

TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

MANITOWOC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE
KOLSTAD, LYNN R



Parcel Number: 00301000700200
Bill Number: 111310

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

111310/00301000700200
LYNN R KOLSTAD
17417 ROSECRANS RD
MARIBEL WI 54227

Location of Property/Legal Description
17417 ROSECRANS RD
Sec. 10, T21N, R22E
594-701 3459-3 TOD N.544' OF W.874' OF SW1/4 NW1/4 EX
V.306 P.45 FOR HWY.
10.600 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 63,500	ASSESSED VALUE IMPROVEMENTS 226,300	TOTAL ASSESSED VALUE 289,800	AVERAGE ASSMT. RATIO 0.800872675	NET ASSESSED VALUE RATE 0.01386682 (Does NOT reflect credits)	NET PROPERTY TAX 3788.51																																				
ESTIMATED FAIR MARKET VALUE LAND 79,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 282,600	TOTAL ESTIMATED FAIR MARKET VALUE 361,900	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 477.79	POWTS 15.00																																				
<table><tr><td>TAXING JURISDICTION</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2025 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 NET TAX</td><td>2025 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>MANITOWOC COUNTY</td><td>186,533</td><td>185,208</td><td>1,312.68</td><td>1,291.55</td><td>-1.6%</td></tr><tr><td>TOWN OF COOPERSTOWN</td><td>271,972</td><td>287,569</td><td>720.60</td><td>700.06</td><td>-2.9%</td></tr><tr><td>DENMARK SCHOOL</td><td>1,983,335</td><td>1,880,721</td><td>1,808.94</td><td>1,835.02</td><td>1.4%</td></tr><tr><td>NWTC</td><td>123,097</td><td>117,815</td><td>194.75</td><td>191.97</td><td>-1.4%</td></tr><tr><td>TOTAL</td><td>2,564,937</td><td>2,471,313</td><td>4,036.97</td><td>4,018.60</td><td>-0.5%</td></tr></table>						TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE	MANITOWOC COUNTY	186,533	185,208	1,312.68	1,291.55	-1.6%	TOWN OF COOPERSTOWN	271,972	287,569	720.60	700.06	-2.9%	DENMARK SCHOOL	1,983,335	1,880,721	1,808.94	1,835.02	1.4%	NWTC	123,097	117,815	194.75	191.97	-1.4%	TOTAL	2,564,937	2,471,313	4,036.97	4,018.60	-0.5%
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE																																				
MANITOWOC COUNTY	186,533	185,208	1,312.68	1,291.55	-1.6%																																				
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NWTC	123,097	117,815	194.75	191.97	-1.4%																																				
TOTAL	2,564,937	2,471,313	4,036.97	4,018.60	-0.5%																																				
FIRST DOLLAR CREDIT			-60.55	-57.52	-5.0%																																				
LOTTERY AND GAMING CREDIT			-194.95	-172.57	-11.5%																																				
NET PROPERTY TAX			3,781.47	3,788.51	0.2%																																				

TOTAL DUE: \$3,803.51
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
DENMARK SCHOOL	126,327	241.77	2036				
DENMARK SCHOOL	244,634	468.20	2043				
DENMARK SCHOOL	123,718	236.78	2026				

PAY 1ST INSTALLMENT OF: \$1,822.97
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

PIN# 00301000700200
KOLSTAD, LYNN R
BILL NUMBER: 111310

PAY 2ND INSTALLMENT OF: \$1,980.54
BY JULY 31, 2026

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
MANITOWOC COUNTY TREASURER
1010 S 8TH STREET, RM 116
MANITOWOC WI 54220

PIN# 00301000700200
KOLSTAD, LYNN R
BILL NUMBER: 111310

PAY FULL AMOUNT OF: \$3,803.51
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

PIN# 00301000700200
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INCLUDE THIS STUB WITH YOUR PAYMENT

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TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

MANITOWOC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE
KOLSTAD, LYNN R



Parcel Number: 00301000600100
Bill Number: 111297

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 10, T21N, R22E
594-701 3459-3 TOD NW1/4 NW1/4, S102.5' OF W. 874' EX PRT
OF V.306 P.39 FOR HWY.
1.910 ACRES

111297/00301000600100
LYNN R KOLSTAD
17417 ROSECRANS RD
MARIBEL WI 54227

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,100		ASSESSED VALUE IMPROVEMENTS 0		TOTAL ASSESSED VALUE 4,100		AVERAGE ASSMT. RATIO 0.800872675		NET ASSESSED VALUE RATE 0.01386682 (Does NOT reflect credits)		NET PROPERTY TAX 56.85																																											
ESTIMATED FAIR MARKET VALUE LAND 5,100		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0		TOTAL ESTIMATED FAIR MARKET VALUE 5,100		A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 6.76																																													
<table><tr><td colspan="2">TAXING JURISDICTION</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2025 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 NET TAX</td><td>2025 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td colspan="2">MANITOWOC COUNTY</td><td>186,533</td><td>185,208</td><td>18.57</td><td>18.27</td><td>-1.6%</td></tr><tr><td colspan="2">TOWN OF COOPERSTOWN</td><td>271,972</td><td>287,569</td><td>10.19</td><td>9.90</td><td>-2.8%</td></tr><tr><td colspan="2">DENMARK SCHOOL</td><td>1,983,335</td><td>1,880,721</td><td>25.60</td><td>25.96</td><td>1.4%</td></tr><tr><td colspan="2">NWTC</td><td>123,097</td><td>117,815</td><td>2.76</td><td>2.72</td><td>-1.4%</td></tr><tr><td colspan="2">TOTAL</td><td>2,564,937</td><td>2,471,313</td><td>57.12</td><td>56.85</td><td>-0.5%</td></tr></table>												TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE	MANITOWOC COUNTY		186,533	185,208	18.57	18.27	-1.6%	TOWN OF COOPERSTOWN		271,972	287,569	10.19	9.90	-2.8%	DENMARK SCHOOL		1,983,335	1,880,721	25.60	25.96	1.4%	NWTC		123,097	117,815	2.76	2.72	-1.4%	TOTAL		2,564,937	2,471,313	57.12	56.85	-0.5%
TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE																																															
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DENMARK SCHOOL		1,983,335	1,880,721	25.60	25.96	1.4%																																															
NWTC		123,097	117,815	2.76	2.72	-1.4%																																															
TOTAL		2,564,937	2,471,313	57.12	56.85	-0.5%																																															
FIRST DOLLAR CREDIT				0.00	0.00	0.0%	TOTAL DUE: \$56.85 FOR FULL PAYMENT PAY BY: JANUARY 31, 2026 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.																																														
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%																																															
NET PROPERTY TAX				57.12	56.85	-0.5%																																															

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property
DENMARK SCHOOL	126,327	3.42	2036			
DENMARK SCHOOL	244,634	6.62	2043			
DENMARK SCHOOL	123,718	3.35	2026			

PAY 1ST INSTALLMENT OF: \$56.85	PAY 2ND INSTALLMENT OF: \$0.00	PAY FULL AMOUNT OF: \$56.85
BY JANUARY 31, 2026	BY JULY 31, 2026	BY JANUARY 31, 2026
AMOUNT ENCLOSED _____	AMOUNT ENCLOSED _____	AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:	MAKE CHECK PAYABLE AND MAIL TO:	MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF COOPERSTOWN BERNADETTE DUESCHER, TREAS 10002 HIDDEN VALLEY RD MARIBEL WI 54227	MANITOWOC COUNTY TREASURER 1010 S 8TH STREET, RM 116 MANITOWOC WI 54220	TOWN OF COOPERSTOWN BERNADETTE DUESCHER, TREAS 10002 HIDDEN VALLEY RD MARIBEL WI 54227
PIN# 00301000600100 KOLSTAD, LYNN R BILL NUMBER: 111297	PIN# 00301000600100 KOLSTAD, LYNN R BILL NUMBER: 111297	PIN# 00301000600100 KOLSTAD, LYNN R BILL NUMBER: 111297



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

MANITOWOC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

KOLSTAD, LYNN R
KOLSTAD, CYNTHIA

Parcel Number: 00301000500200
Bill Number: 111291



111291/00301000500200
LYNN R KOLSTAD
CYNTHIA KOLSTAD
17417 ROSECRANS RD
MARIBEL WI 54227

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 10, T21N, R22E
THAT PRT FOLL IN NE1/4 NW1/4 COM NW COR SEC 10
S1D50M30SE 1215.18' N87D52M42SE 116' TO C/L DEVILS
RIVER & BEG N87D 52M42SE 758' S1D53M30SE102.5 FT
N87D52M42SE 510'+-
1.512 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,900	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 1,900	AVERAGE ASSMT. RATIO 0.800872675	NET ASSESSED VALUE RATE 0.01386682 (Does NOT reflect credits)	NET PROPERTY TAX 26.35
ESTIMATED FAIR MARKET VALUE LAND 2,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 2,400	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3.13	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
MANITOWOC COUNTY	186,533	185,208	8.61	8.47	-1.6%
TOWN OF COOPERSTOWN	271,972	287,569	4.72	4.59	-2.8%
DENMARK SCHOOL	1,983,335	1,880,721	11.86	12.03	1.4%
NWTC	123,097	117,815	1.28	1.26	-1.6%
TOTAL	2,564,937	2,471,313	26.47	26.35	-0.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			26.47	26.35	-0.5%

TOTAL DUE: \$26.35

FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
DENMARK SCHOOL	126,327	1.59	2036				
DENMARK SCHOOL	244,634	3.07	2043				
DENMARK SCHOOL	123,718	1.55	2026				

PAY 1ST INSTALLMENT OF: \$26.35
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

PIN# 00301000500200
KOLSTAD, LYNN R
BILL NUMBER: 111291

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

MANITOWOC COUNTY TREASURER
1010 S 8TH STREET, RM 116
MANITOWOC WI 54220

PIN# 00301000500200
KOLSTAD, LYNN R
BILL NUMBER: 111291

PAY FULL AMOUNT OF: \$26.35
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

PIN# 00301000500200
KOLSTAD, LYNN R
BILL NUMBER: 111291



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TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

MANITOWOC COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

KOLSTAD, LYNN R
KOLSTAD, CYNTHIA

Parcel Number: 00301000600300
Bill Number: 111299



111299/00301000600300
LYNN R KOLSTAD
CYNTHIA KOLSTAD
17417 ROSECRANS RD
MARIBEL WI 54227

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Location of Property/Legal Description

Sec. 10, T21N, R22E
THAT PRT FOLL IN NW1/4 NW1/4 COM NW COR SEC 10
S1D50M30SE 1215.18' N87D52M42SE 116' TO C/L DEVILS
RIVER & BEG N87D 52M42SE 758' S1D53M30SE102.5 FT
N87D52M42SE 510'+-

9.817 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 23,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 23,400	AVERAGE ASSMT. RATIO 0.800872675	NET ASSESSED VALUE RATE 0.01386682 (Does NOT reflect credits)	NET PROPERTY TAX 324.49
ESTIMATED FAIR MARKET VALUE LAND 29,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 29,200	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 38.58	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
MANITOWOC COUNTY	186,533	185,208	105.99	104.29	-1.6%
TOWN OF COOPERSTOWN	271,972	287,569	58.18	56.53	-2.8%
DENMARK SCHOOL	1,983,335	1,880,721	146.06	148.17	1.4%
NWTC	123,097	117,815	15.73	15.50	-1.5%
TOTAL	2,564,937	2,471,313	325.96	324.49	-0.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			325.96	324.49	-0.5%

TOTAL DUE: \$324.49

FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
DENMARK SCHOOL	126,327	19.52	2036				
DENMARK SCHOOL	244,634	37.80	2043				
DENMARK SCHOOL	123,718	19.12	2026				

PAY 1ST INSTALLMENT OF: \$162.25
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

PIN# 00301000600300
KOLSTAD, LYNN R
BILL NUMBER: 111299

PAY 2ND INSTALLMENT OF: \$162.24
BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

MANITOWOC COUNTY TREASURER
1010 S 8TH STREET, RM 116
MANITOWOC WI 54220

PIN# 00301000600300
KOLSTAD, LYNN R
BILL NUMBER: 111299

PAY FULL AMOUNT OF: \$324.49
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF COOPERSTOWN
BERNADETTE DUESCHER, TREAS
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

PIN# 00301000600300
KOLSTAD, LYNN R
BILL NUMBER: 111299



INCLUDE THIS STUB WITH YOUR PAYMENT



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