



OPERATING, UTILITY-OWNED REAL PROPERTY

DUE DATE: February 15th

Wisconsin Department of Revenue
Manufacturing & Utility Bureau
2135 Rimrock Road MS 6-97
Madison WI 53713

Forms and related publications
are available on our web site at
www.revenue.wi.gov

Phone: (608) 266-8162

Fax: (608) 264-6887

E-Mail: utility@revenue.wi.gov

(Name of Utility, Railroad, Airline, Pipeline)

has **OPERATING OWNED REAL PROPERTY**, as of January 1, _____;

Located in the ☐ Town
☐ Village of _____, _____ County
☐ City

Utility (Property Owner)

Name _____

Mailing Address _____

Acreage or Square Footage of Land and Structures

LAND		IMPROV.	
<input type="checkbox"/> Acres	<input type="checkbox"/> Percent (%)	<input type="checkbox"/> Square Feet	<input type="checkbox"/> Percent (%)

The
Property is
(check one):

- ☐ Land Only
☐ Land & Improv.

Property Street Address:

TAX PARCEL

Prepared By _____

Telephone No. () - _____

Fax No. () - _____

Email _____

Purchase Date: _____ *****NOTE TO ASSESSOR: THIS PROPERTY IS TO BE STATE ASSESSED**

Comments:

Date Sold: _____ *****NOTE TO ASSESSOR: THIS PROPERTY IS TO GO ON THE LOCAL ROLL**

Comments:

Authority: Sec. 76.23 and 76.28(9), Wis. Stats.

The taxes imposed by this chapter upon the property of the companies defined in Chapter 76 shall be in lieu of all other taxes on such property necessarily used in the operation of the business of such companies in this state, except that the companies shall be subject to special assessment for local improvements in cities, villages and towns.

☐ Utility

☐ Manufacturing & Utility Bureau

☐ Local Assessor

Instructions for Completing Form UT-1490

Operating Utility Owned

Real Property

Filers

All property owned by public service corporations and used in their operations is subject to state assessment under Chapter 76 of the Wisconsin Statutes. Form UT-1490, "Owned Real Property," is provided to coordinate the reporting of Wisconsin property owned by such corporations. It is particularly important in controlling the assessment of "exempt property" subject to Ch. 76 jurisdiction.

Filing Requirements

If real property is purchased and used in the operations of the utility, complete a form UT-1490 by February 15.

Failure to report purchased real property to the local assessor may result in such property being taxed both locally and under Chapter 76.

It is the corporation's obligation to prevent this from happening. Go to the following site for the name and address of the local assessor for the property being listed.

www.revenue.wi.gov/training/assess/assrlist.pdf
(Wisconsin Municipal Assessor List)

Complete a UT-1490 for new purchases and newly sold property by the due date. Obtain a 30-day extension for filing, by electronically applying for an extension before the due date at:

www.revenue.wi.gov/ust/index.html

Please note: each property that is reported to the Department of Revenue (DOR) must have the tax parcel I.D. number.

This number can be obtained from the PE-500 Real Estate Transfer Return or local assessor. Any form filed without this number will be returned for completion.

- (1) Copy to the Local Assessor,
find the local assessor at
www.revenue.wi.gov/training/assess/assrlist.pdf
(Wisconsin Municipal Assessor List)
- (2) Copy to the Department of Revenue,
Manufacturing & Utility Bureau
2135 Rimrock Road MS 6-97
Madison WI 53713
- (3) Keep a copy for the corporation's records.

For taxpayers that have previously submitted UT-1490 forms, a listing of the reported properties will be with the October billing notice. Please update this list with respect to any changes that have occurred, including the tax parcel I.D. number and return the listing to DOR by the due date.

List these properties in the appropriate section of the annual report filed for gross revenues or ad valorem tax purposes.

For any questions regarding this report, please call 608-266-8162 or e-mail utility@revenue.wi.gov.