

Tara Coolidge  
City Clerk/Treasury Manager

Amber Pfeiffer  
Asst. Clerk/ Treasury Manager



**City of Racine, Wisconsin**

**Office of the City Clerk**

City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403  
(262) 636-9171  
Fax: (262) 636-9298  
Email: [clerk@cityofracine.org](mailto:clerk@cityofracine.org)

July 22, 2020

JUSTIN ANDERSON  
909 MELVIN AVE  
RACINE, WI 53402

PROPERTY: 909 MELVIN AVE

The City of Racine, Board of Review has concluded its deliberations on the property listed above.

Exercising its judgement and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and rollcall vote hereby determine:

That the Assessor's valuation is correct.

I have included the WI Department of Revenue guide on how to appeal your Board of Review Determination.

If you have any questions or concerns, please contact the City Clerk's Office at (262) 636-9171.

Sincerely,

Tara Coolidge  
City Clerk

Town/Village/City of Racine

Board of Review

### Findings of Fact, Determinations and Decision\*

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make its decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

**A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT**

ASSESSMENT YEAR: 2020 Tax Key Number: 05382000

Personal Property Account Number (if applicable) \_\_\_\_\_

Property Address: 909 Melvin Ave. • Racine, WI • 53402

Property Owner: Justin Anderson

Mailing Address: 909 Melvin Ave. • Racine, WI • 53402

January 1, 2020 Assessment Value: \$194,000.00

Land: \_\_\_\_\_ Improvements: \_\_\_\_\_ Total: \_\_\_\_\_

Hearing Date: Thursday, June 25<sup>th</sup>, 2020 Time: 11:30 AM

Objector Received written confirmation of Hearing Date: Yes:  No: \_\_\_\_\_  
(or) Both Objector and Assessor waived 48 hour notice of hearing: \_\_\_\_\_

Note: Taxpayer must have filed written objection before or at Board of Review.  
Check one:

Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or  
Waiver was granted by Board of Review for:

\_\_\_\_\_ Good Cause, or

\_\_\_\_\_ Extraordinary Circumstances

Board members present: Mattes, Moskonas, Wiser, Chulew, Coolidge

Board Members removed (if any): None

Board of Review

**Findings of Fact, Determinations and Decision**

Board Counsel Present: John Bjelajac  
Property Owner/Objector's Attorney or Representative: \_\_\_\_\_  
Board Members with certified training (must have at least one): Timothy Mattes,  
Carolyn Muskonas, Tava Coolidge

**B. TESTIMONY**

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

Justin Anderson - owner  
Dan Murphy - City of Racine Assessor's Office  
Bill Bowers - City of Racine Assessor's Office

1. Sworn testimony by Property Owner/Objector: Justin Anderson included:

a. A recent sale of the subject property: Yes \_\_\_ No X

If yes: The subject property was sold for \$ N/A

Date of sale N/A

b. Recent sales of comparable properties: Yes \_\_\_ No X

If yes: A total number of N/A other properties were presented.

Addresses of other properties:

N/A

c. Other factors or reasons (if presented): Yes X No \_\_\_

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

N/A

See Exhibit 1+2

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): N/A

**Board of Review**  
**Findings of Fact, Determinations and Decision**

Summary of testimony of other witnesses' for objector (if any): N/A

3. Sworn testimony by Assessor Dan Murphy included:

a. Estimated level of assessment for the current year is \_\_\_\_\_ %.

b. A recent sale of the subject property: Yes \_\_\_\_\_ No

If yes: The subject property was sold for \$ N/A

Date of sale N/A

c. Recent sales of comparable properties: Yes  No \_\_\_\_\_

If yes: A total number of 4 other properties were presented.

Addresses of other properties:

614 Isabelle Ave 2416 Green St  
625 Augusta St  
2225 Erie St

c. Other factors or reasons (if presented): Yes  No \_\_\_\_\_

If yes: List of summary factors or reasons presented by assessor:

Other Assessed valuations of properties listed in Exhibit 3

4. Sworn testimony (if any) on behalf of the assessor was presented by:

None

5. Summary of testimony of other witnesses' for assessor (if any): \_\_\_\_\_

N/A

**C. DETERMINATIONS**

1. The assessor's estimated level of assessment\* of the municipality has been determined to be \_\_\_\_\_ %

\* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

**Board of Review**

**Findings of Fact, Determinations and Decision**

**2. The board finds that there was a recent sale of the subject property.**

Yes \_\_\_ No X  
Yes \_\_\_ No X  
Yes \_\_\_ No X  
Yes \_\_\_ No X

- a. The sale was an arms-length transaction.
- b. The sale was representative of the value as of January.
- c. The board finds that the sale supports the assessment.
- d. If all answers are 'yes'

- d1. What is the sale price? \_\_\_\_\_
- d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?  
\_\_\_\_\_  
\_\_\_\_\_

d3. What is the full taxable value? \_\_\_\_\_

*If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.*

**3. The Board of Review finds that there are recent sales of comparable properties:**

Yes X No \_\_\_

If yes, answer the following:

**Property Owner**

- a. Did the Property Owner present testimony of recent sales of comparable properties in the market area? Yes \_\_\_ No X
- b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes \_\_\_ No X

**Assessor**

- c. Did the Assessor presented testimony of recent sales of comparable properties in the market area? Yes X No \_\_\_
- d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value? Yes X No \_\_\_

**Conclusion**

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

Assessors Exhibit #3  
\_\_\_\_\_  
\_\_\_\_\_

**Board of Review**  
**Findings of Fact, Determinations and Decision**

4. The Board of Review finds that *the assessment should be based on other factors:*

Yes \_\_\_ No **X**

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: \_\_\_\_\_

What was the most credible evidence presented: \_\_\_\_\_

**D. DECISION** (Motion must be made and seconded)

1. Carolyn Maslonas Moves: **Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines:** Natalie Chulew Seconds, (mark all that apply):

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

**OR**





# OWNER PACKET

ment JUN 01 2020

To file an appeal on your property assessment, you must first give the City Clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to the City Clerk in Racine, WI. To review the best evidence of property value, see the Wisconsin Department of Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

**Section 1: Property Owner / Agent Information** \* If agent, submit written authorization (Form PA-105) with this form

Property owner name (on changed assessment notice) <b>Justin Anderson</b>			Agent name (if applicable)		
Owner mailing address <b>909 Melvin Ave</b>			Agent mailing address		
City <b>Racine</b>	State <b>WI</b>	Zip <b>53402</b>	City	State	Zip
Owner phone <b>(262) 902- 5467</b>		Email <b>andersonjm1123@gmail.com</b>		Owner phone ( ) - ( )	

**Section 2: Assessment Information and Opinion of Value**

Property address <b>909 Melvin Ave</b>			Legal description or parcel no. (on changed assessment notice) <b>BLK 21 WOLFF'S THIRD ADD LOT 5 + W 1/2 LOT 6</b>		
City <b>Racine</b>	State <b>WI</b>	Zip <b>53402</b>			
Assessment shown on notice -- Total <b>194,000</b>			Your opinion of assessed value -- Total <b>165,530</b>		

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

**Section 3: Reason for Objection and Basis of Estimate**

Reason(s) for your objection: (Attach additional sheets if needed) <b>Incorrect comparable properties used for assessment</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>Please see the Re/Max prepared attached document dated 05-16-2020</b>
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**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
If Yes, provide acquisition price \$ \_\_\_\_\_ Date (mm-dd-yyyy) \_\_\_\_\_  Purchase  Trade  Gift  Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
If Yes, describe **Garage and driveway replaced**  
Date of changes **03-26-2012** Cost of changes \$ **15,700** Does this cost include the value of all labor (including your own)?  Yes  No

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
If Yes, how long was the property listed (provide dates) \_\_\_\_\_ to \_\_\_\_\_  
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date **05-16-2020** Value **165,530** Purpose of appraisal **Property tax assessment appeal**  
If this property had more than one appraisal, provide the requested information for each appraisal \_\_\_\_\_

**Section 5: BOR Hearing Information**

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>6-1-2020</b>
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## Objection Form for Personal Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-10) with this form			
Property owner name (on changed assessment notice) <b>Justin Anderson</b>			Agent name (if applicable)				
Owner mailing address <b>909 Melvin Ave</b>			Agent mailing address				
City <b>Racine</b>	State <b>WI</b>	Zip <b>53402</b>	City	State	Zip		
Owner phone <b>(262) 902 - 5467</b>	Email <b>andersonjm1123@gmail.com</b>	Agent phone ( ) -		Email			

Section 2: Assessment Information and Opinion of Value			
Property address <b>909 Melvin Ave</b>		Legal description or parcel no. (on changed assessment notice) <b>BLK 21 WOLFF'S THIRD LOT 5 + W 1/2 LOT 6</b>	
City <b>Racine</b>	State <b>WI</b>	Zip <b>53402</b>	
Assessment shown on notice - Total <b>194,000</b>		Your opinion of assessed value - Total <b>165,530</b>	
Assessment as shown on notice:		Your opinion of value as of January 1:	
Boats and other watercraft .....	-----	Boats and other watercraft .....	0
Machinery, tools and patterns ...	-----	Machinery, tools and patterns .....	0
Furniture, fixtures and equipment	-----	Furniture, fixtures and equipment ...	0
All other personal property .....	-----	All other personal property .....	0
<b>Total</b> .....	-----	<b>Total</b> .....	<b>0</b>

Section 3: Reason for Objection and Basis of Estimate
Reason(s) for your objection and basis for your opinion of assessed value: (attach additional sheets if needed)
<p style="margin: 0;">Incorrect comparable properties used for the property assessment.</p> <p style="margin: 0;">Please see the Re/Max prepared, attached document dated 05-16-2020.</p>

Section 4: Other Property Information	
List all other personal property you own (in the same municipality) that you are not appealing:	
Description of Personal Property	Assessment
-----	\$ -----
-----	\$ -----
-----	\$ -----
-----	\$ -----
-----	\$ -----

Section 5: BOR Hearing Information
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>6-1-2020</b>
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**2020 City of Racine  
Notice of Intent to File Objection with the Board of Review**

I, Justin Anderson, as the property owner or as agent for \_\_\_\_\_ (property owner's name) with an address of 909 Melvin Ave hereby give notice of an intent to file an objection to the assessment for the following property: 909 Melvin Ave for the 2020 Assessment Year in the City of Racine.

Name: Justin Anderson  
Best contact phone number: 262 902 5467  
Mailing Address: 909 Melvin Ave, Racine, WI. 53402  
(date) 06-01-2020

This Notice of Intent is being filed: (place mark one)

- At least 48 hours before the board's first scheduled meeting.
- During the first two hours of the board's first scheduled meeting. (Please complete Section A).
- Prior to the end of the fifth day of the session or prior to the end of the final day of the session if the session is less than 5 days. (Please complete Section B).

**Filing of this form does not relieve the objector from the requirement of timely filing a fully completed written objection on the proper form with the Clerk of the Board of Review.**

**SECTION A** – Upon a showing of good cause, the Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the board of review during the first 2 hours of the meeting. **THE PROPERTY OWNER NOW MUST SHOW GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILE A WRITTEN OBJECTION. My good cause is as follows:**

\_\_\_\_\_  
\_\_\_\_\_

**SECTION B** – The Board of Review may waive all notice requirements and hear the objection if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirements during the first 2 hours of the meeting if the property owner appears before the Board at any time prior to the end of the fifth day of the session, or prior to the end of the final day of the session if the session is less than 5 days, and the property owner **FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCE**. Proof of my extraordinary circumstance is as follows: X

\_\_\_\_\_  
\_\_\_\_\_

**A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.**

In Accordance with sec. 70.365 of the Wisconsin Statutes, Assessment Notice is hereby given on Property

**LOCATED AT:** 909 MELVIN AVE

**PARCEL ID:** 05382000

**CLASS:** Residential

**ASSESSMENT DISTRICT:** 07

**JUSTIN M ANDERSON**  
909 MELVIN AVE  
RACINE, WI 53402

**BOARD OF REVIEW DATE** 06/08/2020

**Location:** City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403

**Time:** 8:30 AM to 10:30 AM

**2020 REAL ESTATE ASSESSMENT AT 100% MARKET VALUE**

**TOTAL 194,000**

**2019 REAL ESTATE ASSESSMENT**

**TOTAL 175,000**

**REASON FOR CHANGE:** Revaluation

Preliminary General Level Of Assessment 100%

This property    is   X   is not subject to a conversion charge under sec 74.485, Wis.

**ASSESSMENT ROLLS WILL BE AVAILABLE FOR YOUR REVIEW  
ONLINE AT [HTTPS://CITYOFRACINE.ORG/ASSESSOR](https://cityofracine.org/assessor)**

**05/20/2020 - 05/22/2020 DURING OPEN BOOK**

**ASSESSMENT APPEALS PROCEDURE**

All property in the City of Racine is assessed at 100% of full market value. If your opinion of value differs significantly from the value shown above, contact this office and personally discuss the assessment with the assessor who set the value. If an error was made or if you have evidence that the assessment is more than actual fair market value of your property, we would welcome the opportunity to review all pertinent facts. The best evidence of value is the recent sale price of your property or the sale prices of properties comparable to yours. If you need further clarification, please contact our staff between 8 a.m. and 4:30 p.m. during the OPEN BOOK period shown above. The Assessor is located in room 106, City Hall. Please call (262) 636-9119 if you wish to have an appointment set up to discuss the assessment with your assessor.

After talking with us, if you still find a significant difference between our assessment and what you feel is your property's market value, you have the right to appeal your assessment before the local Board of Review. You will need to file a written or oral intent to object with the City Clerk at least 48 hours before the opening of the Board of Review. In addition, you must complete an approved objection form and file with the City Clerk prior to or within the first two hours of the Board's first scheduled meeting. The City prefers you file the objection form 48 hours prior to the first Board meeting. The City Clerk's office is located in room 103, City Hall. City Clerk telephone number is 262-636-9171.

The Board of Review operates similarly to a court and has the responsibility of resolving differences of opinion of under or over valuation. Its function is not one of valuation, but of deciding the validity of the facts presented orally before it. You or your representative must provide testimony to the Board in objection to your assessment. An assessor from the Assessor's Office will also present evidence relating to the market value of your property. After hearing the evidence, the Board will decide to either raise, lower, or leave unchanged the assessment of your property.

You may appeal the Board of Review's determination to the Circuit Court of Racine or to the Department of Revenue. The Circuit Court decision also may be appealed to the State of Wisconsin Court of Appeals.

**PLEASE CHECK TO SEE THAT YOUR MAILING ADDRESS IS CORRECT. PLEASE NOTIFY THIS OFFICE TO MAKE THE NECESSARY CORRECTIONS.**





# Hossalla's Sons LLC

General Contractors  
 440 - 4 1/2 Mile Road • Racine, WI 53402  
 (262) 681-0555

Date 3-26-12

Name Justin Anderson Phone 664 5449  
 Address 909 Melvin Ave City Racine State WI Zip 53402  
 Size 24x24

**CONCRETE**

Slab 24x24 Approach FROM HOUSE TO NEW  
 Patio \_\_\_\_\_ Driveway GARAGE

ADDITIONAL: This Price Includes Removal of Existing GARAGE AND SLAB

Mix 6 BAG  
 Reinforcement WIRE

**CONSTRUCTION**

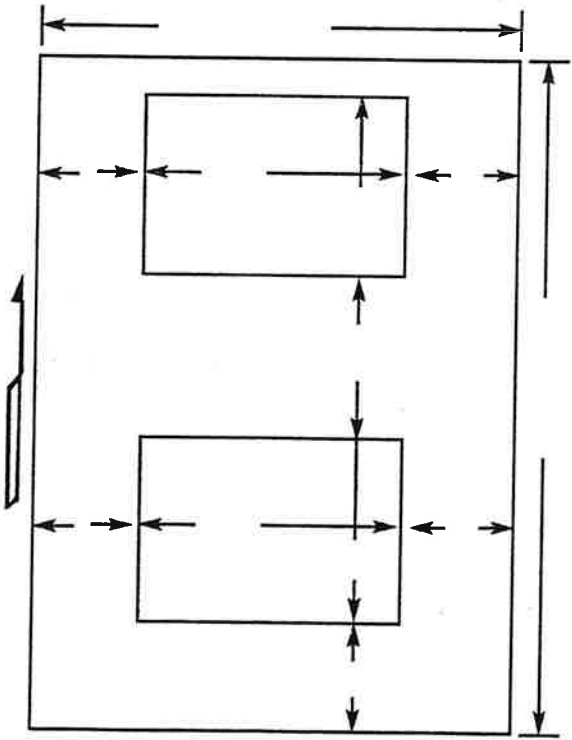
Bottom Plate Treated Studs 2x4 O.C. 16" Service Door Steel  
 Sheeting OSB Header for Windows \_\_\_\_\_ Siding Vinyl Windows \_\_\_\_\_

**ROOF**

Hip \_\_\_\_\_ Gable  Rafters 2x8 O.C. 24" Overhead Door Headers 2x12-3  
 Overhang 8" Roofboards OSB Felt 15 # Shingles Asphalt  
 Overhead Door 1 L \_\_\_\_\_ R \_\_\_\_\_ Style Steel Size 16x7

REMARKS: Plus Permit Fee Add \$350 For opener w/2 controls, Add \$850 For Electric - 2 lights, 2 outlets and 2 switches. Add \$395 For Seamless Gutters

Remove Entire Driveway and Replace Add \$4000



Payment \$15,700  
 Total Price \_\_\_\_\_  
 After Concrete 7500  
 Upon Completion \$8200  
 Date \_\_\_\_\_ Contractor [Signature]  
 Owner \_\_\_\_\_  
 Owner \_\_\_\_\_



# RE/MAX<sup>®</sup>

PROPERTY REPORT

## 909 Melvin Ave, Racine, WI 53402



Presented by

**Virginia Herek** | REALTOR<sup>®</sup>

Wisconsin Real Estate License: 82418-94

Wisconsin Appraisal License: 82418-94



Work: (262) 939-5928 | Mobile: (262) 939-5928 |  
Office: (262) 632-9990 | Fax: (262) 632-9505 | Fax: (262) 898-0431

Main: [virginia@newportracine.com](mailto:virginia@newportracine.com) | Other 1: [vherek@yahoo.com](mailto:vherek@yahoo.com) |

Main: [vherek@remax.net](mailto:vherek@remax.net)

Office: [vherek@remax.com](mailto:vherek@remax.com)

**RE/MAX Newport Elite**  
1020 West Blvd  
Racine, WI 53405

### 909 Melvin Ave, Racine, WI 53402



Legend: 📍 Subject Property

**OFF MARKET**  
• Sold Date: 2/20/2007  
• Public Record

### Current Estimated Value

# \$165,530

Last RVM<sup>®</sup> Update: 4/28/2020

RVM<sup>®</sup> Est. Range: \$142,356 – \$188,704

RVM<sup>®</sup> Confidence: ★★★★★

↓ RVM<sup>®</sup> Change - Last 1 Month: -\$710

↻ RVM<sup>®</sup> Change - Last 12 Months: –

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

### Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	3	-	-
Total Baths	2	-	-
Full Baths	1	-	-
Partial Baths	1	-	-
Living Area (sq ft)	1,767	-	-
Lot Size	7,728 sq ft	-	-
Lot Dimensions	60X128.8	-	-
Year Built	1950	-	-
Total Rooms	6	-	-
Style	Ranch/Rambler	-	-
Heating	Yes	-	-
Fireplaces	1	-	-
Exterior Walls	Brick	-	-
Number of Units	1	-	-
Number of Stories	1	-	-

### Homeowner Facts

Owner Name (Public)	Anderson Justin M
Mailing Address	909 Melvin Ave Racine WI 53402-4231
Owner Occupied	Yes



### Extended Home Facts



Legend: \* Subject Property

#### Exterior Details

Lot Size - Square Feet	7728 sq ft
Lot Size - Frontage Feet	60.0 sq ft
Lot Size - Depth Feet	128.8 sq ft
Lot Size - Acres	0.177 ac
Neighborhood Code	60

#### Location Details

Zoning	R2
Walkability Score (out of 5)	Overall: 2.2   Amenity: 2.2   Leisure: 2.3

#### Other Details

Building Condition	Good
Building Quality	C

#### Schools (based on location)

Elementary School	Jerstad-Agerholm Elementary School
Middle School	Jerstad-Agerholm Middle School
High School	Horlick High School
School District	Racine Unified School District



# Comps and Adjustments



**LEGEND:** Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

## This Property



**OFF MARKET**  
909 Melvin Ave  
Racine, WI 53402

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$94	1,767 sq ft	7,728 sq ft	3	2	1950

No comps have been selected for this property.

### Property History

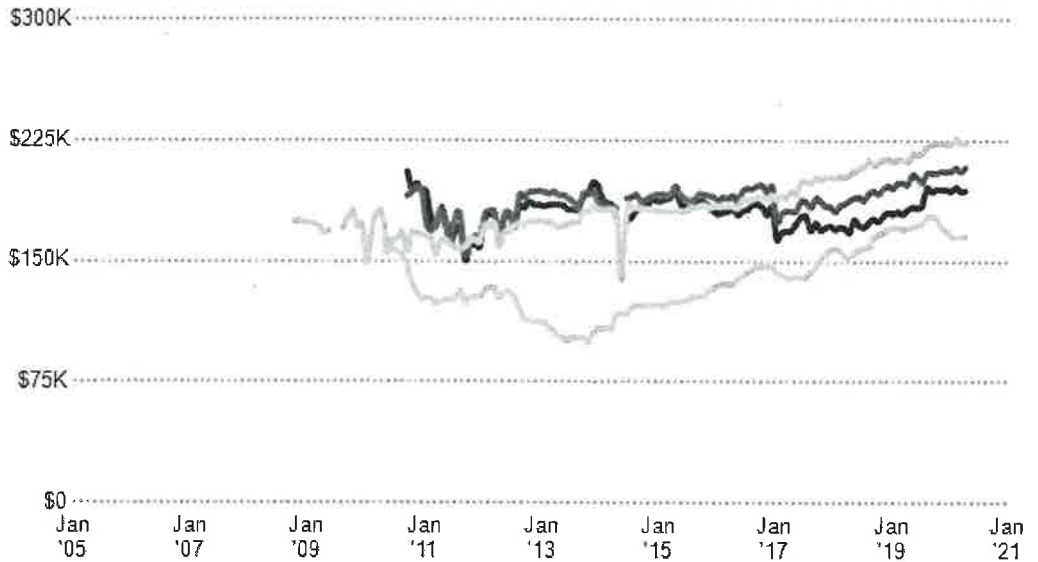
#### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 53402
- Racine County
- Wisconsin



#### Sales History

Sales Date	Sales Amount	Price per sq. ft.
3/8/2007	\$171,900	\$97

#### Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$121,000	\$30,000	\$151,000	\$4,786
2017	\$121,000	\$30,000	\$151,000	\$4,540
2016	\$116,000	\$30,000	\$146,000	-
2015	\$113,000	\$30,000	\$143,000	-
2014	\$113,000	\$30,000	\$143,000	-
2013	\$114,600	\$35,400	\$150,000	\$4,624
2012	\$114,600	\$35,400	\$150,000	-
2011	\$114,600	\$35,400	\$150,000	\$3,869
2009	\$129,600	\$35,400	\$165,000	-
2008	\$129,600	\$35,400	\$165,000	\$3,624
2007	\$137,400	\$21,600	\$159,000	-
2006	\$127,400	\$21,600	\$149,000	-
2005	\$117,400	\$21,600	\$139,000	-

#### Legal Description

<b>APN:</b> 276 000005382000	<b>Tax ID:</b> -	<b>Zoning:</b> R2	<b>Census Tract:</b> 551010013.011001	<b>Abbreviated Description:</b> DIST:276 CITY/MUNI/TWP:CITY OF RACINE BLK 21 WOLFF'S THIRD ADD LOT 5 + W 1/2 LOT 6	<b>City/Municipality/Township:</b> Racine, WI 53402
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### Mortgage Records

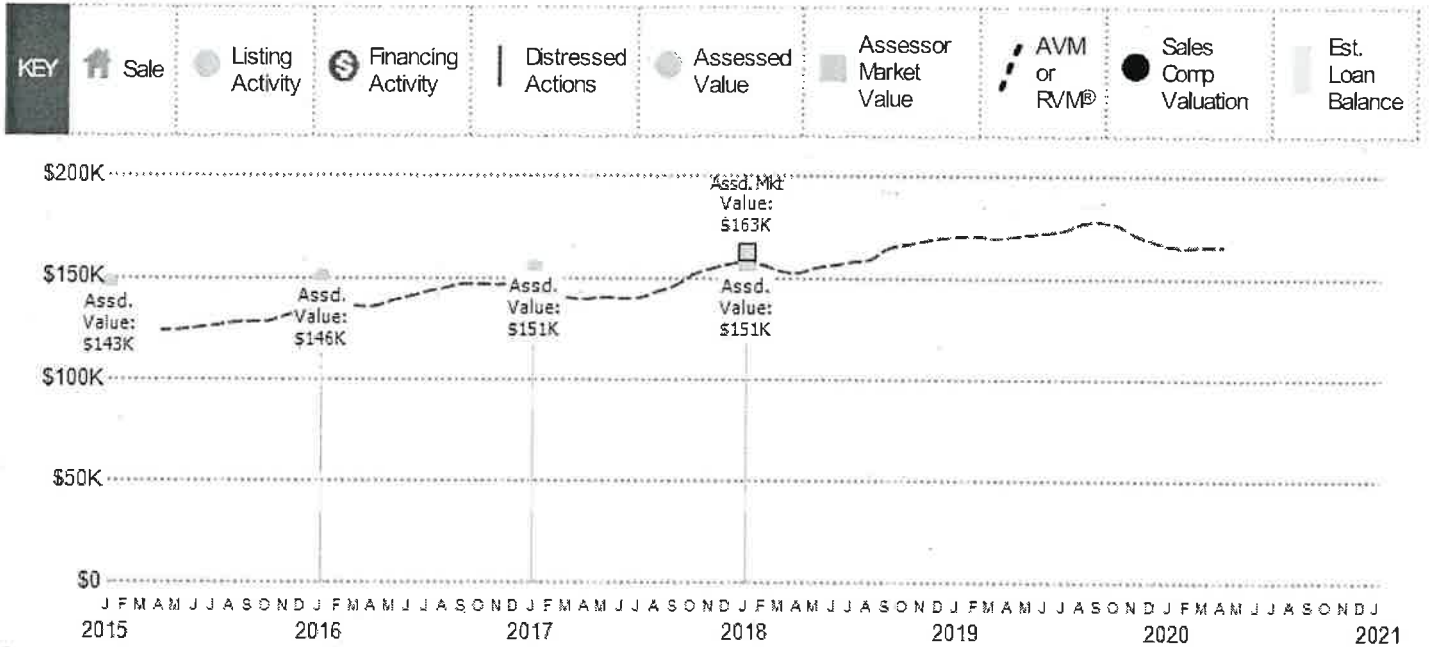
<b>Recording Date</b>	<b>2/20/2013</b>	<b>3/8/2007</b>
<b>Borrower Name</b>	JUSTIN M ANDERSON	JUSTIN M ANDERSON
<b>Lender Name</b>	EDUCATORS CU	CSMC INC
<b>Lender Type</b>	Not Known	Not Known
<b>Loan Amount</b>	\$42,000	\$177,658
<b>Document Number</b>	2344681	2123451
<b>Loan Type</b>	Stand Alone Second	VA
<b>Contract Date</b>	2/18/2013	3/1/2007
<b>Due Date</b>	-	3/1/2037

### Deed Records

<b>Recording Date</b>	<b>3/8/2007</b>
<b>Document Type</b>	Warranty Deed
<b>Sales Price</b>	\$171,900
<b>Sales Price Code</b>	Full amount from assessment file, when available, Full amount from assessment file, when available
<b>Buyer Name</b>	JUSTIN M ANDERSON
<b>Buyer ID</b>	Individual(s)
<b>Seller Name</b>	JOANNE L EVANS
<b>Seller ID</b>	Individual(s)
<b>Document #</b>	02123450
<b>Total Transfer Tax</b>	\$516
<b>Contract Date</b>	2/20/2007

### Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources



### Estimated Home Values



<\$100k      \$450k      \$20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### 12-Month Change in Estimated Value



-15%      2.5%      +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Estimated Value per Square Foot



<\$25      \$200      >\$1,000

This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Flood Zone

**This property is in Flood Zone: X (unshaded), Low Risk**

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



Low Risk      High Risk      Coastal

This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

### Neighborhood: Housing Stats and Charts

	53402	Racine County	Wisconsin	USA
Median Estimated Home Value	\$194K	\$208K	\$224K	\$245K
Estimated Home Value 12-Month Change	+6.6%	+5.2%	+5.6%	+1.5%
Median List Price	\$180K	\$229K	\$240K	\$119K
List Price 1-Month Change	-13.1%	+4.4%	+1.3%	-0.8%
List Price 12-Month Change	-2.8%	+14.5%	+6.7%	+0.8%
Median Home Age	53	43	20	41
Own	72%	68%	67%	64%
Rent	28%	32%	33%	36%
\$ Value of All Buildings for which Permits Were Issued	-	\$94.5M	\$4.01B	\$271B
% Change in Permits for All Buildings	-	+15%	+3%	+4%
% Change in \$ Value for All Buildings	-	+40%	+2%	+5%

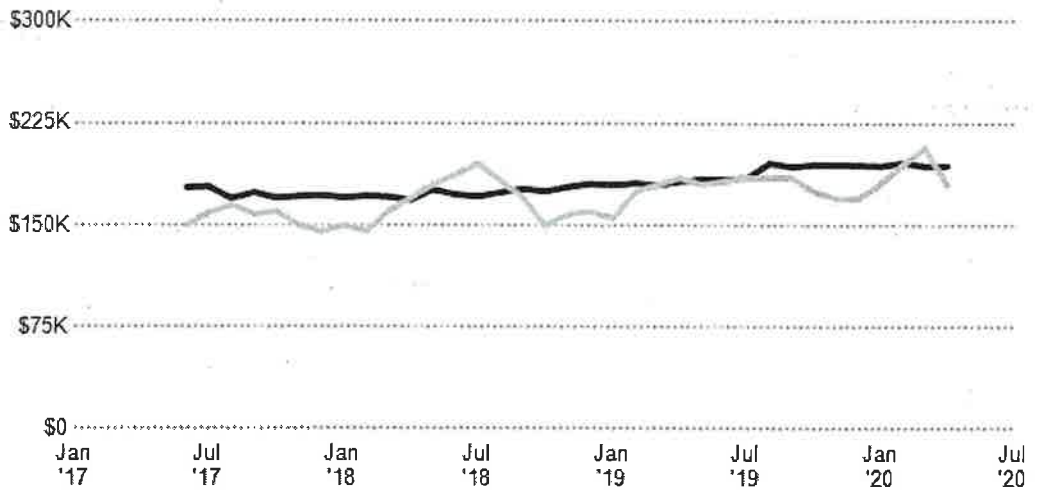
#### Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



### Median Sales Price vs. Sales Volume

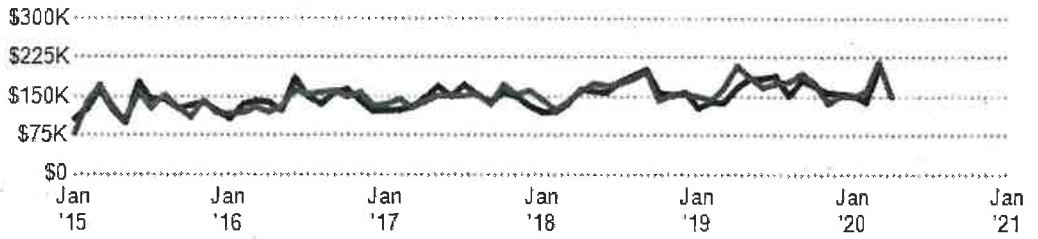
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



### Median Listing Price vs. Listing Volume

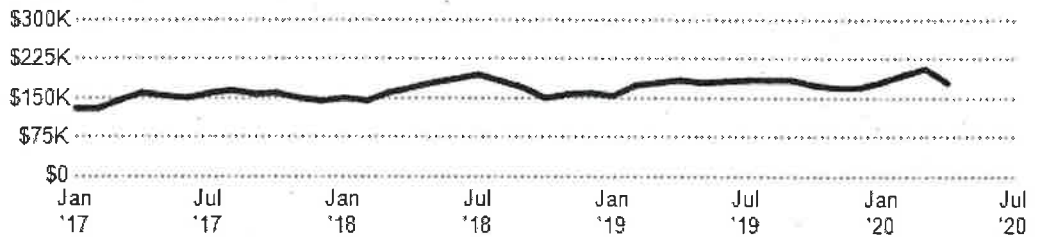
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

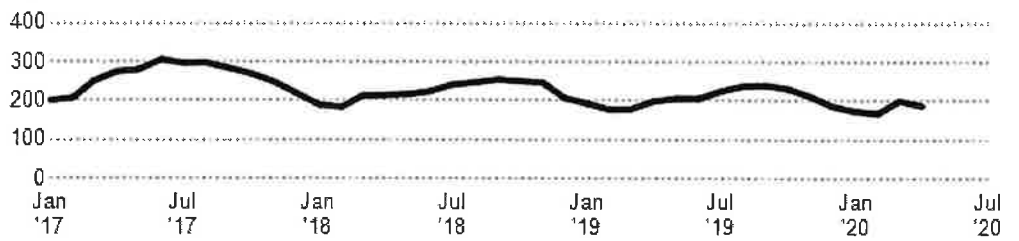
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



### Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type





### Inventory of Distressed Listings

Foreclosure **3**

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings

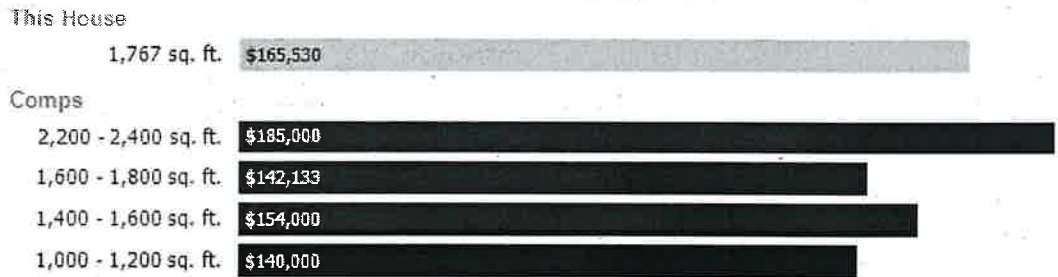
### Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps



### Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps



### Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data  
Update Frequency: Monthly

■ This House  
■ Comps

#### This House

\$93 1

#### Comps

\$110 - \$120 1

\$100 - \$110 2

\$80 - \$90 3

\$70 - \$80 1

### Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data  
Update Frequency: Monthly

■ This House  
■ Comps

#### This House

\$166K 1

#### Comps

\$175K - \$200K 1

\$150K - \$175K 3

\$125K - \$150K 4

### Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly

■ This House  
■ Comps

#### This House

70 yrs 1

#### Comps

90 - 100 yrs 3

70 - 80 yrs 4

### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly

■ Sales Count By Living Area

2000 - 2200 sq. ft. 17

1800 - 2000 sq. ft. 7

1600 - 1800 sq. ft. 12

1400 - 1600 sq. ft. 20

1200 - 1400 sq. ft. 22

1000 - 1200 sq. ft. 17

800 - 1000 sq. ft. 19

< 800 sq. ft. 3

### Number of Bedrooms in Homes Sold



This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom

## Neighborhood: People Stats and Charts

	53402	Racine County	Wisconsin	USA
Population	32.4K	195K	5.78M	323M
Population Density per Sq Mi	1.6K	588	107	—
Population Change since 2010	+1.1%	+1.9%	+4.1%	+7.7%
Median Age	40	40	39	38
Male / Female Ratio	50%	49%	50%	49%

### Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

#### Less Than 9th Grade

53402 2.2%

Racine County 3.2%

Wisconsin 2.8%

USA 5.3%

#### 9-12th Grade/No Diploma

53402 6.7%

Racine County 6.8%

Wisconsin 5.3%

USA 7.1%

#### High School Graduate

53402 29.8%

Racine County 31.6%

Wisconsin 31.0%

USA 27.1%

#### Associate Degree

53402 34.4%

Racine County 33.7%

Wisconsin 31.5%

USA 29.0%

#### Bachelor's Degree

53402 16.8%

Racine County 16.5%

Wisconsin 19.4%

USA 19.4%

#### At Least a College Education

53402 27.0%

Racine County 24.7%

Wisconsin 29.5%

USA 31.5%

#### Grad/Professional Degree

53402 10.2%

Racine County 8.2%

Wisconsin 10.1%

USA 12.1%



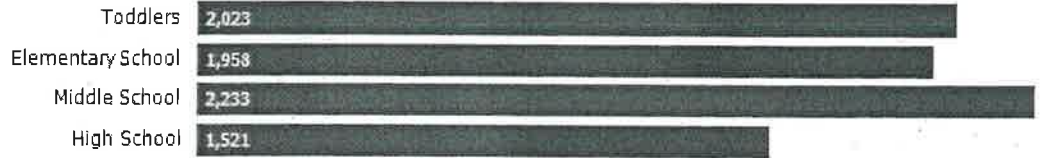
### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 53402



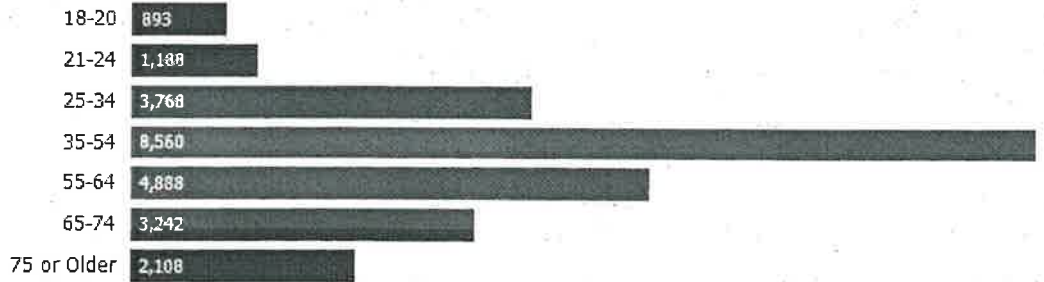
### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 53402



### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 53402



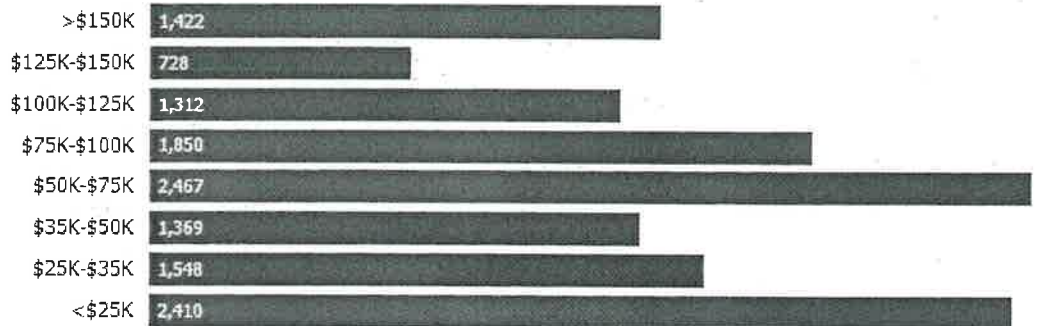
### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 53402



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



### Neighborhood: Economic Stats and Charts

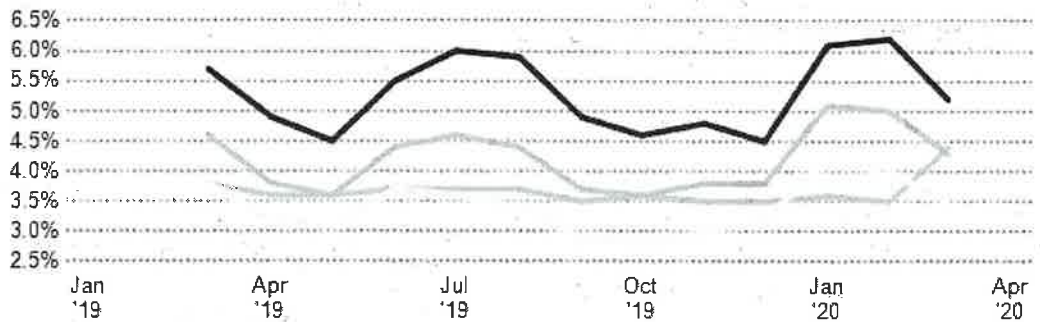
	53402	Racine County	Wisconsin	USA
Income Per Capita	\$31,486	\$29,582	\$30,557	\$31,177
Median Household Income	\$62,424	\$59,749	\$59,209	\$60,293
Unemployment Rate	—	4.3%	3.5%	4.4%
Unemployment Number	—	4.15K	107K	7.14M
Employment Number	—	92.8K	2.97M	156M
Labor Force Number	—	97K	3.08M	163M

#### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics  
Update Frequency: Monthly

- Racine
- Racine County
- Wisconsin
- USA

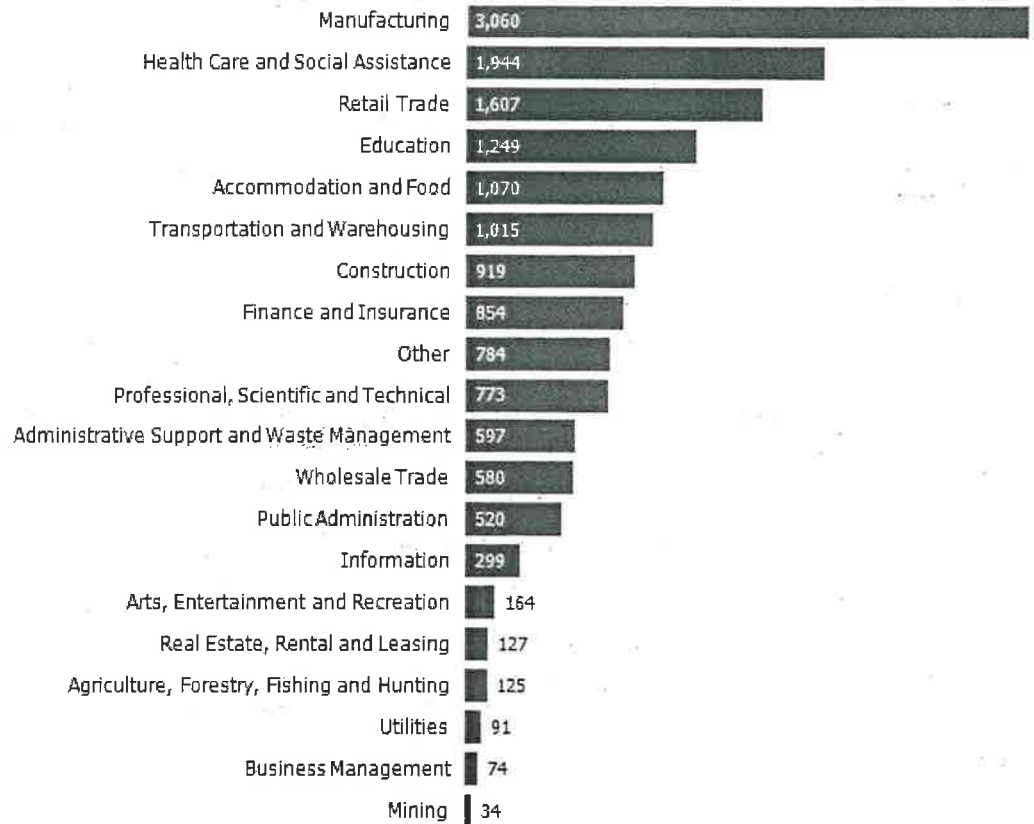


#### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census  
Update Frequency: Annually

53402



### Neighborhood: Quality of Life Stats and Charts

Quality of Life in 53402

	53402	Racine County	Wisconsin	USA
Elevation (in feet)	127	151	214	-
Annual Rainfall (in inches)	35.01	35.01	34.65	-
Annual Snowfall (in inches)	42.05	42.05	49.02	-
Days of Full Sun (per year)	83	83	83	-
Travel Time to Work (in minutes)	25	24	22	27
Water Quality - Health Violations	-	0	-	-
Water Quality - Monitoring and Report Violations	-	1	-	-
Superfund Sites	1	1	45	2,395
Brownfield Sites	Yes	Yes	Yes	Yes

#### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



#### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



#### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



### School: Jerstad-Agerholm Elementary School

#### School Details

**Name**  
Jerstad-Agerholm  
Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
PK, K-5

**School District**  
Racine Unified School  
District

**Address**  
3535 Lasalle St, Racine,  
WI 53402

**Phone**  
(262) 664-6050

#### School Facts

	Jerstad-Agerholm Elementary School	Racine Unified School District
<b>Overall Grade</b>	<b>C-</b>	<b>C+</b>
Total Enrollment	290	19,109
Students per Teacher	12:1	13:1
Students in Free Lunch Program	68%	62%
<b>Academic Grade</b>	<b>C-</b>	<b>C</b>
Average GPA	-	3.45 (out of 1775 responses)
Math Proficiency	17%	20%
Reading Proficiency	17%	22%
Gifted Students	11%	-
AP Enrollments	-	-
Graduation Rate	-	75%
Average ACT Score	-	23 (out of 566 responses)
Average SAT Score	-	1,180 (out of 15 responses)
<b>Teacher Grade</b>	<b>C</b>	<b>B-</b>
Average Teacher Salary	\$66,733	\$66,733
Teachers in 1st or 2nd Year	22%	16%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly*



## School: Jerstad-Agerholm Middle School

### School Details

**Name**  
Jerstad-Agerholm Middle School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
6-8

**School District**  
Racine Unified School District

**Address**  
3601 Lasalle St, Racine, WI 53402

**Phone**  
(262) 664-6075

### School Facts

	Jerstad-Agerholm Middle School	Racine Unified School District
<b>Overall Grade</b>	<b>C-</b>	<b>C+</b>
Total Enrollment	584	19,109
Students per Teacher	13:1	13:1
Students in Free Lunch Program	68%	62%
<b>Academic Grade</b>	<b>C-</b>	<b>C</b>
Average GPA	-	3.45 (out of 1775 responses)
Math Proficiency	9%	20%
Reading Proficiency	14%	22%
Gifted Students	11%	-
AP Enrollments	-	-
Graduation Rate	-	75%
Average ACT Score	-	23 (out of 566 responses)
Average SAT Score	-	1,180 (out of 15 responses)
<b>Teacher Grade</b>	<b>B-</b>	<b>B-</b>
Average Teacher Salary	\$66,733	\$66,733
Teachers in 1st or 2nd Year	12%	16%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly*

### School: Horlick High School

#### School Details

**Name**  
Horlick High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Racine Unified School District

**Address**  
2119 Rapids Dr, Racine, WI 53404

**Phone**  
(262) 619-4300

#### School Facts

	Horlick High School	Racine Unified School District
<b>Overall Grade</b>	<b>B-</b>	<b>C+</b>
Total Enrollment	1,758	19,109
Students per Teacher	16:1	13:1
Students in Free Lunch Program	61%	62%
<b>Academic Grade</b>	<b>C+</b>	<b>C</b>
Average GPA	3.47 (out of 555 responses)	3.45 (out of 1775 responses)
Math Proficiency	11%	20%
Reading Proficiency	19%	22%
Gifted Students	3%	-
AP Enrollments	559	-
Graduation Rate	73%	75%
Average ACT Score	22 (out of 155 responses)	23 (out of 566 responses)
Average SAT Score	-	1,180 (out of 15 responses)
<b>Teacher Grade</b>	<b>B-</b>	<b>B-</b>
Average Teacher Salary	\$66,733	\$66,733
Teachers in 1st or 2nd Year	6%	16%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly*

### Community Reviews for this School

Posted: 11/22/2019 by Senior

I like how chill everyone is there, but I would like to see the teachers push the students harder to do their best and actually learn.

Posted: 10/10/2019 by Sophomore

The educational aspect about horlick is very well and I've learned a lot so far from this high school but there is a big issue with students who don't want to learn or be there so there's many people who skip their classes which could cause distractions sometimes.

---

Posted: 2/17/2019 by Freshman

I love the amount of teachers that are willing to help you and reach out if they see you struggling. There is almost always a solution to every problem, and I would definitely not have been able to figure them all out on my own. There are many opportunities that I got to experience through being at Horlick High School, and I am extremely happy that I did. Although I have only been there for 1 semester so far, I know that I will remember my time there for the rest of my life. I have already met so many amazing people, and learned tons of new things at a pace that I didn't know I was able to do previously, but now know that my limits are much further than I thought. Pushing yourself is a big thing that I am coming to realize is important, and going to Horlick has helped me with that.

---

Posted: 1/23/2019 by Senior

At Horlick High School each student is treated as an individual and their thoughts are taken into consideration by most teachers. Being a student in higher level classes, most of the other students in my classes are ones who want to learn which help me stay focused. Horlick has given me more opportunities for my future by offering a wide variety of clubs I can participate in and feel like I am a student not a number.

---

Posted: 8/27/2018 by Senior

In school I'm always on the honor roll. I enjoy all the teachers and how they show us new ways how to express the subject they teach. Not only do we learn how to solve a problem in the math world. But we also learn how to solve a real life problem. Something I'd like to change in school would be to have the school pay for more activities than just sports.

## About RPR (Realtors Property Resource)

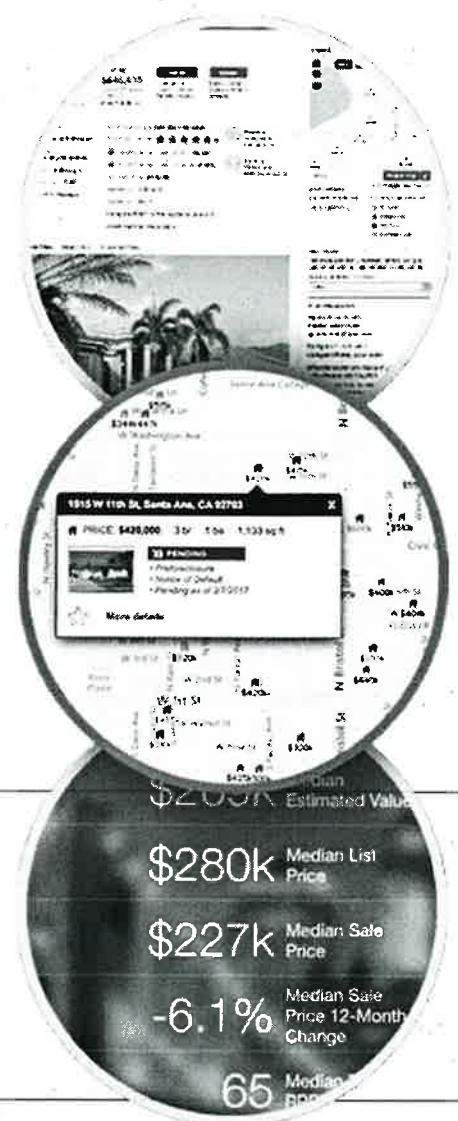
- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>





SUBJECT PROPERTY



PARCEL NUMBER-----05382000  
ADDRESS.....909 Melvin Ave  
ASSESSED VALUE.....\$194,000/109.79 sq. ft.  
STYLE.....Ranch  
SIZE.....1767 sq. ft.  
EXTERIOR.....Brick  
YR BUILT.....1950  
GARAGE.....2 Car Detached  
ROOMS.....6-3-1.5  
CONDITION.....Average

ASSESSOR PACKET

**COMPARABLE #1**



**PARCEL NUMBER.....0455000**  
**PROXIMITY.....6 Blocks Southeast of the Subject**  
**ADDRESS.....2416 Green St**  
**SALES PRICE.....\$123,400/\$ 108.91 sq. ft. / July 2019**  
**STYLE..... Ranch**  
**SIZE.....1133 sq. ft.**  
**EXTERIOR..... Brick**  
**YR BUILT..... 1950**  
**GARAGE..... 1 Car Detached**  
**ROOMS.....5-3-1**  
**CONDITION..... Average**

**COMPARABLE #2**



**PARCEL NUMBER..... 05536000**  
**PROXIMITY.....5 Blocks Southeast of the Subject**  
**ADDRESS..... 625 Augusta St.**  
**SALES PRICE..... \$125,000/\$125.00 sq. ft. /Sept 2019**  
**STYLE.....Ranch**  
**SIZE.....1000 sq. ft.**  
**EXTERIOR.....Brick**  
**YR BUILT.....1950**  
**GARAGE.....1Car Detached**  
**ROOMS.....4-2-1**  
**CONDITION..... Average**



**COMPARABLE #4**



**PARCEL NUMBER.....04735000**  
**PROXIMITY.....8 Blocks Southeast of the Subject**  
**ADDRESS.....2225 Erie St**  
**SALES PRICE.....\$111,000/\$133.25 sq. ft./June 2019**  
**STYLE..... Ranch**  
**SIZE.....833 sq. ft.**  
**EXTERIOR.....Sided**  
**YR BUILT.....1950**  
**GARAGE.....1 Car Detached**  
**ROOMS.....4-2-1**  
**CONDITION..... Average**



**COMPARABLE #4**



**PARCEL NUMBER.....05666000**  
**PROXIMITY.....2 Blocks Southeast of the Subject**  
**ADDRESS.....614 Isabelle Ave.**  
**SALES PRICE.....\$132,500/\$127.04 sq. ft. /Nov 2019**  
**STYLE.....Ranch**  
**SIZE.....1043 sq. ft.**  
**EXTERIOR.....Sided**  
**YR BUILT.....1950**  
**GARAGE.....1.5 Car Detached**  
**ROOMS.....5-2-1**  
**CONDITION.....Average-Fair**

The subject property is a brick Ranch style home built in 1950 of Average quality of construction. The subject property is in Average overall condition. I received a phone call during open book and conducted a formal review of assessment. I told the owner that his assessment per foot was well within the range of recent sales of ranches in the subject's neighborhood and I am unable to change the 2020 assessment.

The comparable sales listed have similar condition and age as the subject. In selecting comparables, I've selected sales in the subject's neighborhood. Below is a grid showing the comparables.

Parcel ID	Location	NBC	YearBuilt	Bldg Type	Sq. Ft.	ArSaleDate	SalePrice	2019	2020	2019 Ratio	2020 Ratio	SP/Sq Ft	CDU	BSMT	GA	Ext			
<b>COMPS</b>																			
04550000	2416 GREEN ST	0060	1950	Ranch	1,133	07/09/19	123,400	129,000	137,000	1.045	1.110	\$ 108.91	AV	Y	1	BV			
05536000	625 AUGUSTA ST	0060	1950	Ranch	1,000	09/07/19	125,000	116,000	124,000	.928	.992	\$ 125.00	AV	Y	1	BV			
04735000	2225 ERIE ST	0060	1950	Ranch	833	06/05/19	111,000	100,000	110,000	.901	.991	\$ 133.25	AV	Y	1	Sid			
05666000	614 ISABELLE AVE	0060	1950	Ranch	1,043	11/20/19	132,500	122,000	131,000	.921	.989	\$ 127.04	AV-FR	Y	1.5	Sid			
												<b>Average</b>	<b>\$ 123.55</b>						
												<b>Median</b>	<b>\$ 126.02</b>						
<b>Subject</b>																			
05382000	909 Melvin Ave	0060	1950	Ranch	1767				\$194,000			<b>Assessmnt/Ft</b> 109.79	AV	Y	2	BV			

The average sales price per square foot of comparable sales is \$123.55 and the median sale's price per square foot is \$126.02 per foot. The subject's 2020 assessment is \$194,000 which is \$109.79 per square foot.

I've also included a report showing assessments of similar properties in the subject's neighborhood with square footage between 1304 and 2046. I've sorted the report by assessment per foot; the range is \$102.08 per foot to \$130.08 and a median value of \$120.73 per foot. Below is the report with subject property highlighted in yellow.

Parcel	Address	NBHD	Type	Yr blt	Sq Ft	2020 Value	Value per ft
05678000	521 WILLIAM ST	0060	01	1952	1,920	196,000	102.08
05382000	909 MELVIN AVE	0060	01	1950	1,767	194,000	109.79
05146000	2907 N WISCONSIN ST	0060	01	1950	2,046	225,000	109.97
05189000	2901 RUBY AVE	0060	01	1950	1,766	195,000	110.42
04381000	2405 N WISCONSIN ST	0060	01	1954	1,501	166,000	110.59
05437001	901 ISABELLE AVE	0060	01	1959	1,844	207,000	112.27
04193000	2310 N MAIN ST	0060	01	1953	1,796	202,000	112.50
05471000	909 WOLFF ST	0060	01	1950	1,393	157,000	112.71
05453000	2708 GREEN ST	0060	01	1953	1,591	184,000	115.69
05697001	459 WILLIAM ST	0060	01	1950	1,647	193,000	117.18
04363000	2810 RUBY AVE	0060	01	1942	1,304	154,000	118.10
04129000	2400 ERIE ST	0060	01	1960	1,483	177,000	119.39
05669000	624 ISABELLE AVE	0060	01	1941	1,339	160,000	119.49
05645000	720 WILLIAM ST	0060	01	1947	1,320	158,000	119.67
05681000	507 WILLIAM ST	0060	01	1950	1,317	159,000	120.73
04361000	2817 N WISCONSIN ST	0060	01	1945	1,412	171,000	121.10
05153000	511 AUGUSTA ST	0060	01	1953	1,599	194,000	121.33
05680000	515 WILLIAM ST	0060	01	1950	1,309	159,000	121.47
05418000	817 ISABELLE AVE	0060	01	1945	1,515	185,000	122.12
05665000	600 ISABELLE AVE	0060	01	1956	1,341	165,000	123.09
05135000	2916 RUBY AVE	0060	01	1950	1,680	208,000	123.79
04816000	2320 N WISCONSIN ST	0060	01	1952	1,414	175,000	123.81
05183000	2904 N MAIN ST	0060	01	1957	1,393	173,000	124.24
05145000	2901 N WISCONSIN ST	0060	01	1953	1,363	170,000	124.72
04373000	409 ROMAYNE AVE	0060	01	1947	1,536	192,000	125.00
05409000	2821 LA SALLE ST	0060	01	1946	1,439	180,000	125.13
05133000	449 MELVIN AVE	0060	01	1950	1,531	192,000	125.45
05124000	2822 N WISCONSIN ST	0060	01	1950	1,638	209,000	127.59
05143000	2827 N WISCONSIN ST	0060	01	1951	1,392	181,000	130.08
						<b>Median</b>	<b>120.73</b>

In summation, the subject property is assessed at \$109.79 per foot. The comparable sales have a range of \$108.91 to \$133.25 per foot with a median value of \$126.02. The neighborhood assessment of similar ranch properties is between \$102.08 and \$130.08 with a median value of \$120.73 per foot. My 2020 assessment of \$100,000 for the subject property is fully supported in light of the aforementioned City of Racine sales. Additionally, reviewing the above chart you'll find that the subject's assessment per foot is well within the range of like properties in the subject's neighborhood.