2026 Assessment Year | **City of Manitowoc, Manitowoc County (2026 Assessment Year)** | **Property Records**

ASSOCIATED APPRAISAL CONSULTANTS

Current Owner

CHRISTOPHER R FITZGERALD
4564 BROADWAY ST
MANITOWOC WI 54220

Districts

Manitowoc County	Manitowoc County
Manitowoc	City of Manitowoc
School	Sch D Of Manitowoc
Voc/Tech College	Lakeshore Technical College

General Information

Parcel Number:	450-031-133		
Alternate ID:	052-450-031-133.00		
Neighborhood:	Doneff Addition		
Neighborhood Group:	General Residential		
Sanitary	Sewer		
Traffic	Light		
Water	City water		

Total Acreage:	0.67
Total Sq. Ft:	29,316
Actual Frontage:	
Effective Frontage:	0
Effective Depth:	0
Water Influence:	None
Water Desirability:	None

*Legal Description

TR 3 OF CSM V14 P297 BEING PART OF MTWC RAPIDS LOT 10 & ALL OF LOTS 11-12-13 BLK 31 ALSO N 1/2 OF VACATED (V1561 P645) DELTA STREET ADJACENT & ALSO NON-EXCLUSIVE EASMENTS IN CSM V14 P297

*This legal description may be abbreviated and is for assessment purposes only.

Section:	23	Township:	19	Range:	23E
Subdivision:		Block:		Lot / Unit:	

Inspection Data

Date	User	Type
2025-04-03	jlaughlin	Exterior Inspection

Property Sales / Ownership History

Sale Date	Sale Price	Sale Typ	Validity	Document #	Deed Type	Grantor
2/29/2016	$257,000		5 - Not a market sale	1166043		
4/20/2015	$302,175	IMPROVED	2 - Valid improved sale	1164392	1 - Warranty	Moraski Luann
9/14/2012	$350,000			1120017	1 - Warranty	Foster Cheryl

Summary of 2026 Assessment Year Values

Tax Classification	Code	Acres	Land	Improvement	Total
Residential	1	0.673	$55,000	$709,000	$764,000
Total Real Estate - All Columns:		**0.673**	**$55,000**	**$709,000**	**$764,000**

Assessment Value History

Year	Code	Acres	Land	Improvement	Total
2025	1	0.670	$55,000	$709,000	$764,000
	Totals	**0.670**	$55,000	**$709,000**	$764,000
2024	1	0.670	$47,500	$486,400	$533,900
	Totals	**0.670**	$47,500	**$486,400**	$533,900
2023	1	0.670	$47,500	$486,400	$533,900
	Totals	**0.670**	$47,500	**$486,400**	$533,900

Special Tax Programs (MFL/PFC) and Exempt

Tax Classification	Code	Acres	Land	Improvement	Total

Permit Information

Issued Date	Number	Amount	Status	Purpose/Description

2026 Assessment Year | **City of Manitowoc, Manitowoc County (2026 Assessment Year)** | **Property Records**

Land Information

Land Line	Tax Classification	MAR Subclass	Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units	Unit Rate	Land Value
1	Residential		0.673	29,316	0	0	Square Feet	29,316.000	1.88	$55,000
Total All Columns:			**0.673**	**29,316**					**Total All Columns:**	**$55,000**

Other Building Improvements (OBI)

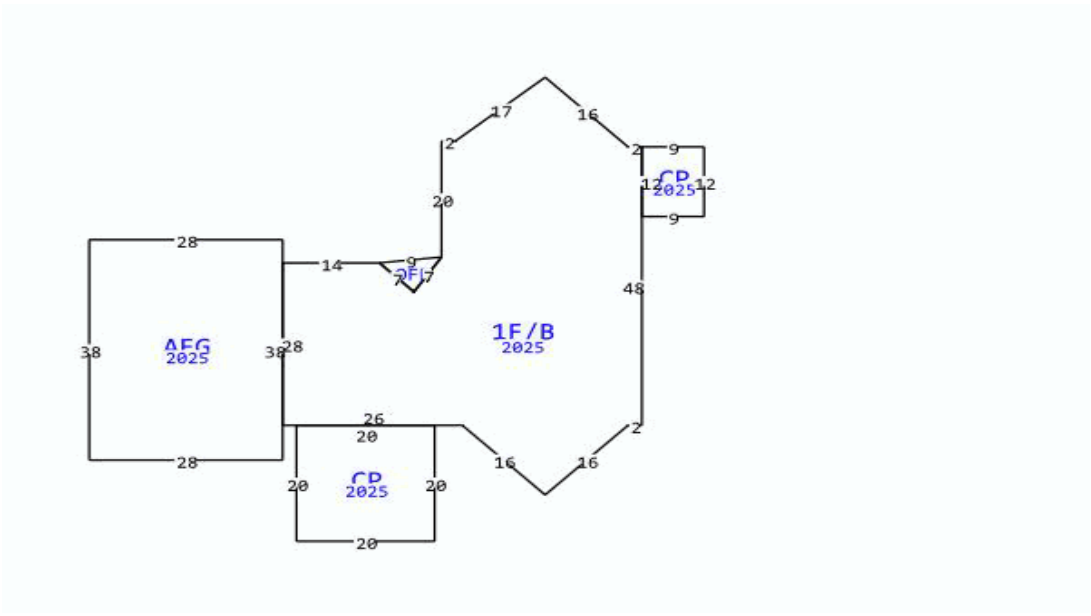
Bldg #	Tax Class	Style	Class/Const	Year Built	Grade	Condition	Width	Length	Height	Units	OBI Value
3	Residential	Swimming pool	Above ground - PP	2023	C	Average	20			314	0
										Total Columns:	**0**

Extra Features (XF)

XF #	Tax Class	Code	Alt. Description	Assoc. Bldg	Year Built	Grade	Condition	Width	Length	Height	Units	XF Value
											Total Columns:	**$**

2026 Assessment Year | **Building#: 1 - 1** | **Building ID: 6651** | **Building Value: 709,000** | **Property Records**





Building Data			
Tax Classification	Residential	Additional Fixtures	0
Building Number/Section	1 - 1	Hot Tub	0
Building Style	Ranch	Plumbing Rough In	0
Quality/Grade	A-	Family Rooms	2
Year Built	1992	Other Rooms	5
Effective Year Built	1992	Masonry Fireplace Stacks	1
Class/Const	Frame	Masonry Fireplace Openings	1
Overall Condition (CDU)	Good	Masonry Additional Stories	0
Occupancy (Use)	Single Family	Metal Fireplace Stacks	0
Apart/Living Units	1	Metal Fireplace Openings	0
Stories	1 story	Metal Additional Stories	0
Roof Type	Asphalt shingles	Gas Fireplace Openings	0
Basement Type	Walkout	Equipment Rating	Average
Exterior Wall	Brick	Kitchen Rating	Good
Masonry Adjustment SF	0	Bath Rating	Good
Shed Dormer LF	0	Interior Rating	Good
Gable Dormer LF	0	Exterior Rating	Good
Heating	Gas, forced air	Rec Room Rating	Good
Air Conditioning	A/C (same ducts)	Exposed basement (each)	1
Bedrooms	4		
Bath-Full	3		
Bath-Half	1		
Whirlpool	0		

Building Area					
Living Area	**Sq. Ft.**	**Other Area**	**Sq. Ft.**	**Attachment Area**	**Sq. Ft.**
First Floor Area	2,318	Unfinished Attic Area	0	Attached garage, frame	1,064
Second Floor Area	0	Unfinished Area	0	Concrete patio	508
Third Floor Area	0	Basement Area	2,318	Open frame porch, first floor	25
Half Floor Area	0	Crawlspace Area	0		
Finished Attic Area	0	Finished Basement Area (FBLA)	1,661		
		Rec Room Area	0		
Total Above Grade Living Area	**2,318**	**Total Sq. Ft. Living Area (SFLA)**	**3,979**		