

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 2,874                  | 2,602                                     | 1,724   | 210,487,000               | 836,264,800                       | 1,046,751,800                                    |
| 2        | COMMERCIAL - Class 2   | 61                     | 40  | 141   | 9,052,800                 | 21,870,200                        | 30,923,000                                       |
| 3        | MANUFACTURING - Class 3  | 0                      | 0   | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 100                    |   | 1,797   | 440,900                   |                                   | 440,900  |
| 5        | UNDEVELOPED - Class 5  | 57                     |   | 461   | 1,308,800                 |                                   | 1,308,800  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 5                      |   | 37  | 133,000                   |                                   | 133,000  |
| 7        | FOREST LANDS - Class 6   | 6                      |   | 55  | 338,400                   |                                   | 338,400  |
| 8        | OTHER - Class 7  | 14                     | 14  | 33  | 761,900                   | 2,666,500                         | 3,428,400  |
| 9        | TOTAL - ALL COLUMNS  | 3,117                  | 2,656                                     | 4,248   | 222,522,800               | 860,801,500                       | 1,083,324,300                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | 1,083,324,300                                    |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 11/07/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .995952843  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 70 | 002 | 1910    |
| 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 @ \$3.6 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 @ \$1.9 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   | 10.7  | 85,600                                    |
| 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> |
|    |   |  |                          | 66.74   |   | <b>(e) Other Acres</b>                    |
|    |   |  |                          | 10.57   |   | 280.93                                    |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 707010                                       | 0484                    | ALGOMA SANITARY DISTRICT #1    | 1,044,169,000                                  |                                   | 1,044,169,000                        |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
70  
CO
002  
MUN
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704088  | 0434                    | SCH D OF OMRO                     | 8,583,100                                      |                                   | 8,583,100                            |
| 37  | 704179  | 0435                    | SCH D OF OSHKOSH AREA             | 1,074,741,200                                  |                                   | 1,074,741,200                        |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 1,083,324,300                                  |                                   | 1,083,324,300                        |
| <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 | 1,083,324,300                                  |                                   | 1,083,324,300                        |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 1,083,324,300                                  |                                   | 1,083,324,300                        |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>KATHERINE REINBOLD  | Title  | Submission date<br>11 / 12 / 2024 |
| Phone<br>( 920 ) 235 - 3789 | Email address<br>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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                      | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,437                  | 1,200                                | 1,877   | 92,461,800                | 190,342,700                       | 282,804,500                                      |
| 2        | COMMERCIAL - Class 2   | 32                     | 20                                   | 372   | 2,347,000                 | 5,084,300                         | 7,431,300  |
| 3        | MANUFACTURING - Class 3  | 3                      | 3                                    | 13  | 140,700                   | 1,016,600                         | 1,157,300  |
| 4        | AGRICULTURAL - Class 4   | 314                    |                                      | 5,656   | 1,095,800                 |                                   | 1,095,800  |
| 5        | UNDEVELOPED - Class 5  | 197                    |                                      | 792   | 386,000                   |                                   | 386,000  |
| 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                   | 4,482,500                         | 5,466,000  |
| 9        | TOTAL - ALL COLUMNS  | 2,095                  | 1,262                                | 9,465   | 98,355,800                | 200,926,100                       | 299,281,900                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                      |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                      |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                      |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                      |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                      |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                      |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                      |   |                           |                                   | <b>299,281,900</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/16/2024             | Name of Assessor<br>BOWMAR APPRAISAL |   |                           | Telephone #<br>(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 .679649848  
 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**

2024      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>            |                    | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 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 @ \$1.9 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   | 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   |                    |
|    |   |  | 27.02              | 18.48   | 285.42  |                    |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 207150                                       | 0144                    | CONSOLIDATED SANITARY DISTRICT #1 | 8,274,600                                      |                                   | 8,274,600                            |
| 25       | 707180                                       | 0496                    | BLACK WOLF SANITARY DISTRICT      | 196,354,300                                    | 901,400                           | 197,255,700                          |
| 26       |  |                         |                                   |  |                                   |                                      |
| 27       |  |                         |                                   |  |                                   |                                      |
| 28       |  |                         |                                   |  |                                   |                                      |
| 29       |  |                         |                                   |  |                                   |                                      |
| 30       |  |                         |                                   |  |                                   |                                      |
| 31       |  |                         |                                   |  |                                   |                                      |
| 32       |  |                         |                                   |  |                                   |                                      |
| 33       |  |                         |                                   |  |                                   |                                      |
| 34       |  |                         |                                   |  |                                   |                                      |
| 35       |  |                         |                                   |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704179  | 0435                    | SCH D OF OSHKOSH AREA             | 298,124,600                                    | 1,157,300                         | 299,281,900                          |
| 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) |                         |                                   | 298,124,600                                    | 1,157,300                         | 299,281,900                          |
| <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  | 001200  | 0011                    | FOX VALLEY TECHNICAL COLLEGE APPL | 298,124,600                                    | 1,157,300                         | 299,281,900                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 298,124,600                                    | 1,157,300                         | 299,281,900                          |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>SUSAN SNYDER        | Title                                      | Submission date<br>06 / 10 / 2024 |
| Phone<br>( 920 ) 688 - 1404 | Email address<br>SUSAN@TOWNOFBLACKWOLF.COM |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

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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

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



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                 |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,777                  | 1,556                                    | 3,356   | 97,123,500                | 533,792,300                       | 630,915,800                                      |
| 2        | COMMERCIAL - Class 2   | 180                    | 120                                      | 1,087   | 16,039,400                | 65,528,500                        | 81,567,900                                       |
| 3        | MANUFACTURING - Class 3  | 13                     | 10                                       | 117   | 1,506,400                 | 11,895,700                        | 13,402,100                                       |
| 4        | AGRICULTURAL - Class 4   | 697                    |  | 12,479  | 3,442,600                 |                                   | 3,442,600  |
| 5        | UNDEVELOPED - Class 5  | 426                    |  | 1,992   | 2,625,000                 |                                   | 2,625,000  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 78                     |  | 540   | 1,365,000                 |                                   | 1,365,000  |
| 7        | FOREST LANDS - Class 6   | 25                     |  | 260   | 1,283,500                 |                                   | 1,283,500  |
| 8        | OTHER - Class 7  | 87                     | 85                                       | 194   | 2,805,600                 | 12,393,300                        | 15,198,900                                       |
| 9        | TOTAL - ALL COLUMNS  | 3,283                  | 1,771                                    | 20,025  | 126,191,000               | 623,609,800                       | 749,800,800                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>749,800,800</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/28/2024             | Name of Assessor<br>ASSOCIATED APPRAISAL |   |                           | Telephone #<br>(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 .9202966  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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     |
|    |   |  |                          | 2   | 20  | 104,000                |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 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  | 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  | 578.75                 |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--|--|-----------------------------------|--------------------------------------|
| 24       | 707030                                       | 0485                    | CLAYTON SANITARY DISTRICT #1 (WINNEBAGO) | 93,256,500                                     | 12,388,900                        | 105,645,400                          |
| 25       | 707230                                       | 0499                    | LARSEN WINCHESTER SANITARY DISTRICT      | 16,643,400                                     | 34,700                            | 16,678,100                           |
| 26       |  |                         |  |  |                                   |                                      |
| 27       |  |                         |  |  |                                   |                                      |
| 28       |  |                         |  |  |                                   |                                      |
| 29       |  |                         |  |  |                                   |                                      |
| 30       |  |                         |  |  |                                   |                                      |
| 31       |  |                         |  |  |                                   |                                      |
| 32       |  |                         |  |  |                                   |                                      |
| 33       |  |                         |  |  |                                   |                                      |
| 34       |  |                         |  |  |                                   |                                      |
| 35       |  |                         |  |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (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                   | 615,942,300                                    | 12,573,300                        | 628,515,600                          |
| 38  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 120,437,900                                    | 828,800                           | 121,266,700                          |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 736,398,700                                    | 13,402,100                        | 749,800,800                          |
| <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 | 736,398,700                                    | 13,402,100                        | 749,800,800                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 736,398,700                                    | 13,402,100                        | 749,800,800                          |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>KELSEY FAUST KUBALE | Title                                    | Submission date<br>06 / 19 / 2024 |
| Phone<br>( 920 ) 836 - 2007 | Email address<br>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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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 HICKORY AVE  
LARSEN, WI 54947

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                      | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,673                  | 1,496                                | 1,530   | 101,486,900               | 316,367,100                       | 417,854,000                                      |
| 2        | COMMERCIAL - Class 2   | 103                    | 83                                   | 496   | 7,077,600                 | 46,278,900                        | 53,356,500                                       |
| 3        | MANUFACTURING - Class 3  | 20                     | 15                                   | 294   | 4,478,500                 | 16,902,700                        | 21,381,200                                       |
| 4        | AGRICULTURAL - Class 4   | 86                     |                                      | 1,228   | 217,100                   |                                   | 217,100  |
| 5        | UNDEVELOPED - Class 5  | 62                     |                                      | 296   | 346,600                   |                                   | 346,600  |
| 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  | 1,972                  | 1,601                                | 4,102   | 114,165,900               | 379,990,400                       | 494,156,300                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                      |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                      |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                      |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                      |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                      |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                      |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                      |   |                           |                                   | <b>494,156,300</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/16/2024             | Name of Assessor<br>BOWMAR APPRAISAL |   |                           | Telephone #<br>(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 .714190695  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 70 | 010 | 1914    |
| 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 @ \$3.6 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 @ \$1.9 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 |
|    |   |  |                    | 4   | 46.74   | 176,100            |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 707070                                       | 0489                    | NEENAH SANITARY DISTRICT #2    | 364,600,700                                    | 1,405,100                         | 366,005,800                          |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 703892  | 0433                    | SCH D OF NEENAH                   | 472,775,100                                    | 21,381,200                        | 494,156,300                          |
| 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) |                         |                                   | 472,775,100                                    | 21,381,200                        | 494,156,300                          |
| <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 | 472,775,100                                    | 21,381,200                        | 494,156,300                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 472,775,100                                    | 21,381,200                        | 494,156,300                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>ELLEN SKERKE        | Title                                     | Submission date<br>06 / 11 / 2024 |
| Phone<br>( 920 ) 725 - 0916 | Email address<br>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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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 NEEAH  
1600 BREEZEWOOD LANE  
NEENAH, WI 54956



**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

70      012      1915  
CO      MUN      ACCT NO

This is an Amended Return

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 594                    | 550                                       | 1,255   | 28,408,000                | 131,782,200                       | 160,190,200                                      |
| 2        | COMMERCIAL - Class 2   | 84                     | 61  | 825   | 7,173,900                 | 22,940,600                        | 30,114,500                                       |
| 3        | MANUFACTURING - Class 3  | 6                      | 3   | 85  | 1,045,000                 | 3,295,800                         | 4,340,800  |
| 4        | AGRICULTURAL - Class 4   | 586                    |   | 12,849  | 3,677,000                 |                                   | 3,677,000  |
| 5        | UNDEVELOPED - Class 5  | 318                    |   | 1,194   | 1,452,600                 |                                   | 1,452,600  |
| 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                 | 19,388,800                        | 22,179,000                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,771                  | 698                                       | 17,003  | 45,951,500                | 177,407,400                       | 223,358,900                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>223,358,900</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/04/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .941828613  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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 @ \$1.9 per acre</b> |                          | 1   | 12  | 54,000                                    |
|    |   | (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> |
|    |   |  |                          | 45.37   |   | 734.72                                    |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 707240                                       | 0500                    | TOWN OF NEKIMI SANITARY DISTRICT #1 | 7,018,400                                      |                                   | 7,018,400                            |
| 25       |  |                         |                                     |  |                                   |                                      |
| 26       |  |                         |                                     |  |                                   |                                      |
| 27       |  |                         |                                     |  |                                   |                                      |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                     |  |                                   |                                      |
| 36  | 204956  | 0128                    | SCH D OF ROSENDALE-BRANDON          | 300,000  |                                   | 300,000                              |
| 37  | 704088  | 0434                    | SCH D OF OMRO                       | 937,400  |                                   | 937,400                              |
| 38  | 704179  | 0435                    | SCH D OF OSHKOSH AREA               | 217,780,700                                    | 4,340,800                         | 222,121,500                          |
| 39  |   |                         |                                     |  |                                   |                                      |
| 40  |   |                         |                                     |  |                                   |                                      |
| 41  |   |                         |                                     |  |                                   |                                      |
| 42  |   |                         |                                     |  |                                   |                                      |
| 43  |   |                         |                                     |  |                                   |                                      |
| 44  |   |                         |                                     |  |                                   |                                      |
| 45  |   |                         |                                     |  |                                   |                                      |
| 46  |   |                         |                                     |  |                                   |                                      |
| 47  |   |                         |                                     |  |                                   |                                      |
| 48  |   |                         |                                     |  |                                   |                                      |
| 49  |   |                         |                                     |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                     | 219,018,100                                    | 4,340,800                         | 223,358,900                          |
| <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 | 300,000  |                                   | 300,000                              |
| 57  | 001200  | 0011                    | FOX VALLEY TECHNICAL COLLEGE APPL   | 218,718,100                                    | 4,340,800                         | 223,058,900                          |
| 58  |   |                         |                                     |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                     | 219,018,100                                    | 4,340,800                         | 223,358,900                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>TOM POLLACK         | Title                                   | Submission date<br>06 / 11 / 2024 |
| Phone<br>( 920 ) 235 - 0615 | Email address<br>TOWNOFNEKIMI@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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

- 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

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

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 329                    | 278                                       | 836   | 8,577,000                 | 40,298,900                        | 48,875,900                                       |
| 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                    |   | 10,044  | 2,209,200                 |                                   | 2,209,200  |
| 5        | UNDEVELOPED - Class 5  | 510                    |   | 5,222   | 4,627,400                 |                                   | 4,627,400  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 120                    |   | 818   | 1,157,300                 |                                   | 1,157,300  |
| 7        | FOREST LANDS - Class 6   | 61                     |   | 387   | 1,063,900                 |                                   | 1,063,900  |
| 8        | OTHER - Class 7  | 106                    | 106                                       | 235   | 2,517,100                 | 11,765,000                        | 14,282,100                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,651                  | 390                                       | 17,590  | 20,468,000                | 53,341,300                        | 73,809,300                                       |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>73,809,300</b>                                |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/03/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .709229488  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 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   | 14  | 42,000                 |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 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     |
|    |   |  |                          | 6   | 106.9   | 295,200                |
| 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  | 100.68  | 95.87                  |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                     |  |                                   |                                      |
| 36  | 204872  | 0127                    | SCH D OF RIPON AREA                 | 26,165,500                                     |                                   | 26,165,500                           |
| 37  | 240434  | 0150                    | SCH D OF BERLIN AREA                | 39,358,100                                     |                                   | 39,358,100                           |
| 38  | 704088  | 0434                    | SCH D OF OMRO                       | 8,285,700                                      |                                   | 8,285,700                            |
| 39  |   |                         |                                     |  |                                   |                                      |
| 40  |   |                         |                                     |  |                                   |                                      |
| 41  |   |                         |                                     |  |                                   |                                      |
| 42  |   |                         |                                     |  |                                   |                                      |
| 43  |   |                         |                                     |  |                                   |                                      |
| 44  |   |                         |                                     |  |                                   |                                      |
| 45  |   |                         |                                     |  |                                   |                                      |
| 46  |   |                         |                                     |  |                                   |                                      |
| 47  |   |                         |                                     |  |                                   |                                      |
| 48  |   |                         |                                     |  |                                   |                                      |
| 49  |   |                         |                                     |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                     | 73,809,300                                     |                                   | 73,809,300                           |
| <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  | 001000  | 0009                    | MORAINÉ PARK TECHNICAL COLLEGE FDLC | 65,523,600                                     |                                   | 65,523,600                           |
| 57  | 001200  | 0011                    | FOX VALLEY TECHNICAL COLLEGE APPL   | 8,285,700                                      |                                   | 8,285,700                            |
| 58  |   |                         |                                     |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                     | 73,809,300                                     |                                   | 73,809,300                           |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>REBECCA PINNOW      | Title  | Submission date<br>06 / 11 / 2024 |
| Phone<br>( 920 ) 420 - 1157 | Email address<br>TOWNCLERK@TOWNOFNEPEUSKUN.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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                      | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,244                  | 1,058                                | 1,953   | 65,792,800                | 214,593,000                       | 280,385,800                                      |
| 2        | COMMERCIAL - Class 2   | 47                     | 41                                   | 125   | 1,510,600                 | 5,041,400                         | 6,552,000  |
| 3        | MANUFACTURING - Class 3  | 2                      | 2                                    | 18  | 131,700                   | 437,500                           | 569,200  |
| 4        | AGRICULTURAL - Class 4   | 716                    |                                      | 13,866  | 2,649,600                 |                                   | 2,649,600  |
| 5        | UNDEVELOPED - Class 5  | 535                    |                                      | 2,986   | 2,197,300                 |                                   | 2,197,300  |
| 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                 | 16,174,200                        | 20,255,100                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,857                  | 1,223                                | 20,524  | 78,431,100                | 236,246,100                       | 314,677,200                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                      |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                      |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                      |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                      |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                      |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                      |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                      |   |                           |                                   | <b>314,677,200</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/05/2024             | Name of Assessor<br>BOWMAR APPRAISAL |   |                           | Telephone #<br>(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 .794755406  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 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 @ \$1.9 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   | 15  | 42,000                                    |
| 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> |
|    |   |  |                          | 382.83  |   | <b>(e) Other Acres</b>                    |
|    |   |  |                          | 70.58   |   | 571.98                                    |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 707010                                       | 0484                    | ALGOMA SANITARY DISTRICT #1    | 157,714,600                                    |                                   | 157,714,600                          |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704088  | 0434                    | SCH D OF OMRO                     | 313,839,800                                    | 569,200                           | 314,409,000                          |
| 37  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 268,200  |                                   | 268,200                              |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 314,108,000                                    | 569,200                           | 314,677,200                          |
| <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 | 314,108,000                                    | 569,200                           | 314,677,200                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 314,108,000                                    | 569,200                           | 314,677,200                          |

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

|                             |                                       |                                   |
|-----------------------------|---------------------------------------|-----------------------------------|
| Name<br>DANA WOODS          | Title                                 | Submission date<br>06 / 14 / 2024 |
| Phone<br>( 920 ) 685 - 2111 | Email address<br>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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

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

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,536                  | 1,287                                     | 1,051   | 185,480,200               | 320,104,400                       | 505,584,600                                      |
| 2        | COMMERCIAL - Class 2   | 131                    | 106                                       | 297   | 9,218,800                 | 32,888,000                        | 42,106,800                                       |
| 3        | MANUFACTURING - Class 3  | 5                      | 4   | 35  | 619,600                   | 5,796,400                         | 6,416,000  |
| 4        | AGRICULTURAL - Class 4   | 146                    |   | 2,568   | 698,300                   |                                   | 698,300  |
| 5        | UNDEVELOPED - Class 5  | 60                     |   | 531   | 494,900                   |                                   | 494,900  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 23                     |   | 159   | 359,200                   |                                   | 359,200  |
| 7        | FOREST LANDS - Class 6   | 6                      |   | 70  | 352,500                   |                                   | 352,500  |
| 8        | OTHER - Class 7  | 18                     | 17  | 46  | 717,100                   | 4,090,400                         | 4,807,500  |
| 9        | TOTAL - ALL COLUMNS  | 1,925                  | 1,414                                     | 4,757   | 197,940,600               | 362,879,200                       | 560,819,800                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>560,819,800</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 10/09/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 1.008863342  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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 @ \$1.9 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> |
|    |   |  |                          | 358.93  | 561.27  | 454.8                  |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|---|--|-----------------------------------|--------------------------------------|
| 24       | 707100                                       | 0491                    | OSHKOSH SANITARY DISTRICT                     | 43,736,900                                     | 1,222,400                         | 44,959,300                           |
| 25       | 707260                                       | 0501                    | SUNSET POINT SANITARY DISTRICT                | 34,306,000                                     |                                   | 34,306,000                           |
| 26       | 707270                                       | 0502                    | BUTTE DES MORTS CONSOLIDATED SANITARY DIST #1 | 35,443,400                                     |                                   | 35,443,400                           |
| 27       | 707290                                       | 0512                    | ISLAND VIEW SANITARY DISTRICT                 | 159,613,800                                    | 156,200                           | 159,770,000                          |
| 28       | 707310                                       | 0525                    | EDGEWOOD-SHANGRI LA SANITARY DISTRICT         | 47,646,500                                     |                                   | 47,646,500                           |
| 29       |  |                         |   |  |                                   |                                      |
| 30       |  |                         |   |  |                                   |                                      |
| 31       |  |                         |   |  |                                   |                                      |
| 32       |  |                         |   |  |                                   |                                      |
| 33       |  |                         |   |  |                                   |                                      |
| 34       |  |                         |   |  |                                   |                                      |
| 35       |  |                         |   |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704179  | 0435                    | SCH D OF OSHKOSH AREA             | 401,124,400                                    | 5,961,200                         | 407,085,600                          |
| 37  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 153,279,400                                    | 454,800                           | 153,734,200                          |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 554,403,800                                    | 6,416,000                         | 560,819,800                          |
| <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 | 554,403,800                                    | 6,416,000                         | 560,819,800                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 554,403,800                                    | 6,416,000                         | 560,819,800                          |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>JEANNETTE MERTEN    | Title                                      | Submission date<br>10 / 18 / 2024 |
| Phone<br>( 920 ) 235 - 7771 | Email address<br>CLERK@TOWN.OSHKOSH.WI.GOV |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

JEANNETTE MERTEN  
TOWN OF OSHKOSH  
1076 COZY LANE  
OSHKOSH, WI 54901 - 1404



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

70      020      1919  
 CO      MUN      ACCT NO

This is an Amended Return

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 842                    | 734                                       | 1,550   | 100,533,000               | 210,450,200                       | 310,983,200                                      |
| 2        | COMMERCIAL - Class 2   | 13                     | 9   | 37  | 1,875,600                 | 1,439,300                         | 3,314,900  |
| 3        | MANUFACTURING - Class 3  | 0                      | 0   | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 465                    |   | 6,728   | 1,294,600                 |                                   | 1,294,600  |
| 5        | UNDEVELOPED - Class 5  | 398                    |   | 3,698   | 3,585,500                 |                                   | 3,585,500  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 112                    |   | 725   | 1,473,200                 |                                   | 1,473,200  |
| 7        | FOREST LANDS - Class 6   | 45                     |   | 495   | 2,078,000                 |                                   | 2,078,000  |
| 8        | OTHER - Class 7  | 46                     | 46  | 111   | 1,195,500                 | 8,871,600                         | 10,067,100                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,921                  | 789                                       | 13,344  | 112,035,400               | 220,761,100                       | 332,796,500                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>332,796,500</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 09/19/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .991852892  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 70 | 020 | 1919    |
| 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 @ \$3.6 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   | 56  | 231,000                |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 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     |
|    |   |  |                          | 7   | 202.03  | 732,100                |
| 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> |
|    |   |  |                          | 1,377.64  | 69.05   | 165.37                 |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|---|--|-----------------------------------|--------------------------------------|
| 24       | 707110                                       | 0492                    | POYGAN & POY SIPPI JOINT SANITARY DISTRICT #1 | 189,979,200                                    |                                   | 189,979,200                          |
| 25       |  |                         |   |  |                                   |                                      |
| 26       |  |                         |   |  |                                   |                                      |
| 27       |  |                         |   |  |                                   |                                      |
| 28       |  |                         |   |  |                                   |                                      |
| 29       |  |                         |   |  |                                   |                                      |
| 30       |  |                         |   |  |                                   |                                      |
| 31       |  |                         |   |  |                                   |                                      |
| 32       |  |                         |   |  |                                   |                                      |
| 33       |  |                         |   |  |                                   |                                      |
| 34       |  |                         |   |  |                                   |                                      |
| 35       |  |                         |   |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704088  | 0434                    | SCH D OF OMRO                     | 84,072,400                                     |                                   | 84,072,400                           |
| 37  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 248,724,100                                    |                                   | 248,724,100                          |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 332,796,500                                    |                                   | 332,796,500                          |
| <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 | 332,796,500                                    |                                   | 332,796,500                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 332,796,500                                    |                                   | 332,796,500                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>BETH JACKSON        | Title                                   | Submission date<br>10 / 22 / 2024 |
| Phone<br>( 920 ) 685 - 0552 | Email address<br>CLERK@TOWNOFPOYGAN.GOV |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

ELIZABETH A JACKSON  
TOWN OF POYGAN  
8693 TOWN HALL RD  
WINNECONNE, WI 54986 - 9536

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 823                    | 652                                       | 1,336   | 15,136,150                | 108,576,200                       | 123,712,350                                      |
| 2        | COMMERCIAL - Class 2   | 48                     | 30  | 120   | 875,900                   | 2,434,200                         | 3,310,100  |
| 3        | MANUFACTURING - Class 3  | 3                      | 2   | 55  | 335,900                   | 6,000                             | 341,900  |
| 4        | AGRICULTURAL - Class 4   | 735                    |   | 12,951  | 2,806,700                 |                                   | 2,806,700  |
| 5        | UNDEVELOPED - Class 5  | 629                    |   | 4,257   | 3,939,850                 |                                   | 3,939,850  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 223                    |   | 1,345   | 1,887,450                 |                                   | 1,887,450  |
| 7        | FOREST LANDS - Class 6   | 79                     |   | 487   | 1,322,900                 |                                   | 1,322,900  |
| 8        | OTHER - Class 7  | 151                    | 151                                       | 282   | 2,251,850                 | 17,944,700                        | 20,196,550                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,691                  | 835                                       | 20,833  | 28,556,700                | 128,961,100                       | 157,517,800                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>157,517,800</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/03/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .68981818  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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 @ \$1.9 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             | 115.42  | 165.65  |                    |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                     |  |                                   |                                      |
| 36  | 240434  | 0150                    | SCH D OF BERLIN AREA                | 23,887,150                                     |                                   | 23,887,150                           |
| 37  | 704088  | 0434                    | SCH D OF OMRO                       | 133,288,750                                    | 341,900                           | 133,630,650                          |
| 38  |   |                         |                                     |  |                                   |                                      |
| 39  |   |                         |                                     |  |                                   |                                      |
| 40  |   |                         |                                     |  |                                   |                                      |
| 41  |   |                         |                                     |  |                                   |                                      |
| 42  |   |                         |                                     |  |                                   |                                      |
| 43  |   |                         |                                     |  |                                   |                                      |
| 44  |   |                         |                                     |  |                                   |                                      |
| 45  |   |                         |                                     |  |                                   |                                      |
| 46  |   |                         |                                     |  |                                   |                                      |
| 47  |   |                         |                                     |  |                                   |                                      |
| 48  |   |                         |                                     |  |                                   |                                      |
| 49  |   |                         |                                     |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                     | 157,175,900                                    | 341,900                           | 157,517,800                          |
| <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 | 23,887,150                                     |                                   | 23,887,150                           |
| 57  | 001200  | 0011                    | FOX VALLEY TECHNICAL COLLEGE APPL   | 133,288,750                                    | 341,900                           | 133,630,650                          |
| 58  |   |                         |                                     |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                     | 157,175,900                                    | 341,900                           | 157,517,800                          |

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

|                             |                                    |                                   |
|-----------------------------|------------------------------------|-----------------------------------|
| Name<br>PEGGY HENDRICKS     | Title                              | Submission date<br>06 / 17 / 2024 |
| Phone<br>( 920 ) 744 - 8092 | Email address<br>TOWN@NORTHNET.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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

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



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 591                    | 526                                       | 1,482   | 21,176,200                | 102,229,100                       | 123,405,300                                      |
| 2        | COMMERCIAL - Class 2   | 24                     | 17  | 190   | 712,000                   | 3,832,400                         | 4,544,400  |
| 3        | MANUFACTURING - Class 3  | 2                      | 2   | 58  | 337,500                   | 3,552,200                         | 3,889,700  |
| 4        | AGRICULTURAL - Class 4   | 607                    |   | 13,582  | 3,000,000                 |                                   | 3,000,000  |
| 5        | UNDEVELOPED - Class 5  | 463                    |   | 3,839   | 4,055,200                 |                                   | 4,055,200  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 97                     |   | 563   | 759,800                   |                                   | 759,800  |
| 7        | FOREST LANDS - Class 6   | 25                     |   | 221   | 592,200                   |                                   | 592,200  |
| 8        | OTHER - Class 7  | 76                     | 76  | 162   | 2,493,400                 | 11,723,900                        | 14,217,300                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,885                  | 621                                       | 20,097  | 33,126,300                | 121,337,600                       | 154,463,900                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>154,463,900</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/04/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .69118578  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |                                    | (f) ASSESSED VALUE |                 |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |                                    | (f) ASSESSED VALUE |                 |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |                                    | (f) ASSESSED VALUE |                 |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b><br>(e) ACRES                |                                    | (f) ASSESSED VALUE |                 |
|    |   |   |                   |                    | 1   | 10   |                                    | 14,300             |                 |
| 22 | (a) County Forest Cropland Acres  |   | (b) Federal Acres |                    | (c) State Acres   |  | (d) County (NOT FOREST CROP) Acres |                    | (e) Other Acres |
|    |   |   | 1,938.47          |                    | 365.1   |  | 91.91                              |                    | 191.15          |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|------------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                    |  |                                   |                                      |
| 36  | 204872  | 0127                    | SCH D OF RIPON AREA                | 54,986,700                                     | 898,300                           | 55,885,000                           |
| 37  | 704088  | 0434                    | SCH D OF OMRO                      | 20,174,700                                     | 2,991,400                         | 23,166,100                           |
| 38  | 704179  | 0435                    | SCH D OF OSHKOSH AREA              | 75,412,800                                     |                                   | 75,412,800                           |
| 39  |   |                         |                                    |  |                                   |                                      |
| 40  |   |                         |                                    |  |                                   |                                      |
| 41  |   |                         |                                    |  |                                   |                                      |
| 42  |   |                         |                                    |  |                                   |                                      |
| 43  |   |                         |                                    |  |                                   |                                      |
| 44  |   |                         |                                    |  |                                   |                                      |
| 45  |   |                         |                                    |  |                                   |                                      |
| 46  |   |                         |                                    |  |                                   |                                      |
| 47  |   |                         |                                    |  |                                   |                                      |
| 48  |   |                         |                                    |  |                                   |                                      |
| 49  |   |                         |                                    |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                    | 150,574,200                                    | 3,889,700                         | 154,463,900                          |
| <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                    | MORAIN PARK TECHNICAL COLLEGE FDLC | 54,986,700                                     | 898,300                           | 55,885,000                           |
| 57  | 001200  | 0011                    | FOX VALLEY TECHNICAL COLLEGE APPL  | 95,587,500                                     | 2,991,400                         | 98,578,900                           |
| 58  |   |                         |                                    |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                    | 150,574,200                                    | 3,889,700                         | 154,463,900                          |

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

|                             |                                      |                                   |
|-----------------------------|--------------------------------------|-----------------------------------|
| Name<br>JENNY SONNLEITNER   | Title                                | Submission date<br>07 / 12 / 2024 |
| Phone<br>( 920 ) 410 - 0347 | Email address<br>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.

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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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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  
1730 COUNTY ROAD FF  
OSHKOSH, WI 54904

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                      | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 862                    | 760                                  | 1,773   | 74,059,100                | 214,586,700                       | 288,645,800                                      |
| 2        | COMMERCIAL - Class 2   | 103                    | 77                                   | 594   | 7,301,900                 | 37,558,200                        | 44,860,100                                       |
| 3        | MANUFACTURING - Class 3  | 7                      | 7                                    | 98  | 1,421,500                 | 18,851,100                        | 20,272,600                                       |
| 4        | AGRICULTURAL - Class 4   | 618                    |                                      | 12,864  | 2,956,500                 |                                   | 2,956,500  |
| 5        | UNDEVELOPED - Class 5  | 351                    |                                      | 1,228   | 924,100                   |                                   | 924,100  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 80                     |                                      | 628   | 1,331,800                 |                                   | 1,331,800  |
| 7        | FOREST LANDS - Class 6   | 12                     |                                      | 253   | 852,900                   |                                   | 852,900  |
| 8        | OTHER - Class 7  | 67                     | 66                                   | 142   | 2,167,200                 | 11,975,200                        | 14,142,400                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,100                  | 910                                  | 17,580  | 91,015,000                | 282,971,200                       | 373,986,200                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                      |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                      |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                      |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                      |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                      |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                      |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                      |   |                           |                                   | <b>373,986,200</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 08/29/2024             | Name of Assessor<br>BOWMAR APPRAISAL |   |                           | Telephone #<br>(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 1.025997909  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |   | (f) ASSESSED VALUE |                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |   | (f) ASSESSED VALUE |                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |   | (f) ASSESSED VALUE |                        |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b><br>(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> |
|    |   |   |                          |                    | 178.26  |  | 208.59                                    |                    | 250.76                 |
| 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                             |                    |                        |
|    | 471,000   |   |                          |                    |   |  |   |                    |                        |
|    | <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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|---|--|-----------------------------------|--------------------------------------|
| 24       | 707070                                       | 0489                    | NEENAH SANITARY DISTRICT #2                   | 4,807,900                                      |                                   | 4,807,900                            |
| 25       | 707100                                       | 0491                    | OSHKOSH SANITARY DISTRICT                     | 6,401,100                                      |                                   | 6,401,100                            |
| 26       | 707270                                       | 0502                    | BUTTE DES MORTS CONSOLIDATED SANITARY DIST #1 | 2,826,500                                      |                                   | 2,826,500                            |
| 27       | 707290                                       | 0512                    | ISLAND VIEW SANITARY DISTRICT                 | 20,955,300                                     |                                   | 20,955,300                           |
| 28       |  |                         |   |  |                                   |                                      |
| 29       |  |                         |   |  |                                   |                                      |
| 30       |  |                         |   |  |                                   |                                      |
| 31       |  |                         |   |  |                                   |                                      |
| 32       |  |                         |   |  |                                   |                                      |
| 33       |  |                         |   |  |                                   |                                      |
| 34       |  |                         |   |  |                                   |                                      |
| 35       |  |                         |   |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 703892  | 0433                    | SCH D OF NEENAH                   | 202,177,000                                    | 17,837,400                        | 220,014,400                          |
| 37  | 704179  | 0435                    | SCH D OF OSHKOSH AREA             | 44,596,500                                     | 2,435,200                         | 47,031,700                           |
| 38  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 106,940,100                                    |                                   | 106,940,100                          |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 353,713,600                                    | 20,272,600                        | 373,986,200                          |
| <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 | 353,713,600                                    | 20,272,600                        | 373,986,200                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 353,713,600                                    | 20,272,600                        | 373,986,200                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>KAREN BRAZEE        | Title                                       | Submission date<br>09 / 13 / 2024 |
| Phone<br>( 920 ) 235 - 6953 | Email address<br>OFFICE@TOWNOFVINLANDWI.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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

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



**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 783                    | 707                                       | 1,748   | 27,906,800                | 138,815,300                       | 166,722,100                                      |
| 2        | COMMERCIAL - Class 2   | 33                     | 25  | 212   | 1,742,200                 | 9,435,400                         | 11,177,600                                       |
| 3        | MANUFACTURING - Class 3  | 1                      | 1   | 0   | 4,000                     | 93,500                            | 97,500   |
| 4        | AGRICULTURAL - Class 4   | 485                    |   | 8,587   | 2,028,800                 |                                   | 2,028,800  |
| 5        | UNDEVELOPED - Class 5  | 488                    |   | 5,149   | 5,505,600                 |                                   | 5,505,600  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 134                    |   | 972   | 1,600,400                 |                                   | 1,600,400  |
| 7        | FOREST LANDS - Class 6   | 103                    |   | 980   | 3,133,900                 |                                   | 3,133,900  |
| 8        | OTHER - Class 7  | 87                     | 87  | 203   | 1,893,100                 | 10,162,600                        | 12,055,700                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,114                  | 820                                       | 17,851  | 43,814,800                | 158,506,800                       | 202,321,600                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>202,321,600</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/29/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .682706558  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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 @ \$1.9 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  | 111.25  | 198.64                 |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 707230                                       | 0499                    | LARSEN WINCHESTER SANITARY DISTRICT | 46,466,600                                     |                                   | 46,466,600                           |
| 25       | 707320                                       | 0563                    | EAST LAKE POYGAN SANITARY DISTRICT  | 1,027,800                                      |                                   | 1,027,800                            |
| 26       |  |                         |                                     |  |                                   |                                      |
| 27       |  |                         |                                     |  |                                   |                                      |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 683955  | 0426                    | SCH D OF NEW LONDON               | 22,562,100                                     |                                   | 22,562,100                           |
| 37  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 179,662,000                                    | 97,500                            | 179,759,500                          |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 202,224,100                                    | 97,500                            | 202,321,600                          |
| <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 | 202,224,100                                    | 97,500                            | 202,321,600                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 202,224,100                                    | 97,500                            | 202,321,600                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>HOLLY STEVENS       | Title   | Submission date<br>06 / 14 / 2024 |
| Phone<br>( 920 ) 836 - 2948 | Email address<br>CLERK@TOWNOFWINCHESTERWI.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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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
- 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 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 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,609                  | 1,360                                     | 1,811   | 176,280,200               | 308,302,600                       | 484,582,800                                      |
| 2        | COMMERCIAL - Class 2   | 33                     | 25  | 232   | 3,145,500                 | 9,003,600                         | 12,149,100                                       |
| 3        | MANUFACTURING - Class 3  | 0                      | 0   | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 385                    |   | 6,541   | 1,780,700                 |                                   | 1,780,700  |
| 5        | UNDEVELOPED - Class 5  | 374                    |   | 4,951   | 2,932,300                 |                                   | 2,932,300  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 66                     |   | 470   | 1,028,400                 |                                   | 1,028,400  |
| 7        | FOREST LANDS - Class 6   | 33                     |   | 317   | 1,358,800                 |                                   | 1,358,800  |
| 8        | OTHER - Class 7  | 41                     | 41  | 115   | 1,701,600                 | 7,221,900                         | 8,923,500  |
| 9        | TOTAL - ALL COLUMNS  | 2,541                  | 1,426                                     | 14,437  | 188,227,500               | 324,528,100                       | 512,755,600                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>512,755,600</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/20/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .795914408  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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 @ \$1.9 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>               | <b>(e) Other Acres</b> |
|    |   |  |                          | 369.96  | 768.21  | 1,104.47               |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|---|--|-----------------------------------|--------------------------------------|
| 24       | 707150                                       | 0493                    | WINNECONNE SANITARY DISTRICT #3               | 135,384,100                                    |                                   | 135,384,100                          |
| 25       | 707160                                       | 0494                    | WINNECONNE SANITARY DISTRICT #4               | 20,702,400                                     |                                   | 20,702,400                           |
| 26       | 707170                                       | 0495                    | WINNECONNE SANITARY DISTRICT #5               | 56,033,000                                     |                                   | 56,033,000                           |
| 27       | 707270                                       | 0502                    | BUTTE DES MORTS CONSOLIDATED SANITARY DIST #1 | 133,853,000                                    |                                   | 133,853,000                          |
| 28       | 707300                                       | 0513                    | RIVERMOOR SANITARY DISTRICT                   | 14,081,200                                     |                                   | 14,081,200                           |
| 29       |  |                         |   |  |                                   |                                      |
| 30       |  |                         |   |  |                                   |                                      |
| 31       |  |                         |   |  |                                   |                                      |
| 32       |  |                         |   |  |                                   |                                      |
| 33       |  |                         |   |  |                                   |                                      |
| 34       |  |                         |   |  |                                   |                                      |
| 35       |  |                         |   |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704088  | 0434                    | SCH D OF OMRO                     | 20,500,400                                     |                                   | 20,500,400                           |
| 37  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 492,255,200                                    |                                   | 492,255,200                          |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 512,755,600                                    |                                   | 512,755,600                          |
| <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 | 512,755,600                                    |                                   | 512,755,600                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 512,755,600                                    |                                   | 512,755,600                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>YVONNE ZOBEL        | Title                                       | Submission date<br>06 / 11 / 2024 |
| Phone<br>( 920 ) 582 - 3260 | Email address<br>CLERK@TOWNOFWINNECONNE.GOV |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,077                  | 934                                       | 1,064   | 73,141,100                | 130,380,800                       | 203,521,900                                      |
| 2        | COMMERCIAL - Class 2   | 35                     | 26  | 108   | 2,953,100                 | 4,990,100                         | 7,943,200  |
| 3        | MANUFACTURING - Class 3  | 1                      | 1   | 1   | 12,300                    | 84,400                            | 96,700   |
| 4        | AGRICULTURAL - Class 4   | 432                    |   | 7,395   | 1,474,300                 |                                   | 1,474,300  |
| 5        | UNDEVELOPED - Class 5  | 481                    |   | 5,126   | 3,553,200                 |                                   | 3,553,200  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 125                    |   | 1,204   | 1,947,100                 |                                   | 1,947,100  |
| 7        | FOREST LANDS - Class 6   | 102                    |   | 1,204   | 3,794,700                 |                                   | 3,794,700  |
| 8        | OTHER - Class 7  | 95                     | 95  | 215   | 1,904,200                 | 12,155,400                        | 14,059,600                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,348                  | 1,056                                     | 16,317  | 88,780,000                | 147,610,700                       | 236,390,700                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>236,390,700</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/29/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .664539972  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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     |
|    |   |   |                          | 7   | 94  | 252,900                |
| 21 | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 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  | 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  | 831.45                 |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 697020                                       | 0467                    | NORTH LAKE POYGAN SANITARY DISTRICT | 42,345,000                                     |                                   | 42,345,000                           |
| 25       | 707280                                       | 0503                    | ORIHULA SANITARY DISTRICT           | 49,367,000                                     |                                   | 49,367,000                           |
| 26       | 687030                                       | 0518                    | WOLF RIVER SANITARY DISTRICT        | 941,500  |                                   | 941,500                              |
| 27       | 707320                                       | 0563                    | EAST LAKE POYGAN SANITARY DISTRICT  | 28,470,300                                     |                                   | 28,470,300                           |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 683955  | 0426                    | SCH D OF NEW LONDON               | 3,734,300                                      |                                   | 3,734,300                            |
| 37  | 686384  | 0428                    | SCH D OF WEYAUWEGA-FREMONT        | 149,625,700                                    |                                   | 149,625,700                          |
| 38  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 82,934,000                                     | 96,700                            | 83,030,700                           |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 236,294,000                                    | 96,700                            | 236,390,700                          |
| <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 | 236,294,000                                    | 96,700                            | 236,390,700                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 236,294,000                                    | 96,700                            | 236,390,700                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>SUSAN GILBERT       | Title   | Submission date<br>11 / 05 / 2024 |
| Phone<br>( 920 ) 446 - 3837 | Email address<br>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
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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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### 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 2024**

70      121      1913  
 CO      MUN      ACCT NO

This is an Amended Return

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)               |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 6,131                  | 5,835                                  | 2,252   | 257,555,700               | 1,549,661,300                     | 1,807,217,000                                    |
| 2        | COMMERCIAL - Class 2   | 651                    | 504                                    | 1,597   | 78,748,300                | 730,580,800                       | 809,329,100                                      |
| 3        | MANUFACTURING - Class 3  | 48                     | 43                                     | 707   | 21,560,100                | 98,197,100                        | 119,757,200                                      |
| 4        | AGRICULTURAL - Class 4   | 43                     |  | 610   | 165,700                   |                                   | 165,700  |
| 5        | UNDEVELOPED - Class 5  | 41                     |  | 160   | 261,600                   |                                   | 261,600  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 15                     |  | 97  | 333,600                   |                                   | 333,600  |
| 7        | FOREST LANDS - Class 6   | 1                      |  | 3   | 100                       |                                   | 100  |
| 8        | OTHER - Class 7  | 12                     | 12                                     | 23  | 300,000                   | 1,894,700                         | 2,194,700  |
| 9        | TOTAL - ALL COLUMNS  | 6,942                  | 6,394                                  | 5,449   | 358,925,100               | 2,380,333,900                     | 2,739,259,000                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>2,739,259,000</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/05/2024             | Name of Assessor<br>ACCURATE APPRAISAL |   |                           | Telephone #<br>(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 1.003433276  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 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 @ \$1.9 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> |
|    |   |  |                          | 324.08  | 371.12  | 1,289.84               |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 440147  | 0265                    | SCH D OF APPLETON AREA            | 10,429,100                                     |                                   | 10,429,100                           |
| 37  | 703430  | 0432                    | SCH D OF MENASHA                  | 742,493,300                                    | 6,792,800                         | 749,286,100                          |
| 38  | 703892  | 0433                    | SCH D OF NEENAH                   | 1,866,579,400                                  | 112,964,400                       | 1,979,543,800                        |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 2,619,501,800                                  | 119,757,200                       | 2,739,259,000                        |
| <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 | 2,619,501,800                                  | 119,757,200                       | 2,739,259,000                        |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 2,619,501,800                                  | 119,757,200                       | 2,739,259,000                        |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>DARLA FINK          | Title                                    | Submission date<br>07 / 09 / 2024 |
| Phone<br>( 920 ) 720 - 7103 | Email address<br>DFINK@FOXCROSSINGWI.GOV |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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 2024**

70      191      1926  
 CO      MUN      ACCT NO

This is an Amended Return

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                  |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,183                  | 1,078                                     | 291   | 54,211,500                | 177,656,700                       | 231,868,200                                      |
| 2        | COMMERCIAL - Class 2   | 97                     | 82  | 89  | 4,945,500                 | 29,963,600                        | 34,909,100                                       |
| 3        | MANUFACTURING - Class 3  | 6                      | 6   | 47  | 395,800                   | 8,543,500                         | 8,939,300  |
| 4        | AGRICULTURAL - Class 4   | 9                      |   | 42  | 9,600                     |                                   | 9,600  |
| 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  | 1,302                  | 1,166                                     | 520   | 59,608,400                | 216,163,800                       | 275,772,200                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>275,772,200</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/20/2024             | Name of Assessor<br>ACTION APPRAISERS INC |   |                           | Telephone #<br>(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 .71192612  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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 @ \$3.6 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 @ \$1.9 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  | 253.82  |                    |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 266,832,900                                    | 8,939,300                         | 275,772,200                          |
| 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) |                         |                                   | 266,832,900                                    | 8,939,300                         | 275,772,200                          |
| <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 | 266,832,900                                    | 8,939,300                         | 275,772,200                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 266,832,900                                    | 8,939,300                         | 275,772,200                          |

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

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>ANN WASINGER        | Title                                   | Submission date<br>06 / 11 / 2024 |
| Phone<br>( 920 ) 582 - 4381 | Email address<br>CLERK@WINNECONNEWI.GOV |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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.
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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

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

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

70      201      1927  
 CO      MUN      ACCT NO

This is an Amended Return Page 1

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|-----------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)          |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 70                     | 68                                | 18  | 2,524,100                 | 15,071,100                        | 17,595,200                                       |
| 2        | COMMERCIAL - Class 2   | 72                     | 59                                | 170   | 20,429,400                | 59,628,700                        | 80,058,100                                       |
| 3        | MANUFACTURING - Class 3  | 1                      | 1                                 | 2   | 200,100                   | 707,800                           | 907,900  |
| 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  | 143                    | 128                               | 190   | 23,153,600                | 75,407,600                        | 98,561,200                                       |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                   |   |                           |                                   | <b>98,561,200</b>                                |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/05/2024             | Name of Assessor<br>MATTHEW TOOKE |   |                           | Telephone #<br>(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 .968710661  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |   | (f) ASSESSED VALUE |                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |   | (f) ASSESSED VALUE |                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |   | (f) ASSESSED VALUE |                        |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b><br>(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                                       |                    | 15.96                  |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 440147  | 0265                    | SCH D OF APPLETON AREA            | 19,886,600                                     |                                   | 19,886,600                           |
| 37  | 703430  | 0432                    | SCH D OF MENASHA                  | 77,766,700                                     | 907,900                           | 78,674,600                           |
| 38  |   |                         |                                   |  |                                   |                                      |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 97,653,300                                     | 907,900                           | 98,561,200                           |
| <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 | 97,653,300                                     | 907,900                           | 98,561,200                           |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 97,653,300                                     | 907,900                           | 98,561,200                           |

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

|                             |                                    |                                   |
|-----------------------------|------------------------------------|-----------------------------------|
| Name<br>KAREY GRALL         | Title<br>PROPERTY APPRAISER        | Submission date<br>06 / 07 / 2024 |
| Phone<br>( 920 ) 832 - 6048 | Email address<br>KAGRALL@YAHOO.COM |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

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



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 4,838                  | 4,760  | 1,071   | 158,421,500               | 849,133,400                       | 1,007,554,900                                    |
| 2        | COMMERCIAL - Class 2   | 374                    | 317  | 538   | 49,318,200                | 244,953,400                       | 294,271,600                                      |
| 3        | MANUFACTURING - Class 3  | 27                     | 27   | 166   | 6,406,600                 | 41,916,600                        | 48,323,200                                       |
| 4        | AGRICULTURAL - Class 4   | 0                      |  | 0   | 0                         |                                   | 0  |
| 5        | UNDEVELOPED - Class 5  | 1                      |  | 7   | 3,500                     |                                   | 3,500  |
| 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  | 5,240                  | 5,104  | 1,782   | 214,149,800               | 1,136,003,400                     | 1,350,153,200                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>1,350,153,200</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 08/22/2024             | Name of Assessor<br>LUKE MACK (ASSOCIATED APPRAISAL) |   |                           | Telephone #<br>(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 1.020990766  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |   | (f) ASSESSED VALUE |                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |   | (f) ASSESSED VALUE |                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |   | (f) ASSESSED VALUE |                        |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b><br>(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  |  | 34  |                    | 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 703430  | 0432                    | SCH D OF MENASHA                  | 1,301,830,000                                  | 48,323,200                        | 1,350,153,200                        |
| 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) |                         |                                   | 1,301,830,000                                  | 48,323,200                        | 1,350,153,200                        |
| <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 | 1,301,830,000                                  | 48,323,200                        | 1,350,153,200                        |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 1,301,830,000                                  | 48,323,200                        | 1,350,153,200                        |

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

|                             |                                  |                                   |
|-----------------------------|----------------------------------|-----------------------------------|
| Name<br>LUKE MACK           | Title<br>CITY ASSESSOR           | Submission date<br>10 / 07 / 2024 |
| Phone<br>( 920 ) 749 - 1995 | Email address<br>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.*

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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 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

KAIJA SNYDER  
CITY OF MENASHA  
100 MAIN STREET STE 200  
MENASHA, WI 54952 - 3190

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

70      261      1929  
CO      MUN      ACCT NO

This is an Amended Return

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                      |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 9,186                  | 9,003   | 2,448   | 376,866,200               | 1,844,159,500                     | 2,221,025,700                                    |
| 2        | COMMERCIAL - Class 2   | 643                    | 611   | 828   | 118,313,100               | 566,640,000                       | 684,953,100                                      |
| 3        | MANUFACTURING - Class 3  | 63                     | 63  | 453   | 17,794,400                | 144,883,900                       | 162,678,300                                      |
| 4        | AGRICULTURAL - Class 4   | 1                      |   | 12  | 3,200                     |                                   | 3,200  |
| 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  | 9,893                  | 9,677   | 3,741   | 512,976,900               | 2,555,683,400                     | 3,068,660,300                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>3,068,660,300</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/23/2024             | Name of Assessor<br>MARK BROWN (ASSOCIATED APPRAISAL CONSULT/ |   |                           | Telephone #<br>(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 .919594477  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |   | (f) ASSESSED VALUE |                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |   | (f) ASSESSED VALUE |                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |   | (f) ASSESSED VALUE |                        |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b><br>(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  |  | 24  |                    | 1,144                  |
| 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                             |                    |                        |
|    |   |   |                          |                    |   |  | 1,300                                     |                    |                        |
|    | <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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 703892  | 0433                    | SCH D OF NEENAH                   | 2,905,982,000                                  | 162,678,300                       | 3,068,660,300                        |
| 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) |                         |                                   | 2,905,982,000                                  | 162,678,300                       | 3,068,660,300                        |
| <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 | 2,905,982,000                                  | 162,678,300                       | 3,068,660,300                        |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 2,905,982,000                                  | 162,678,300                       | 3,068,660,300                        |

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

|                             |                                    |                                   |
|-----------------------------|------------------------------------|-----------------------------------|
| Name<br>MARK BROWN          | Title<br>CITY ASSESSOR             | Submission date<br>05 / 28 / 2024 |
| Phone<br>( 920 ) 224 - 8802 | Email address<br>MABROWN@APRAZ.COM |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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

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



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

70      265      1930  
 CO      MUN      ACCT NO

This is an Amended Return

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

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                      | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,399                  | 1,226                                | 370   | 27,636,600                | 139,471,200                       | 167,107,800                                      |
| 2        | COMMERCIAL - Class 2   | 148                    | 109                                  | 201   | 5,242,600                 | 31,125,200                        | 36,367,800                                       |
| 3        | MANUFACTURING - Class 3  | 14                     | 14                                   | 50  | 420,300                   | 4,252,400                         | 4,672,700  |
| 4        | AGRICULTURAL - Class 4   | 30                     |                                      | 296   | 56,000                    |                                   | 56,000   |
| 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  | 1,598                  | 1,351                                | 941   | 33,379,200                | 174,864,000                       | 208,243,200                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                      |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                      |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                      |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                      |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                      |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                      |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                      |   |                           |                                   | <b>208,243,200</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/07/2024             | Name of Assessor<br>BOWMAR APPRAISAL |   |                           | Telephone #<br>(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 .63125513  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |                                    | (f) ASSESSED VALUE |                 |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |                                    | (f) ASSESSED VALUE |                 |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |                                    | (f) ASSESSED VALUE |                 |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b><br>(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 |
|    |   |   |                   |                    | 18.84   |  | 1.34                               |                    | 216.71          |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|-----------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                   |  |                                   |                                      |
| 36  | 704088  | 0434                    | SCH D OF OMRO                     | 203,570,500                                    | 4,672,700                         | 208,243,200                          |
| 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) |                         |                                   | 203,570,500                                    | 4,672,700                         | 208,243,200                          |
| <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 | 203,570,500                                    | 4,672,700                         | 208,243,200                          |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 203,570,500                                    | 4,672,700                         | 208,243,200                          |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>BARBARA VAN CLAKE   | Title                                  | Submission date<br>06 / 10 / 2024 |
| Phone<br>( 920 ) 685 - 7000 | Email address<br>BVANCLAKE@OMRO-WI.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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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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### Page 3: 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

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

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

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<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                      | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)             |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 19,024                 | 18,531                               | 4,629   | 606,285,700               | 3,482,690,400                     | 4,088,976,100                                    |
| 2        | COMMERCIAL - Class 2   | 2,017                  | 1,844                                | 4,123   | 269,474,200               | 1,394,372,100                     | 1,663,846,300                                    |
| 3        | MANUFACTURING - Class 3  | 129                    | 124                                  | 1,241   | 33,634,000                | 275,408,300                       | 309,042,300                                      |
| 4        | AGRICULTURAL - Class 4   | 49                     |                                      | 695   | 191,800                   |                                   | 191,800  |
| 5        | UNDEVELOPED - Class 5  | 33                     |                                      | 218   | 1,052,400                 |                                   | 1,052,400  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 2                      |                                      | 6   | 14,300                    |                                   | 14,300   |
| 7        | FOREST LANDS - Class 6   | 6                      |                                      | 14  | 66,200                    |                                   | 66,200   |
| 8        | OTHER - Class 7  | 2                      | 2                                    | 4   | 82,700                    | 125,200                           | 207,900  |
| 9        | TOTAL - ALL COLUMNS  | 21,262                 | 20,501                               | 10,930  | 910,801,300               | 5,152,596,000                     | 6,063,397,300                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                      |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                      |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                      |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                      |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                      |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                      |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                      |   |                           |                                   | <b>6,063,397,300</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 07/17/2024             | Name of Assessor<br>JODI ST. CHARLES |   |                           | Telephone #<br>(920) 236-5074     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .958428154  
 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**

|      |    |     |         |
|------|----|-----|---------|
| 2024 | 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><br>(b) ACRES            |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |   | (f) ASSESSED VALUE |                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |   | (f) ASSESSED VALUE |                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |   | (f) ASSESSED VALUE |                        |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                          | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b><br>(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> |
|    |   |   | 15                       |                    | 833   |  | 1,933                                     |                    | 2,433                  |
| 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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
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 (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (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             | 5,754,352,200                                  | 309,042,300                       | 6,063,394,500                        |
| 38  | 706608  | 0436                    | SCH D OF WINNECONNE COMMUNITY     | 2,800  |                                   | 2,800                                |
| 39  |   |                         |                                   |  |                                   |                                      |
| 40  |   |                         |                                   |  |                                   |                                      |
| 41  |   |                         |                                   |  |                                   |                                      |
| 42  |   |                         |                                   |  |                                   |                                      |
| 43  |   |                         |                                   |  |                                   |                                      |
| 44  |   |                         |                                   |  |                                   |                                      |
| 45  |   |                         |                                   |  |                                   |                                      |
| 46  |   |                         |                                   |  |                                   |                                      |
| 47  |   |                         |                                   |  |                                   |                                      |
| 48  |   |                         |                                   |  |                                   |                                      |
| 49  |   |                         |                                   |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                   | 5,754,355,000                                  | 309,042,300                       | 6,063,397,300                        |
| <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 | 5,754,355,000                                  | 309,042,300                       | 6,063,397,300                        |
| 57  |   |                         |                                   |  |                                   |                                      |
| 58  |   |                         |                                   |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                   | 5,754,355,000                                  | 309,042,300                       | 6,063,397,300                        |

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

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>JODI ST. CHARLES    | Title<br>CITY ASSESSOR                       | Submission date<br>07 / 31 / 2024 |
| Phone<br>( 920 ) 236 - 5074 | Email address<br>JSTCHARLES@CI.OSHKOSH.WI.US |                                   |

## FINAL STATEMENT OF ASSESMENT (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 — no longer need to report; personal property is exempt per 2023 WI Act 12
- 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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