


2025 Assessment Year

City of Manitowoc, Manitowoc County (2025 Exterior Reval)

Property Records

	Current Owner	Districts		General Information			
	LEAH S NENNIG 1622 JACKSON ST MANITOWOC WI 54220	Manitowoc County	Manitowoc County	Parcel Number:	355-047-015		
		Manitowoc	City of Manitowoc	Alternate ID:	052-355-047-015.00		
		School	Sch D Of Manitowoc	Neighborhood:	Hincklev Subdivision		
		Voc/ Tech College	Lakeshore Technical College	Neighborhood Group:	General Residential		
				SANITARY	Sewer		
				TRAFFIC	Light		
				WATER	City water		

		*Legal Description			Inspection Data		
Total Acreage:	0.18	HINCKLEYS SUBD SOUTH 140' OF NORTH 307' OF EAST 55' OF WEST 411' OF LOT 47			Date	User	Type
Total Sq. Ft:	7,710				04/15/2025	tsveum	Exterior Inspection
Actual Frontage:							
Effective Frontage:	0						
Effective Depth:	0						
Water Influence:	None	*This legal description may be abbreviated and is for assessment purposes only.					
Water Desirability:	None	Section:	31	Township:	19	Range:	24E
		Subdivision:		Block:		Lot / Unit:	

Property Sales / Ownership History						
Sale Date	Sale Price	Sale Typ	Validity	Document #	Deed Type	Grantor
2021-04-27	\$127,000	IMPROVED	2 - Valid improved sale	1235028	1 - Warranty	Cornils Anna Mae
2021-04-27	\$127,000	IMPROVED	2 - Valid improved sale	1235028		Nennig Leah S
2021-04-22	\$87,000		5 - Not a market sale	1235009	16 - Other (see comment)	Cornils Roger J
2021-04-22	\$87,000		5 - Not a market sale	1235009		Cornils Anna Mae

Summary of 2025 Assessment Year Values					
Tax Classification	Code	Acres	Land	Improvement	Total
Residential	1	0.177	\$19,500	\$150,500	\$170,000
Total Real Estate - All Columns:		0.177	\$19,500	\$150,500	\$170,000

Assessment Value History					
Year	Code	Acres	Land	Improvement	Total
2025	1	0.180	\$19,500	\$150,500	\$170,000
	Totals	0.180	\$19,500	\$150,500	\$170,000
2024	1	0.180	\$15,200	\$124,700	\$139,900
	Totals	0.180	\$15,200	\$124,700	\$139,900
2023	1	0.180	\$15,200	\$124,700	\$139,900
	Totals	0.180	\$15,200	\$124,700	\$139,900

Special Tax Programs (MFL/PFC) and Exempt					
Tax Classification	Code	Acres	Land	Improvement	Total

Permit Information				
Issued Date	Number	Amount	Status	Purpose/Description
2021-03-01	2021-00368	\$1,800	COMPLETED	NEW UPDATED 100 AMP OH SERVICE

2025 Assessment Year

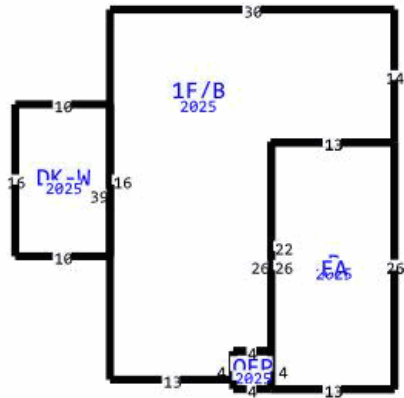
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Land Information										
Land Line	Tax Classification	MAR Subclass	Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units	Unit Rate	Land Value
1	Residential		0.177	7,710	0	0	SQUARE FEET	7,710.000	2.50	\$19,500
Total All Columns:			0.177	7,710					Total All Columns:	\$19,500

Other Building Improvements (OBI)											
Bldg #	Tax Class	Style	Class/Const	Year Built	Grade	Condition	Width	Length	Height	Units	OBI Value
2	Residential	Utility shed	Frame	1990	C	Average	10	12	0	120	\$500
Total Columns:											\$500

Extra Features (XF)												
XF #	Tax Class	Code	Alt. Description	Assoc. Bldg	Year Built	Grade	Condition	Width	Length	Height	Units	XF Value
Total Columns:												\$



Building Data			
Tax Classification	Residential	Additional Fixtures	NO
Building Number/Section	1 - 1	Hot Tub	NO
Building Style	Split-level	Plumbing Rough In	NO
Quality/Grade	C	Family Rooms	NO
Year Built	1957	Other Rooms	NO
Effective Year Built	1957	Masonry Fireplace Stacks	NO
Class/Const	FRAME	Masonry Fireplace Openings	NO
Overall Condition (CDU)	Average	Masonry Additional Stories	NO
Occupancy (Use)	Single Family	Metal Fireplace Stacks	YES
Apart/Living Units	1	Metal Fireplace Openings	YES
Stories	1 story	Metal Additional Stories	NO
Roof Type	Asphalt shingles	Gas Fireplace Openings	NO
Basement Type	BELOW GRADE	Equipment Rating	Average
Exterior Wall	Alum/vinyl	Kitchen Rating	Average
Masonry Adjustment SF	0	Bath Rating	Average
Shed Dormer LF	0	Interior Rating	Average
Gable Dormer LF	0	Exterior Rating	Average
Heating	Gas, forced air	Rec Room Rating	Average
Air Conditioning	A/C (same ducts)		
Bedrooms	3		
Bath-Full	2		
Bath-Half	0		
Whirlpool	0		

Building Area					
Living Area	Sq. Ft.	Other Area	Sq. Ft.	Attachment Area	Sq. Ft.
First Floor Area	833	Unfinished Attic Area	0	Deck, wood	160
Second Floor Area	0	Unfinished Area	0	Open frame porch, first floor	16
Third Floor Area	0	Basement Area	1,171		
Half Floor Area	0	Crawlspace Area	0		
Finished Attic Area	169	Finished Basement Area (FBLA)	0		
		Rec Room Area	312		
Total Above Grade Living Area		Total Sq. Ft. Living Area (SFLA)		1,002	