



CITY OF RACINE, WISCONSIN • FINANCE DEPARTMENT

March 29, 2011

Honorable Mayor John Dickert and members of the Racine Common Council  
730 Washington Avenue  
Racine, Wisconsin 53403

Dear Mayor Dickert and Council Members:

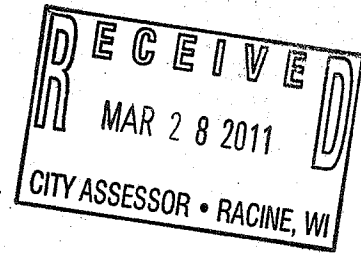
I respectfully request to appear before the Finance and Personnel Committee at their next scheduled meeting on Monday April 11, 2011 to discuss the State Board of Assessors Notice of Determination in the appeal by Gorton Properties, LLC in regards to their 2010 assessment and resulting property tax bill.

Sincerely,

A handwritten signature in black ink, which appears to read "David L. Brown". The signature is written in a cursive style with a long, sweeping underline.

David L. Brown  
Finance Director

STATE BOARD OF ASSESSORS  
NOTICE OF DETERMINATION



GORTON PROPERTIES LLC, PETITIONER  
APPEAL NO. 77-064-REO-10  
STATE IDENTIFICATION NO. 77-51-276-R000006258

VS

WISCONSIN DEPARTMENT OF REVENUE  
RESPONDENT

TO: Gorton Properties LLC  
Attn: Richard C. Gorton  
2819 Village Green E  
Racine, WI 53406

AND Janice Johnson-Martin, Clerk  
City of Racine  
730 Washington Ave. #102  
Racine, WI 53403-1146

PLEASE TAKE NOTICE that the objection to the 2010 assessment for the above-listed parcel has been reviewed by the State Board of Assessors pursuant to sec. 70.995(8)(a), Wis. Stats., and that this Board has determined that the property in question be assessed as follows:

AGGREGATE RATIO: .1.016203080

	<u>ORIGINAL FULL VALUE ASSESSMENT</u>	<u>REVISED FULL VALUE ASSESSMENT</u>	<u>ORIGINAL EQUATED VALUE ASSESSMENT</u>	<u>REVISED EQUATED VALUE ASSESSMENT</u>
Land	131,100	131,100	133,200	133,200
Improvements	693,600	545,100	704,800	553,900
Total	824,700	676,200	838,000	687,100

There shall Interest paid per sec. 70.511(2)(b), Wis. Stats.

You shall be deemed to have accepted this determination unless you notify the Wisconsin Tax Appeals Commission of your desire to present testimony before that Commission challenging the assessed value here determined. The proper forms may be obtained by writing or calling:

Wisconsin Tax Appeals Commission  
5005 University Ave., Suite 110  
Madison, WI 53705  
(608) 266-1391

APPEALS MUST BE FILED WITH THE TAX APPEALS COMMISSION WITHIN 60 DAYS OF THE DATE ON THIS ORDER as set forth in sec. 73.01(5), Wis. Stats.

Dated at Madison, Wisconsin, this 24<sup>th</sup> day of March 2011.

CC:

STATE OF WISCONSIN  
STATE BOARD OF ASSESSORS

By:

Timothy J. Drascic, Chairman

PLEASE SEE THE REVERSE SIDE FOR ADDITIONAL INFORMATION

The State Board of Assessors Determination on the front of this sheet is subject to further appeal. Both the taxpayer and the municipality, in accordance with sec. 70.995(6)(c), Wis. Stats., have the right to appeal the determination to the Wisconsin Tax Appeals Commission within 60 days of the issuance date of the Board of Assessor Determination. **THE TAX APPEALS COMMISSION WILL CONTACT YOU IF THERE IS A FURTHER APPEAL**; if you want to confirm that there is no further appeal, you should contact the Tax Appeals Commission at (608) 266-1391.

The following explains what the statutes require you to do at this point. If there is a change made on further appeal, we will send you notice of that change.

### ASSESSMENT

Municipality: IF SUSTAINED, no further action.

- : IF REDUCED after delivery of the equated assessment roll, change the equated assessment roll value for the appropriate year using the procedure found in sec. 70.48, Wis. Stats.
- : IF INCREASED after delivery of the equated assessment roll, we will add the value as omitted property on the next year's roll.
- : NOTE - When the appeal is finally resolved, remove the appeal pending notice from the original equated assessment roll.

### TAX

Taxpayer : IF SUSTAINED, no further action; no change in taxes.

- : IF REDUCED, and your tax bill was based on the reduced assessment, no further action.
- : IF REDUCED, and your tax bill was based on the original assessment, then sec. 70.511, Wis. Stats. applies. Send a claim, by November 1, to the municipal clerk for a refund of excess taxes paid plus interest. (If further appeal produces an additional change, we will notify you of that change).
- : IF INCREASED, and your tax bill was based on the original assessment, we will send you a notice of omitted property assessment (during the next assessment year) for the increase, and the municipality will bill you for the additional taxes on the next tax roll.

Municipality: IF SUSTAINED, no change in taxes.

- : IF REDUCED, and the tax bill was based on the original assessment, refund the taxes and interest in response to the taxpayer's claim. If the taxpayer files the claim on or before November 1, you must pay the refund by the following January 31. If taxes are refunded, the municipality may proceed under sec. 74.41, Wis. Stats., and file an "Inquiry Related to Rescinded or Refunded Taxes" (Form PC-201) with the Wisconsin Department of Revenue. Before you may submit Form PC-201, the amount of the rescinded/refunded tax must have been \$500 or more OR your tax district must have accumulated a total of at least \$5,000 of rescinded/refunded taxes which were levied for the same year. Submit Form PC-201 to:

Wisconsin Department of Revenue  
Bureau of Local Financial Assistance  
Mail Drop # 6-97  
P.O. Box 8971  
Madison, WI 53708-8971  
(608) 261-5341

- : IF INCREASED, and the tax bill was based on the original assessment, no change in original taxes. We will provide you with an omitted property assessment notice and roll (with the next equated assessment roll).

### INTEREST

Municipality: IF REDUCED, and the tax bill was based on the original assessment, interest must be paid to the taxpayer at the rate of 0.8% per month, except no interest shall be paid if the reduction is due to the taxpayer supplying false or incomplete information. If the exception applies, it will be noted on the face of this determination.

## INSTRUCTIONS

**COMPLETE ONE FORM FOR EACH INQUIRY AND YEAR.** The amount of the rescinded/refunded tax must have been \$500 or more OR your tax district must have accumulated a total of at least \$5,000 of rescinded/refunded taxes which were levied for the same year. Your request must be filed by **October 1**. The Department of Revenue (DOR) will evaluate your request. DOR will notify you and each taxing jurisdiction you have listed on the form of our determination by November 15.

**Section 1** – Enter assessment year, check Town, Village, or City, enter the name of your tax district, county name, and your 5-digit county/municipal code.

**Section 2** – Check either real estate (RE) or personal property (PP) to indicate type of property the request is for. Only one type, RE or PP, may be filed on a single form. Enter the parcel number or personal property account number. Check the appropriate box to indicate if this parcel or personal property account is within the legal boundaries of a Tax Increment Finance District (TID). If yes, enter TID number.

**Section 3** – Enter the name of the property owner. Enter the personal property category from the PP codes below if your inquiry involves personal property.

**Section 4** – If the request is for a real estate adjustment, check the real estate box. Enter the RE class(es) from the table below (one class per line). Enter assessment values on the line for the applicable class of property for which taxes were refunded or rescinded.

RE Classes:

- 1 – Residential
- 2 – Commercial
- 3 – Manufacturing
- 4 – Agricultural
- 5 – Undeveloped
- 5m – Agricultural Forest
- 6 – Productive Forest
- 7 – Other

PP Codes:

- 1 – Boats and other Watercraft
- 2 – Machinery Tools and Patterns
- 3 – Furniture Fixtures and Equipment
- 4 – All other Personal Property not Exempt
- 4B – Improvements on Leased lands
- 4C – Manufactured/Mobile Homes, and assessed value information as required

**Section 5** – If the request is for personal property, check the personal property box and enter the total assessment value for that account before adjustment, after adjustment, and the total adjustment difference and check non-manufacturing or manufacturing, as applicable.

**Section 6** – Enter **TOTAL** amount of manufacturing interest refunded to property owner in box a, 80% in b, and 20% in c. Only 80% of the total amount may be charged back, if approved by DOR. Write the Department of Administration at: Manufacturing Tax Refund Program, Department of Administration, Division of Intergovernmental Relations, PO Box 8944, Madison, WI 53708, by July 1, per sec. 70.511(2)(b), Wis. Stats., to request a refund of the remaining 20%. Copy DEBF Tax, Department of Administration, PO Box 7864, Madison, WI 53707. Also include a copy of the letter with your charge back request form to DOR.

**Section 7** – Enter the proper code and name of each taxing jurisdiction (for Technical College, enter 2-digit code). Enter the total net tax rescinded or refunded. This is the difference between the incorrect Net Property Tax amount and the corrected Net Property Tax amount from the property tax bill. DOR will calculate each taxing jurisdiction's share of the rescinded or refunded tax. **DO NOT INCLUDE ANY INTEREST PAID BY YOUR TAX DISTRICT TO THE PROPERTY OWNER.**

**Section 8** – Explain why these taxes were rescinded or refunded. **BE SURE TO ENTER THE STATUTE UNDER WHICH THESE TAXES WERE RESCINDED OR REFUNDED.**

**Section 9** – Enter your name, e-mail address, and daytime telephone number, sign and date the form once completed.

Send your request to: WISCONSIN DEPARTMENT OF REVENUE  
LOCAL GOVERNMENT SERVICES SECTION 6-97  
PO BOX 8971  
MADISON WI 53708-8971

LGS FAX: 608-264-6887

Assistance: 608-264-6892

**NOTE: A copy of the original tax bill must be attached to each inquiry.**

# Request for Charge Back of Rescinded or Refunded Taxes

(Section 74.41, Wis. Stats.)

DOR USE ONLY

Please read the instructions on the reverse side before completing this form.

CASE NO. \_\_\_\_\_

<b>1</b>	Assessment Year	<input type="checkbox"/> Town	<input type="checkbox"/> Village	<input type="checkbox"/> City	of	County	Co Mun Code
<b>2</b>	<input type="checkbox"/> Real Estate Parcel No.	<input type="checkbox"/> Personal Property Account No.		Is this parcel in a TID? <input type="checkbox"/> NO <input type="checkbox"/> YES: TID # _____			
<b>3</b>	Name of Property Owner					Personal Property Category (see instructions)	
<b>4</b>	<input type="checkbox"/> Real Estate Assessment BEFORE Adjustment			Assessment AFTER Adjustment			(g) Total Assessment Difference (c - f)
	Class	(a) Land	(b) Improvement	(c) Total (a + b)	(d) Land	(e) Improvement	(f) Total (d + e)
				0			0
				0			0
				0			0
				0			0
				0			0
	Totals	0	0	0	0	0	0
<b>5</b>	<input type="checkbox"/> Personal Property		BEFORE Adjustment	AFTER Adjustment	Difference		
	<input type="checkbox"/> Non-Manufacturing <input type="checkbox"/> Manufacturing				0		
<b>6</b>	Total manufacturing interest refund/rescinded		(a)	(b) = (a) x .80	0.00	(c) = (a) x .20	0.00
<b>7</b>	Net Taxes Rescinded or Refunded to be Charged Back to Taxing Jurisdictions – EXCLUDING INTEREST						
	Code	Name of Taxing Jurisdictions					Net Tax
	a.	State of Wisconsin					
	b.	County					
	c.1	-	Special Dist.				
	c.2	-	Special Dist.				
	d.	Local					
	e.	-	School Dist.				
	f.	-	Union High School Dist.				
	g.	00 ____ 00	Technical College Dist.				
	h.	Total Net Tax Rescinded or Refunded – EXCLUDING INTEREST					
<b>8</b>	Please explain why taxes were rescinded or refunded. Be specific and include the section of Wisconsin Statutes under which it was done. (If space is insufficient, attach additional sheets. Please type or print clearly.) Statute No(s) _____						

I hereby certify to the best of my knowledge and belief this form is complete and correct and, in the case of refunded tax, the tax has been refunded to the property owner.

<b>9</b>	Preparer's Name	Email Address		
	Signature of Preparer	Date (mm/dd/ccyy)	Daytime Telephone Number	
		/ /	( ) -	

**Section 70.511 Wis. Stats., Delayed Action of Reviewing Authority  
Refund of Tax to Manufacturer and Municipal Charge Back Process**

<b>OR</b>	<b>1</b>	(2010) Reviewing Authority Issues a Determination Reducing Assessed Value to Municipality	Manufacturer Submits a Request for Refund of Overpaid Tax to Municipality	BY Nov 1 in determination issued. (2010)	Municipality must refund overpaid tax (and any applicable interest) to the manufacturer BY January 31 of succeeding year (2011)	If overpaid tax is refunded to the manufacturer BEFORE Oct 1 in year of determination (2010)	Municipality may submit chargeback request to DOR BY Oct 1 of year of determination. (2010)	DOR issues chargeback determination BY Nov 15 of that year (2010)	If chargeback is approved as a sec 74.41(4)(b), Wis. Stats. Applicable taxing jurisdictions must reimburse municipality BY Feb 15 of succeeding year (2011)
	<b>2</b>	(2010) Reviewing Authority Issues a Determination Reducing Assessed Value to Municipality	Manufacturer Submits a Request for Refund of Overpaid Tax to Municipality	BY Nov 1 in determination issued. (2010)	Municipality must refund overpaid tax (and any applicable interest) to the manufacturer BY January 31 of succeeding year (2011)	If overpaid tax is refunded to the manufacturer AFTER Oct 1 in year of determination (2010)	Municipality may submit chargeback request to DOR BY Oct 1 of the succeeding year (2011)	DOR issues chargeback determination BY Nov 15 of that year (2011)	If chargeback is approved as a sec 74.41(4)(b), Wis. Stats. Applicable taxing jurisdictions must reimburse municipality BY Feb 15 of 2nd succeeding year (2012)
<b>OR</b>	<b>3</b>	(2010) Reviewing Authority Issues a Determination Reducing Assessed Value to Municipality	Manufacturer Submits a Request for Refund of Overpaid Tax to Municipality	AFTER Nov 1 (AFTER Nov 1, 2010 but BEFORE Oct 1 2011)	Municipality must refund overpaid tax (and any applicable interest) to the manufacturer BY the 2nd January 31 of the succeeding year (2012)	If overpaid tax is refunded to the manufacturer BEFORE Oct 1 (2011)	Municipality may submit chargeback request to DOR BY Oct 1 of that year (2011)	DOR issues chargeback determination BY Nov 15 of that year (2011)	If chargeback is approved as a sec 74.41(4)(b) Wis. Stats. Applicable taxing jurisdictions must reimburse municipality BY Feb 15 of succeeding year (2012)
	<b>4</b>	(2010) Reviewing Authority Issues a Determination Reducing Assessed Value to Municipality	Manufacturer Submits a Request for Refund of Overpaid Tax to Municipality	AFTER Nov 1 (AFTER Nov 1, 2010 but BEFORE Oct 1 2011)	Municipality must refund overpaid tax (and any applicable interest) to the manufacturer BY the 2nd January 31 of the succeeding year (2012)	If overpaid tax is refunded to the manufacturer AFTER Oct 1 (2011)	Municipality may submit chargeback request to DOR BY Oct 1 of the succeeding year (2012)	DOR issues chargeback determination BY Nov 15 of that year (2012)	If chargeback is approved as a sec 74.41(4)(b) Wis. Stats. Applicable taxing jurisdictions must reimburse municipality BY Feb 15 of 2nd succeeding year (2013)

Select Option 1 or 2 if the Manufacturer submits a request for refund prior to November 1 in the year the Determination was issued.

Select Option 3 or 4 if the Manufacturer submits a request for refund after November 1 in the year the Determination was issued but before October of the succeeding year.

Any questions, contact Caroline Marsh at (608) 264-7892

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2010**  
 CITY OF RACINE  
 RACINE COUNTY

**BILL NUMBER: 79351**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 1958573

GORTON PROPERTIES, LLC  
 2819 VILLAGE GREEN EAST  
 RACINE WI 53406

PLAT: N/A-NOT AVAILABLE  
 NE 1/4 SECTION 24-3-22 BAP WLN OAKDALE  
 AVE 160 FT S OF SLN BYRD AVE, W 346 FT,  
 S 375 FT, E 346 FT, N 375 FT TO POB  
 2.979 AC MOL

**Parcel #: 22898000**  
**Alt. Parcel #:**

**Property Address: 1836 OAKDALE AVE**

Assessed Value Land 133,200	Ass'd. Value Improvements 704,800	Total Assessed Value 838,000	Ave. Assmt. Ratio 1.0162	Net Assessed Value Rate (Does NOT reflect credits) 0.023842811																																																												
Est. Fair Mkt. Land 131,100	Est. Fair Mkt. Improvements 693,600	Total Est. Fair Mkt. 824,700	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes.	School taxes reduced by school levy tax credit \$1,023.02																																																												
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2009 Est. State Aids Allocated Tax Dist.</th> <th>2010 Est. State Aids Allocated Tax Dist.</th> <th>2009 Net Tax</th> <th>2010 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td>139.97</td> <td>139.96</td> <td></td> </tr> <tr> <td>RACINE COUNTY</td> <td>1,440,119</td> <td>1,454,655</td> <td>2,602.53</td> <td>2,712.45</td> <td>4.2%</td> </tr> <tr> <td>CITY OF RACINE</td> <td>32,790,920</td> <td>32,573,452</td> <td>9,508.93</td> <td>10,069.20</td> <td>5.9%</td> </tr> <tr> <td>VTAE</td> <td>696,690</td> <td>746,397</td> <td>1,057.41</td> <td>1,147.25</td> <td>8.5%</td> </tr> <tr> <td>UNIFIED SCHOOL</td> <td>62,384,089</td> <td>64,257,977</td> <td>5,498.69</td> <td>5,911.42</td> <td>7.5%</td> </tr> <tr> <td><b>Total</b></td> <td>97,311,818</td> <td>99,032,481</td> <td>18,807.53</td> <td>19,980.28</td> <td>6.2%</td> </tr> <tr> <td></td> <td><b>First Dollar Credit</b></td> <td></td> <td>55.71</td> <td>58.02</td> <td>4.1%</td> </tr> <tr> <td></td> <td><b>Lottery &amp; Gaming Credit</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Net Property Tax</b></td> <td></td> <td>18,751.82</td> <td>19,922.26</td> <td>6.2%</td> </tr> </tbody> </table>	Taxing Jurisdiction	2009 Est. State Aids Allocated Tax Dist.	2010 Est. State Aids Allocated Tax Dist.	2009 Net Tax	2010 Net Tax	% Tax Change	STATE OF WISCONSIN			139.97	139.96		RACINE COUNTY	1,440,119	1,454,655	2,602.53	2,712.45	4.2%	CITY OF RACINE	32,790,920	32,573,452	9,508.93	10,069.20	5.9%	VTAE	696,690	746,397	1,057.41	1,147.25	8.5%	UNIFIED SCHOOL	62,384,089	64,257,977	5,498.69	5,911.42	7.5%	<b>Total</b>	97,311,818	99,032,481	18,807.53	19,980.28	6.2%		<b>First Dollar Credit</b>		55.71	58.02	4.1%		<b>Lottery &amp; Gaming Credit</b>						<b>Net Property Tax</b>		18,751.82	19,922.26	6.2%				
Taxing Jurisdiction	2009 Est. State Aids Allocated Tax Dist.	2010 Est. State Aids Allocated Tax Dist.	2009 Net Tax	2010 Net Tax	% Tax Change																																																											
STATE OF WISCONSIN			139.97	139.96																																																												
RACINE COUNTY	1,440,119	1,454,655	2,602.53	2,712.45	4.2%																																																											
CITY OF RACINE	32,790,920	32,573,452	9,508.93	10,069.20	5.9%																																																											
VTAE	696,690	746,397	1,057.41	1,147.25	8.5%																																																											
UNIFIED SCHOOL	62,384,089	64,257,977	5,498.69	5,911.42	7.5%																																																											
<b>Total</b>	97,311,818	99,032,481	18,807.53	19,980.28	6.2%																																																											
	<b>First Dollar Credit</b>		55.71	58.02	4.1%																																																											
	<b>Lottery &amp; Gaming Credit</b>																																																															
	<b>Net Property Tax</b>		18,751.82	19,922.26	6.2%																																																											

**Make Check Payable to:**  
 TREASURER CITY OF RACINE  
 730 WASHINGTON AVE  
 RACINE WI 53403

Full Payment Due On or Before January 31, 2011  
 \$22,800.98

Or pay the following installments to:

7859.30 DUE BY 01/31/2011  
 4980.56 DUE BY 03/31/2011  
 4980.56 DUE BY 05/31/2011  
 4980.56 DUE BY 07/31/2011

**Net Property Tax** 19,922.26  
 Fire Inspection 75.00  
 SANITARY SEWER MAIN 108.00  
 Storm Water 1,976.87  
 Water / Wastewater 718.85

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

**TOTAL DUE FOR FULL PAYMENT**  
 Pay By January 31, 2011  
 \$ 22,800.98

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.**

PLEASE RETURN LOWER PORTION WITH REMITTANCE

TREASURER CITY OF RACINE  
 730 WASHINGTON AVE  
 RACINE WI 53403

**REAL ESTATE PROPERTY TAX BILL FOR 2010**

**Bill #: 79351**  
**Parcel #: 22898000**  
**Alt. Parcel #:**

**Total Due For Full Payment \$22,800.98**  
 Pay to Local Treasurer By Jan 31, 2011

Check For Billing Address Change.

GORTON PROPERTIES, LLC  
 2819 VILLAGE GREEN EAST  
 RACINE WI 53406

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$7,859.30 BY January 31, 2011	<b>2ND INSTALLMENT</b> Pay to Local Treasurer \$4,980.56 BY March 31, 2011
<b>3RD INSTALLMENT</b> Pay to Local Treasurer \$4,980.56 BY May 31, 2011	<b>4TH INSTALLMENT</b> Pay to Local Treasurer \$4,980.56 BY July 31, 2011

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

# 2010 Real Estate Tax Summary

03/29/2011 09:03 AM

Page 1 Of 1

Parcel #: 22898000  
 Alt. Parcel #:

CITY OF RACINE  
 RACINE COUNTY, WISCONSIN

**Tax Address:**  
 GORTON PROPERTIES, LLC  
 2819 VILLAGE GREEN EAST  
 RACINE WI 53406

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - GORTON PROPERTIES, LLC

**Districts:** SC = School, SP = Special  
**Type Dist # Description**  
 SC 4620 UNIFIED SCHOOL

**Property Address(es):** \* = Primary  
 \* 1836 OAKDALE AVE

**Legal Description:** **Acres:** 0.000  
 NE 1/4 SECTION 24-3-22 BAP WLN OAKDALE  
 AVE 160 FT S OF SLN BYRD AVE, W 346 FT,  
 S 375 FT, E 346 FT, N 375 FT TO POB  
 2.979 AC MOL

**Plat:** N/A-NOT AVAILABLE  
**Block/Condo Bldg:**  
**Tract(s):** (Sec-Twn-Rng 40 1/4 160 1/4)

**Parcel History:**  

Date	Doc #	Vol/Page	Type
02/27/2004	1958573		D

Tax Bill #:	79351	Net Mill Rate	0.023842811	Installments		
		<b>Gross Tax</b>	21,003.30	<b>End Date</b>		<b>Total</b>
<b>Land Value</b>	133,200	<b>School Credit</b>	1,023.02	1	01/31/2011	7,859.30
<b>Improve Value</b>	704,800	<b>First Dollar Credit</b>	58.02	2	03/31/2011	4,980.56
<b>Total Value</b>	838,000	<b>Lottery Credit</b> 0 Claims	0.00	3	05/31/2011	4,980.56
<b>Ratio</b>	1.0162	<b>Net After</b>	19,922.26	4	07/31/2011	4,980.56
<b>Fair Mrkt Value</b>	824,700					

	Amt Due	Amt Paid	Balance	Bal. Codes	
<b>Tax</b>	19,922.26	4,980.58	14,941.68	P	<input type="checkbox"/> Deeded
<b>Special Assmnt</b>	0.00	0.00	0.00	N	<input type="checkbox"/> Bankruptcy
<b>Special Chrg</b>	2,159.87	2,159.87	0.00		<input type="checkbox"/> Agreement
<b>Delinquent Chrg</b>	718.85	718.85	0.00		<input type="checkbox"/> Foreclosure
<b>Private Forest</b>	0.00	0.00	0.00		<input type="checkbox"/> Environmental
<b>Woodland Tax</b>	0.00	0.00	0.00		<input type="checkbox"/> Do Not Generate Notices
<b>Managed Forest</b>	0.00	0.00	0.00		
<b>Prop. Tax Interest</b>	0.00	0.00	0.00		
<b>Spec. Tax Interest</b>	0.00	0.00	0.00		
<b>Prop. Tax Penalty</b>	0.00	0.00	0.00		
<b>Spec. Tax Penalty</b>	0.00	0.00	0.00		
<b>Other Charges</b>	0.00	0.00	0.00		
<b>TOTAL</b>	22,800.98	7,859.30	14,941.68		
<b>Over-Payment</b>		0.00			

Notes:

**Payment History:** (Posted Payments)

Date	Receipt #	Source	Type	Amount	GPT	SA	Int.	Pen.	Total
01/31/2011	26078	C	T	7,859.30	P	N	0.00	0.00	7,859.30

**Key:** Balance Code: D - Delinquent, P - Postponed, N - No Balance  
 Payment Source: C - County, M - Municipality  
 Payment Type: A - Adjustment, L - Lottery, R - Redemption, T - Tax



*BEFORE DETERMINATION*

Land	133,200	2009 State	139.97	Assessments	-
Improvements	704,800	2009 County	2,602.53	BID	-
		2009 City	9,508.93	Fire	75.00
		2009 Vocational	1,057.41	Invoices	-
		2009 Unified	5,498.69	Recycling	-
				Sanitary Sewer	108.00
		2009 First Dollar	55.71	Storm Water	1,976.87
		2009 Lottery	-	Water	718.85
					22,800.97
					7,859.29

133,200	704,800	838,000	1.0161	0.023842812
131,100	693,600	824,700		1,023.02

			2009	2010	
Wisconsin			139.97	139.96	0.0
Racine County	1,440,119	1,454,655	2,602.53	2,712.45	4.2
City of Racine	32,790,920	32,573,452	9,508.93	10,069.19	5.9
Gateway Tech	696,690	746,397	1,057.41	1,147.25	8.5
Unified School	62,384,089	64,257,977	5,498.69	5,911.42	7.5
	97,311,818	99,032,481	18,807.53	19,980.27	6.2
			55.71	58.02	4.1
			-	-	0.0
			18,751.82	19,922.25	6.2
		22,800.97			
		7,859.29			
		4,980.56			
		4,980.56			
		4,980.56			
		4,980.56			22,800.97
		22,800.97	7,859.29		
		4,980.56			
		4,980.56			
		4,980.56			

# AFTER DETERMINATION

Land	133,200	2009 State	139.97	Assessments	-
Improvements	553,900	2009 County	2,602.53	BID	-
		2009 City	9,508.93	Fire	75.00
		2009 Vocational	1,057.41	Invoices	-
		2009 Unified	5,498.69	Recycling	-
				Sanitary Sewer	108.00
		2009 First Dollar	55.71	Storm Water	1,976.87
		2009 Lottery	-	Water	718.85
					19,203.10
					6,959.83

133,200	553,900	687,100	1.0161	0.023842812
131,100	545,100	676,200		838.80

2009                      2010

Wisconsin			139.97	114.75	-18.0
Racine County	1,440,119	1,454,655	2,602.53	2,224.02	-14.5
City of Racine	32,790,920	32,573,452	9,508.93	8,256.02	-13.2
Gateway Tech	696,690	746,397	1,057.41	940.67	-11.0
Unified School	62,384,089	64,257,977	5,498.69	4,846.94	-11.9

	97,311,818	99,032,481	18,807.53	16,382.40	-12.9
			55.71	58.02	4.1
			-	-	0.0
			18,751.82	16,324.38	-12.9

	19,203.10				
	6,959.83				
	4,081.09				
	4,081.09				
	4,081.09				
					19,203.10

	19,203.10	6,959.83
	4,081.09	
	4,081.09	
	4,081.09	

Parcel 22898000 Gorton Properties, LLC  
2010 Notice of Determination Refund Calculation

	Original	Revised	Refund
State of Wisconsin	\$ 139.96	\$ 114.75	\$ 25.21
Racine County	2,712.45	2,224.02	488.43
City of Racine	10,069.20	8,256.02	1,813.18
Gateway Tech	1,147.25	940.67	206.58
Unified School	5,911.42	4,846.94	1,064.48
	<u>\$ 19,980.28</u>	<u>\$ 16,382.40</u>	<u>\$ 3,597.88</u>