PO BOX 426, 211 WALNUT ST.  
NEENAH, WI 54957 - 0426



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      265      1930  
 CO      MUN      ACCT NO

This is an Amended Return Page 1

FOR CITY OF OF OMRO WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,421	1,223	371	27,707,100	138,067,500	165,774,600
2	COMMERCIAL - Class 2	150	110	201	5,249,300	30,521,000	35,770,300
3	MANUFACTURING - Class 3	14	14	50	445,600	4,509,900	4,955,500
4	AGRICULTURAL - Class 4	30		296	50,400		50,400
5	UNDEVELOPED - Class 5	5		22	11,200		11,200
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	2	2	2	12,500	15,200	27,700
9	TOTAL - ALL COLUMNS	1,622	1,349	942	33,476,100	173,113,600	206,589,700
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			85	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1					0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					179,300	179,300
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3					937,700	28,200
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C					226,100	8,500
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)					1,163,800	216,000
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>207,969,500</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/02/2023	Name of Assessor BOWMAR APPRAISAL			Telephone # (920) 733-5369	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .689582475  
 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**

2023	70	265	1930
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
					18.84		1.03		208.04
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b> (a) REAL ESTATE				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b> (c1) REAL ESTATE				(c2) PERSONAL
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> (d) REAL ESTATE				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b> (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**

2023  
YEAR
70  
CO
265  
MUN
1930  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704088	0434	SCH D OF OMRO	202,798,000	5,171,500	207,969,500
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)			202,798,000	5,171,500	207,969,500
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	202,798,000	5,171,500	207,969,500
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			202,798,000	5,171,500	207,969,500

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name BARBARA VAN CLAKE	Title	Submission date 05 / 15 / 2023
Phone ( 920 ) 685 - 7000	Email address BVANCLAKE@OMRO-WI.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

BARBARA VAN CLAKE  
CITY OF OMRO  
205 S WEBSTER AVENUE  
OMRO, WI 54963

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2023**

70      266      1931  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF OSHKOSH WINNEBAGO COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	18,977	18,475	4,552	449,305,600	1,928,460,300	2,377,765,900
2	COMMERCIAL - Class 2	2,016	1,844	4,038	252,363,600	1,113,993,300	1,366,356,900
3	MANUFACTURING - Class 3	128	123	1,230	23,156,100	180,017,000	203,173,100
4	AGRICULTURAL - Class 4	57		656	97,000		97,000
5	UNDEVELOPED - Class 5	38		218	410,700		410,700
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	10		24	59,000		59,000
8	OTHER - Class 7	2	2	4	65,500	97,500	163,000
9	TOTAL - ALL COLUMNS	21,228	20,444	10,722	725,457,500	3,222,568,100	3,948,025,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,605	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				3,100	1,129,600	1,132,700
12	MACHINERY, TOOLS AND PATTERNS - Code 2					19,145,500	19,145,500
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				29,291,500	10,455,300	39,746,800
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				11,705,600	2,435,300	14,140,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				41,000,200	33,165,700	74,165,900
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>4,022,191,500</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/10/2023	Name of Assessor JODI ST. CHARLES			Telephone # (920) 236-5070	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .692030625  
 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**

2023	70	266	1931
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$3.60 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$1.90 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
			14.63		834.68		1,933.64		2,395.17
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>				
	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL		
					1,353,800				
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>				
	(d) REAL ESTATE		(e) PERSONAL		(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**

2023  
YEAR
70  
CO
266  
MUN
1931  
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)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	704088	0434	SCH D OF OMRO			
37	704179	0435	SCH D OF OSHKOSH AREA	3,785,851,100	236,338,800	4,022,189,900
38	706608	0436	SCH D OF WINNECONNE COMMUNITY	1,600		1,600
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			3,785,852,700	236,338,800	4,022,191,500
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	001200	0011	FOX VALLEY TECHNICAL COLLEGE APPL	3,785,852,700	236,338,800	4,022,191,500
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			3,785,852,700	236,338,800	4,022,191,500

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name JODI ST. CHARLES	Title CITY ASSESSOR	Submission date 06 / 07 / 2023
Phone ( 920 ) 236 - 5070	Email address JSTCHARLES@CI.OSHKOSH.WI.US	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

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