



September 16, 2019

# Tax Incremental District No. 23 Project Plan



Organizational Joint Review Board Meeting Held:	Scheduled for September 16, 2019
Public Hearing Held:	Scheduled for September 16, 2019
Adoption by Plan Commission:	Scheduled for September 16, 2019
Adoption by Common Council:	Scheduled for September 30, 2019
Approval by the Joint Review Board:	TBD

# Tax Incremental District No. 23 Project Plan

## City of Racine Officials

### Common Council

Cory Mason	Mayor
Jeff Coe	Council Member
Mollie Jones	Council Member
John Tate II	Council Member
Tracey Larrin	Council Member
Jennifer Levie	Council Member
Sandy Weidner	Council Member
Maurice Horton	Council Member
Q.A. Shakoor, II	Council Member
Trevor Jung	Council Member
Carrie Glenn	Council Member
Mary Land	Council Member
Henry Perez	Council Member
Natalie Taft	Council Member
Jason Meekma	Council Member
Melissa Lemke	Council Member

### City Staff

James Palenick	City Administrator
Matt Sadowski	Planning Manager
Tara Coolidge	City Clerk
Scott Letteney	City Attorney

### Joint Review Board

Cory Mason	City Representative
Brian Nelson	Racine County
Bill Whyte	Gateway Technical College District
Brian O'Connell	Racine Unified School District
James Palenick	Public Member

# Table of Contents

EXECUTIVE SUMMARY ..... 1

TYPE AND GENERAL DESCRIPTION OF DISTRICT ..... 3

DISTRICT BOUNDARY MAP ..... 4

MAPS SHOWING EXISTING USES AND CONDITIONS ..... 5

PRELIMINARY PARCEL LIST AND ANALYSIS ..... 6

EQUALIZED VALUE TEST ..... 7

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS ..... 8

DETAILED LIST OF PROJECT COSTS ..... 10

MAPS SHOWING PROPOSED IMPROVEMENTS AND USES ..... 11

ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED ..... 12

ANNEXED PROPERTY ..... 16

PROPOSED ZONING ORDINANCE CHANGES ..... 16

PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND ORDINANCES ..... 16

RELOCATION ..... 16

ORDERLY DEVELOPMENT OF THE CITY ..... 16

LIST OF ESTIMATED NON-PROJECT COSTS ..... 17

OPINION OF ATTORNEY FOR THE CITY OF RACINE ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105 ..... 18

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS ..... 19

PRELIMINARY PARCEL LIST (APPENDIX A) ..... 20

# SECTION 1: Executive Summary

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## Description of District

Tax Incremental District (“TID”) No. 23 (“District”) is a proposed “in need of rehabilitation or conservation” district comprising approximately 126 acres bounded generally by 12<sup>th</sup> Street to the north, Lake Michigan to the east, De Koven Avenue to the south, and Center Street to the west. A map of preliminary boundaries can be found in Section 3 of this Project Plan (“Plan”) that provides a more complete identification of the territory to be included within the District. Based on its assessment of the general conditions of property and infrastructure within the District, the City has determined that undertaking of urban renewal programs (“Project”) for the purpose of rehabilitating or conserving real property and public infrastructure will preserve and grow the City’s tax base, prevent further deterioration of property and infrastructure, and the potential development of blight.

## Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$6.62 million (“Project Costs”) to undertake the projects listed in this Plan. Project Costs include an estimated \$4.48 million in funding for residential homeowner repair loans, and \$1.49 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; preservation of historic roadway surfaces; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; clearance and/or resurfacing of alleys; and installation or repair of broadband internet infrastructure. Project costs also included an estimated \$650,000 for professional service, organizational and administrative costs related to the creation and administration of the District and its programs throughout its life. The City expects to fund Project Costs on a cash basis as tax increments are collected.

## Incremental Valuation

The City projects that increasing property values will generate approximately \$10.7 million in incremental value over the next three years that would provide a source of funding to pay the costs of this Plan. While not quantified, it is expected that further increases in valuation will result from the Project Costs made within the District. To the extent additional value is realized, it could provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established for the District and the ability to shorten its term and return the increased value to the general tax base.

## Expected Termination of District

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2041. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made.

## Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the**

**timeframe desired by the City.** The City finds that but for the undertaking of an urban renewal project within the District, that there is the potential for the development or spread of slums or blighted, deteriorated or deteriorating areas that will be detrimental to all taxing jurisdictions. The City does not have other funds to make the required investments needed within the District and seeks approval for the use of tax incremental financing to fund the urban renewal project which will benefit all taxing jurisdictions.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
  - That the projected tax increments to be collected from the Project will be sufficient to pay the related Project Costs given that the City intends to fund Project Costs only to the extent cash is available.
  - Activities related to implementation of the Project will create opportunity for business and individuals in the form of employment, private contracts for rehabilitation of property and public contracts for rehabilitation of public infrastructure and facilities.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in Section 17 of this plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is “in need of rehabilitation or conservation” work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a rehabilitation and conservation district.
6. The Project Costs relate directly to the rehabilitation and conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 2.66% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b).
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

## SECTION 2: Type and General Description of District

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The District is a proposed “in need of rehabilitation or conservation” district comprising approximately 126 acres bounded generally by 12<sup>th</sup> Street to the north, Lake Michigan to the east, De Koven Avenue to the south, and Center Street to the west. A map of preliminary boundaries can be found in Section 3 of this Project Plan that provides a more complete identification of the territory to be included within the District. Based on its assessment of the general conditions of property and infrastructure within the District, the City has determined that undertaking of urban renewal programs for the purpose of rehabilitating or conserving real property and public infrastructure will preserve and grow the City’s tax base, prevent further deterioration of property and infrastructure, and the potential development of blight.

# SECTION 3: District Boundary Map



# SECTION 4: Maps Showing Existing Uses and Conditions



Existing Uses



Existing Conditions



## SECTION 5: Preliminary Parcel List and Analysis

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The proposed District includes approximately 126 acres. A preliminary parcel list is attached as Appendix A to this Plan. The City Assessor's office rates property condition using a scale ranging from excellent to very poor condition. Properties of average or worse condition comprise 63.70% of the territory within the District, which the City has determined to be "in need of rehabilitation or conservation." Certain public infrastructure improvements within the District are similarly "in need of rehabilitation and conservation."

To address these concerns, the City will undertake an urban renewal project as defined in Wis. Stat. § 66.1337(2m)(a) to eliminate and prevent the development or spread of slums or blighted, deteriorated or deteriorating areas, and which will consist of the following activities:

1. Carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements.
2. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.

## SECTION 6: Equalized Value Test

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The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$179,116,023. This value is less than the maximum of \$446,276,460 in equalized value that is permitted for the City.

<b>City of Racine, Wisconsin</b>	
<b>Tax Increment District # 23</b>	
<b>Valuation Test Compliance Calculation</b>	
District Creation Date	9/30/2019
	Valuation Data Currently Available 2019
Total EV (TID In)	3,718,970,500
x 12% = Valuation Test Limit	<b>446,276,460</b>
Increment of Existing TIDs	74,949,400
Plus	
Projected Base of District	104,166,623
Total Value Subject to 12% Test	<b>179,116,023</b>
Compliance	<b>PASS</b>

## SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 9 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### **Residential TID Homeowner Repair Loans**

The following description of the City's planned Residential TID Homeowner Repair Loans program is proposed and may need to be modified based on available funding and to meet the objectives of the City for rehabilitation and conservation of property within the District. The City may amend or otherwise modify this program without seeking amendment to this Plan. Depending on specific program structure, loans made could constitute cash grants made to property owners, lessees, or developers of land as permitted by Wis. Stat. 66.1005(2)(f)2.d.

Funds drawn from the TIDs will be used to support loans, grants, and other financial mechanisms that will extend the economic life and/or increase the assessed valuation of homeowner occupied housing units. The increment received from the TIDs will also be used to provide down payment and closing cost assistance to encourage homeownership. This program strives to invest 75% of the funds obtained through the TIDs in residential improvements, while

### **Infrastructure and Public Facilities Improvements**

The remaining 25% of the funds are expected to be used for infrastructure upgrades and improvements that may include, but are not limited to, those listed below:

- Resurfacing of existing roadways.
- Preservation of historic roadway surfaces.
- Curb and gutter repair.
- Installation of ADA-compliant crosswalk ramps.
- Installation, replacement, or repair of stormwater or sanitary sewers.
- Installation or repair of broadband internet infrastructure.

## **Miscellaneous**

### Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

### Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## SECTION 8: Detailed List of Project Costs

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The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified, and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. If the District's incremental value increases to levels greater than identified in this Plan, it would provide the ability to fund additional Project Costs. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 7 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Racine, Wisconsin		
Tax Increment District # 23		
Estimated Project List		
<b>Project ID</b>	<b>Project Name/Type</b>	<b>Totals</b>
1	Residential Homeowner Repair Loans	4,476,783
2	Infrastructure & Public Facilities Improvements	1,492,261
3	Prof. Service, Organizational & Admin. Costs	649,058
<b>Total Projects</b>		<b><u>6,618,101</u></b>

# SECTION 9: Maps Showing Proposed Improvements and Uses



**Proposed Improvements**

Project Costs, consisting of residential homeowner repair loans, and infrastructure and public facilities improvements will be undertaken throughout the District based on funding availability and prioritization of need. Specific locations where expenditures will be made are thus not yet determined and therefore not reflected on the above map. The map depicts the City’s objectives with regard to improvement in property conditions as a result of implementation of the Plan.



**Proposed Uses**

The City expects that future uses within the District will be consistent with existing land use as shown on the above map. These uses are also consistent with the City’s Comprehensive Plan and Future Land Use Map.

## SECTION 10:

# Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

### Key Assumptions

The City projects that increasing property values will generate approximately \$10.7 million in incremental value over the next three years that would provide a source of funding to pay the costs of this Plan. While not quantified, it is expected that further increases in valuation will result from the Project Costs made within the District. To the extent additional value is realized, it could provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established for the District and the ability to shorten its term and return the increased value to the general tax base. For purposes of the analysis included in this Section, it is assumed that future incremental value growth will be limited to \$10.7 million during the 2019 – 2021 timeframe. Assuming the City's current equalized TID Interim tax rate of \$30.46 per thousand of equalized value, the Project would generate \$8,583,136 in incremental tax revenue over the twenty-seven-year term of the District as shown in **Table 1**. Because the Plan assumes the City will cash fund all Project Costs, a maximum of \$6.62 million is assumed to be available, reflecting projected collections through the end of the District's expenditure period in 2041.

# City of Racine, Wisconsin

## Tax Increment District # 23

### Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	104,166,623
District Creation Date	September 30, 2019	Appreciation Factor	See Table
Valuation Date	Jan 1, 2019	Base Tax Rate	\$30.46
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 9/30/2041		
Revenue Periods/Final Year	27 2046		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

Construction	Year	Value Added	Valuation Year	Economic Change	Economic Appreciation	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2019	0	2020	5.00%	5,208,331	5,208,331	2021	\$30.46	158,644
2	2020	0	2021	2.50%	2,734,374	7,942,705	2022	\$30.46	241,932
3	2021	0	2022	2.50%	2,802,733	10,745,438	2023	\$30.46	327,302
4	2022	0	2023			10,745,438	2024	\$30.46	327,302
5	2023	0	2024			10,745,438	2025	\$30.46	327,302
6	2024	0	2025			10,745,438	2026	\$30.46	327,302
7	2025	0	2026			10,745,438	2027	\$30.46	327,302
8	2026	0	2027			10,745,438	2028	\$30.46	327,302
9	2027	0	2028			10,745,438	2029	\$30.46	327,302
10	2028	0	2029			10,745,438	2030	\$30.46	327,302
11	2029	0	2030			10,745,438	2031	\$30.46	327,302
12	2030	0	2031			10,745,438	2032	\$30.46	327,302
13	2031	0	2032			10,745,438	2033	\$30.46	327,302
14	2032	0	2033			10,745,438	2034	\$30.46	327,302
15	2033	0	2034			10,745,438	2035	\$30.46	327,302
16	2034	0	2035			10,745,438	2036	\$30.46	327,302
17	2035	0	2036			10,745,438	2037	\$30.46	327,302
18	2036	0	2037			10,745,438	2038	\$30.46	327,302
19	2037	0	2038			10,745,438	2039	\$30.46	327,302
20	2038	0	2039			10,745,438	2040	\$30.46	327,302
21	2039	0	2040			10,745,438	2041	\$30.46	327,302
22	2040	0	2041			10,745,438	2042	\$30.46	327,302
23	2041	0	2042			10,745,438	2043	\$30.46	327,302
24	2042	0	2043			10,745,438	2044	\$30.46	327,302
25	2043	0	2044			10,745,438	2045	\$30.46	327,302
26	2044	0	2045			10,745,438	2046	\$30.46	327,302
27	2045	0	2046			10,745,438	2047	\$30.46	327,302
<b>Totals</b>		<b>0</b>			<b>10,745,438</b>		<b>Future Value of Increment</b>		<b>8,583,136</b>

**Notes:**

<sup>1</sup>Actual TID interim rate from DOR Form PC-202 (Tax Increment Collection Worksheet) for the 2018/19 levy year.

**Table 1 – Tax Increment Projection Worksheet**



## **Financing and Implementation**

The City anticipates making total expenditures of approximately \$6.62 million to undertake the projects listed in this Plan as follows:

- Cash funding of an estimated \$4.48 million in funding for residential homeowner repair loans.
- Cash funding for an estimated \$1.49 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; preservation of historic roadway surfaces; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; clearance and/or resurfacing of alleys; and installation or repair of broadband internet infrastructure.
- Cash funding for an estimated \$650,000 in professional service, organizational and administrative costs related to the creation and administration of the District and its programs throughout its life. To the extent that the City must incur costs prior to the availability of tax increment, such as costs related to creation of the District, it will advance funds from other City funds and repay those advances prior to funding other Project Costs.

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2041. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made. **Table 3** identifies the anticipated timing and amounts of revenue to be received, expenditures to be made, and the resultant projected District cash flows.

# City of Racine, Wisconsin

## Tax Increment District # 23

### Cash Flow Projection

Year	Projected Revenues			Expenditures				Balances		Year
	Tax Increments	Interest Earnings/ (Cost) <sup>1</sup>	Total Revenues	Residential Homeowner Repair Loans <sup>1</sup>	Infrastructure & Public Facilities Improvements	Prof. Service, Organizational & Admin. Costs	Total Expenditures	Annual	Cumulative <sup>1</sup>	
2019			0			20,000	20,000	(20,000)	(20,000)	2019
2020		(400)	(400)			20,600	20,600	(21,000)	(41,000)	2020
2021	158,644	(820)	157,824	71,704	23,901	21,218	116,824	41,000	0	2021
2022	241,932	0	241,932	165,058	55,019	21,855	241,932	0	0	2022
2023	327,302	0	327,302	228,594	76,198	22,510	327,302	0	0	2023
2024	327,302	0	327,302	228,088	76,029	23,185	327,302	0	0	2024
2025	327,302	0	327,302	227,566	75,855	23,881	327,302	0	0	2025
2026	327,302	0	327,302	227,029	75,676	24,597	327,302	0	0	2026
2027	327,302	0	327,302	226,475	75,492	25,335	327,302	0	0	2027
2028	327,302	0	327,302	225,905	75,302	26,095	327,302	0	0	2028
2029	327,302	0	327,302	225,318	75,106	26,878	327,302	0	0	2029
2030	327,302	0	327,302	224,713	74,904	27,685	327,302	0	0	2030
2031	327,302	0	327,302	224,090	74,697	28,515	327,302	0	0	2031
2032	327,302	0	327,302	223,449	74,483	29,371	327,302	0	0	2032
2033	327,302	0	327,302	222,788	74,263	30,252	327,302	0	0	2033
2034	327,302	0	327,302	222,107	74,036	31,159	327,302	0	0	2034
2035	327,302	0	327,302	221,406	73,802	32,094	327,302	0	0	2035
2036	327,302	0	327,302	220,684	73,561	33,057	327,302	0	0	2036
2037	327,302	0	327,302	219,940	73,313	34,049	327,302	0	0	2037
2038	327,302	0	327,302	219,174	73,058	35,070	327,302	0	0	2038
2039	327,302	0	327,302	218,385	72,795	36,122	327,302	0	0	2039
2040	327,302	0	327,302	217,572	72,524	37,206	327,302	0	0	2040
2041	327,302	0	327,302	216,735	72,245	38,322	327,302	0	0	2041
2042	327,302	0	327,302	End of Expenditure Period						2042
2043	327,302	0	327,302							2043
2044	327,302	0	327,302							2044
2045	327,302	0	327,302							2045
2046	327,302	0	327,302							2046
2047	327,302	0	327,302							2047
<b>Total</b>	<b>8,583,136</b>	<b>(1,220)</b>	<b>8,581,916</b>	<b>4,476,783</b>	<b>1,492,261</b>	<b>649,058</b>	<b>6,618,101</b>			<b>Total</b>

**Notes:**

<sup>1</sup>See Section 7 of this Plan for a full description of the proposed loan program.

<sup>2</sup>To include: resurfacing of existing roadways; preservation of historic roadway surfaces; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; clearance and/or resurfacing of alleys; and installation or repair of broadband internet infrastructure.

**Projected TID Closure**

**Table 2 – Cash Flow**

## **SECTION 11: Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 12: Proposed Zoning Ordinance Changes**

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The proposed Plan Amendment is in general conformance with the City's current zoning ordinances.

## **SECTION 13: Proposed Changes in Master Plan, Map, Building Codes and Ordinances**

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The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan. Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 14: Relocation**

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Should implementation of this Plan Amendment require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92

## **SECTION 15: Orderly Development of the City**

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This Plan promotes the orderly development of the City by providing funds to undertake an urban renewal project as defined in Wis. Stat. § 66.1337(2m)(a) to eliminate and prevent the development or spread of slums or blighted, deteriorated or deteriorating areas, and which will consist of: carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements; and installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project. The City has determined that undertaking of such urban renewal programs will preserve and grow the City's tax base, prevent further deterioration of property and infrastructure, and the potential development of blight, all facilitating the orderly development of the City.

## SECTION 16: List of Estimated Non-Project Costs

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Non-Project Costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 17:  
Opinion of Attorney for the City of Racine Advising  
Whether the Plan is Complete and Complies with  
Wisconsin Statutes 66.1105

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[LEGAL OPINION TO BE INSERTED]

SECTION 18:  
 Calculation of the Share of Projected Tax Increments  
 Estimated to be Paid by the Owners of Property in the  
 Overlying Taxing Jurisdictions

Estimated Portion of Taxes that Owners of Taxable Property in each Taxing Jurisdiction Overlying District would pay by Jurisdiction <sup>1</sup>							
Statement of Taxes Data Year:				2018	Percentage		
Racine County				11,379,217	10.87%		
Gateway Technical College				2,688,418	2.57%		
City of Racine				57,161,576	54.62%		
Racine Unified School District				33,419,480	31.93%		
Total				104,648,691			
Revenue Year	Racine County	Gateway Technical College	City of Racine	Racine Unified School District	Total	Revenue Year	
2021	17,251	4,076	86,655	50,663	158,644	2021	
2022	26,307	6,215	132,149	77,261	241,932	2022	
2023	35,590	8,408	178,780	104,524	327,302	2023	
2024	35,590	8,408	178,780	104,524	327,302	2024	
2025	35,590	8,408	178,780	104,524	327,302	2025	
2026	35,590	8,408	178,780	104,524	327,302	2026	
2027	35,590	8,408	178,780	104,524	327,302	2027	
2028	35,590	8,408	178,780	104,524	327,302	2028	
2029	35,590	8,408	178,780	104,524	327,302	2029	
2030	35,590	8,408	178,780	104,524	327,302	2030	
2031	35,590	8,408	178,780	104,524	327,302	2031	
2032	35,590	8,408	178,780	104,524	327,302	2032	
2033	35,590	8,408	178,780	104,524	327,302	2033	
2034	35,590	8,408	178,780	104,524	327,302	2034	
2035	35,590	8,408	178,780	104,524	327,302	2035	
2036	35,590	8,408	178,780	104,524	327,302	2036	
2037	35,590	8,408	178,780	104,524	327,302	2037	
2038	35,590	8,408	178,780	104,524	327,302	2038	
2039	35,590	8,408	178,780	104,524	327,302	2039	
2040	35,590	8,408	178,780	104,524	327,302	2040	
2041	35,590	8,408	178,780	104,524	327,302	2041	
2042	35,590	8,408	178,780	104,524	327,302	2042	
2043	35,590	8,408	178,780	104,524	327,302	2043	
2044	35,590	8,408	178,780	104,524	327,302	2044	
2045	35,590	8,408	178,780	104,524	327,302	2045	
2046	35,590	8,408	178,780	104,524	327,302	2046	
2047	35,590	8,408	178,780	104,524	327,302	2047	
<b>Total</b>	<b>933,307</b>	<b>220,500</b>	<b>4,688,310</b>	<b>2,741,018</b>	<b>8,583,136</b>		

**Notes:**  
<sup>1</sup>The projection shown above is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

# Preliminary Parcel List (Appendix A)

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See Attached List.

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information					Equalized Value					In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres						
276-00-00-00374-001	1638 MAIN ST	ANDERSON ROBERT L	0.106	28,800	263,200	292,000	292,000	98.30%	29,298	267,752	0	297,050	GD - Good	No	0.000						
276-00-00-00374-002	1637 WISCONSIN AVE	DEMSKE NICHOLAS A	0.101	22,700	128,300	151,000	151,000	98.30%	23,093	130,519	0	153,611	GD - Good	No	0.000						
276-00-00-00375-000	1641 WISCONSIN AVE	MARTINEZ MICHAEL	0.296	65,800	179,200	245,000	245,000	98.30%	66,938	182,299	0	249,237	GD - Good	No	0.000						
276-00-00-00376-000	1645 WISCONSIN AVE	BARLOW WILLIAM	0.103	29,600	162,400	192,000	192,000	98.30%	30,112	165,209	0	195,320	GD - Good	No	0.000						
276-00-00-00377-000	216 SEVENTEENTH ST	CUNEGIN DANIEL	0.173	43,500	318,500	362,000	362,000	98.30%	44,252	324,008	0	368,260	EX - Excellent	No	0.000						
276-00-00-00378-000	1633 WISCONSIN AVE	FELLNER ANDREW J	0.101	22,700	136,300	159,000	159,000	98.30%	23,093	138,657	0	161,750	GD - Good	No	0.000						
276-00-00-00379-000	1635 WISCONSIN AVE	NGRAKED JENICE	0.092	22,000	130,000	152,000	152,000	98.30%	22,380	132,248	0	154,629	GD - Good	No	0.000						
276-00-00-00380-000	1634 MAIN ST	LARSEN AMY S	0.247	58,100	233,900	292,000	292,000	98.30%	59,105	237,945	0	297,050	GD - Good	No	0.000						
276-00-00-00381-000	1645 MAIN ST	RACINE, CITY OF	2.413	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	2.413						
276-00-00-00400-000	1642 WISCONSIN AVE	PETSAS KATINA M	0.115	23,200	134,800	158,000	158,000	98.30%	23,601	137,131	0	160,732	GD - Good	No	0.000						
276-00-00-00401-000	1632 WISCONSIN AVE	CARUSO ROSS A	0.115	23,200	150,800	174,000	174,000	98.30%	23,601	153,408	0	177,009	VG - Very Good	No	0.000						
276-00-00-00402-000	1638 WISCONSIN AVE	BREAD JACOB	0.115	23,200	119,800	143,000	143,000	98.30%	23,601	121,872	0	145,473	VG - Very Good	No	0.000						
276-00-00-00403-000	1646 WISCONSIN AVE	WHISTLER CYNTHIA A	0.115	23,200	155,800	179,000	179,000	98.30%	23,601	158,494	0	182,096	GD - Good	No	0.000						
276-00-00-00404-000	1635 COLLEGE AVE	PRUJANSKY MARTIN H	0.230	39,400	155,600	195,000	195,000	98.30%	40,081	158,291	0	198,372	FR - Fair	Yes	0.230						
276-00-00-00405-000	1655 COLLEGE AVE	STEEL RYAN S	0.115	23,200	165,800	189,000	189,000	98.30%	23,601	168,667	0	192,269	GD - Good	No	0.000						
276-00-00-00406-000	1648 WISCONSIN AVE	FABY CATHAL L	0.115	23,200	137,800	161,000	161,000	98.30%	23,601	140,183	0	163,784	GD - Good	No	0.000						
276-00-00-00407-000	1654 WISCONSIN AVE	MURPHY JOHN J	0.115	23,200	121,800	145,000	145,000	98.30%	23,601	123,506	0	147,508	GD - Good	No	0.000						
276-00-00-00408-000	1651 COLLEGE AVE	ALDERSON JEFFREY L	0.115	23,200	165,800	189,000	189,000	98.30%	23,601	168,667	0	192,269	GD - Good	No	0.000						
276-00-00-00409-000	1643 COLLEGE AVE	GARNETT ALMER M	0.230	39,400	210,600	250,000	250,000	98.30%	40,081	214,242	0	254,323	GD - Good	No	0.000						
276-00-00-00641-000	1200 WISCONSIN AVE	COOK BRUCE S	0.281	48,000	20,000	3,630	71,630	98.30%	48,930	20,346	3,693	72,869	DL - Dilapidated	No	0.000						
276-00-00-00642-000	1201 COLLEGE AVE	MACCANELLI KATHERINE E	0.169	23,700	79,300	103,000	103,000	98.30%	24,110	80,671	0	104,781	AV - Average	Yes	0.169						
276-00-00-00643-000	1209 COLLEGE AVE	REED KRYSNA	0.112	15,200	52,800	68,000	68,000	98.30%	15,463	53,713	0	69,176	AV - Average	Yes	0.112						
276-00-00-00644-000	1213 COLLEGE AVE	SMITH EMERY V	0.223	25,800	87,200	113,000	113,000	98.30%	26,246	88,708	0	114,954	FA - Fair-Avg	Yes	0.223						
276-00-00-00645-000	1210 WISCONSIN AVE	721 CENTER LLC	0.123	16,700	99,300	116,000	116,000	98.30%	16,989	101,017	0	118,006	AG - Avg-Good	No	0.000						
276-00-00-00646-000	1212 WISCONSIN AVE	ROGERS ROBBIN Y	0.102	24,500	62,500	87,000	87,000	98.30%	24,924	63,581	0	88,505	AV - Average	Yes	0.102						
276-00-00-00647-000	1218 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.225	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.225						
276-00-00-00649-000	1221 COLLEGE AVE	ALL SAINTS MEDICAL CENT	0.115	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.115						
276-00-00-00650-000	1225 COLLEGE AVE	ALL SAINTS MEDICAL CENT	0.112	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.112						
276-00-00-00652-000	1226 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.112	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.112						
276-00-00-00655-000	1236 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.676	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.676						
276-00-00-00655-001	1244 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.478	111,200	1,600,800	3,460	1,715,460	98.30%	113,123	1,628,484	3,520	1,745,127	GD - Good	No	0.000						
276-00-00-00661-000	1203 MAIN ST	APPLE TIMOTHY C	0.241	46,400	232,600	279,000	279,000	98.30%	47,202	236,623	0	283,825	AG - Avg-Good	No	0.000						
276-00-00-00662-000	107 TWELFTH ST	HEPKEMA WALLACE H	0.385	59,000	492,000	551,000	551,000	98.30%	60,020	500,509	0	560,529	EX - Excellent	No	0.000						
276-00-00-00663-000	1211 MAIN ST	FIENE JAMES R AND ROBEF	0.543	190,200	539,800	730,000	730,000	98.30%	193,489	549,135	0	742,625	EX - Excellent	No	0.000						
276-00-00-00664-000	1219 MAIN ST	JOTTO FAMILY TRUST	0.515	189,500	377,500	567,000	567,000	98.30%	192,777	384,028	0	576,806	EX - Excellent	No	0.000						
276-00-00-00665-000	1225 MAIN ST	GOODWIN III PHILIP R	0.543	188,800	378,200	567,000	567,000	98.30%	192,065	384,741	0	576,806	EX - Excellent	No	0.000						
276-00-00-00666-000	1235 MAIN ST	HARRISON JOHN H	0.691	280,700	390,300	651,000	651,000	98.30%	265,209	397,050	0	662,258	EX - Excellent	No	0.000						
276-00-00-00668-000	1247 MAIN ST	JILL BRITTON TRUST	0.450	187,000	316,000	503,000	503,000	98.30%	190,234	321,465	0	511,699	EX - Excellent	No	0.000						
276-00-00-00670-000	1311 MAIN ST	BADGER PATRICIA	0.222	77,800	209,200	287,000	287,000	98.30%	79,145	212,818	0	291,963	EX - Excellent	No	0.000						
276-00-00-00671-000	1315 MAIN ST	KONOPSKI LAURA	0.210	78,300	283,700	362,000	362,000	98.30%	79,654	288,608	0	368,260	EX - Excellent	No	0.000						
276-00-00-00672-000	1319 MAIN ST	SYWICZAK THOMAS J	0.343	123,700	254,300	378,000	378,000	98.30%	125,839	258,698	0	384,537	VG - Very Good	No	0.000						
276-00-00-00673-000	1327 MAIN ST	RACINE, CITY OF	0.846	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.846						
276-00-00-00673-001	1303 MAIN ST	STEGNER MATTHEW D	0.313	117,600	136,400	254,000	254,000	98.30%	119,634	138,759	0	258,993	VG - Very Good	No	0.000						
276-00-00-00673-002	1307 MAIN ST	FURHRMAN JEFFREY L	0.267	98,100	334,900	433,000	433,000	98.30%	99,797	340,692	0	440,488	EX - Excellent	No	0.000						
276-00-00-00674-000	1320 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	3.380	0	0	16,860	16,860	98.30%	0	0	17,152	17,152	AV - Average	Yes	3.380						



Appendix A



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Assessment Information										Equalized Value					In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres	
276-00-00-00687-000	1400 WISCONSIN AVE	RODRIGUEZ MARIA D	0.076	20,300	81,700		102,000	98.30%	20,651	83,113	0	103,764	GD - Good	No	0.000	
276-00-00-00688-000	309 FOURTEENTH ST	DORVAL LAWRENCE E	0.037	11,600	41,400		53,000	98.30%	11,801	42,116	0	53,917	FR - Fair	Yes	0.037	
276-00-00-00689-000	1404 WISCONSIN AVE	HILL LESIA M	0.112	23,200	88,800		112,000	98.30%	23,601	90,336	0	113,937	GD - Good	No	0.000	
276-00-00-00690-000	1401 COLLEGE AVE	DAMBROWSKI VINCENT M	0.113	23,200	134,800		158,000	98.30%	23,601	137,131	0	160,732	AV - Average	Yes	0.113	
276-00-00-00691-000	1405 COLLEGE AVE	HAWK STEPHEN R	0.112	23,200	111,800		135,000	98.30%	23,601	113,733	0	137,335	GD - Good	No	0.000	
276-00-00-00692-000	1413 COLLEGE AVE	KNUDSON MEGAN NY	0.113	23,200	124,800		148,000	98.30%	23,601	126,958	0	150,560	GD - Good	No	0.000	
276-00-00-00693-000	1409 COLLEGE AVE	ERVEN ELIZABETH ANNE BI	0.112	23,200	125,800		149,000	98.30%	23,601	127,976	0	151,577	GD - Good	No	0.000	
276-00-00-00694-000	1410 WISCONSIN AVE	RENTALS UNLIMITED LLC	0.112	23,200	106,800		130,000	98.30%	23,601	108,647	0	132,248	GD - Good	No	0.000	
276-00-00-00695-000	1414 WISCONSIN AVE	BALDWIN BROOKE M	0.113	23,200	63,800		87,000	98.30%	23,601	64,503	0	88,505	FA - Fair-Avg	Yes	0.113	
276-00-00-00696-000	1420 WISCONSIN AVE	TSICHLIS GREGORY	0.113	23,200	121,800		145,000	98.30%	23,601	123,906	0	147,508	GD - Good	No	0.000	
276-00-00-00697-000	1418 WISCONSIN AVE	BOOKER MARVIN L	0.112	23,200	62,800		86,000	98.30%	23,601	63,886	0	87,487	GD - Good	No	0.000	
276-00-00-00698-000	1417 COLLEGE AVE	JACKSON CAROLYN J	0.112	23,200	120,800		144,000	98.30%	23,601	122,889	0	146,490	GD - Good	No	0.000	
276-00-00-00699-000	1423 COLLEGE AVE	CONTRERAS JORGE C	0.113	23,200	92,800		116,000	98.30%	23,601	94,405	0	118,006	FA - Fair-Avg	Yes	0.113	
276-00-00-00700-000	1431 COLLEGE AVE	WOODS TERENCE	0.091	18,600	94,400		113,000	98.30%	18,922	96,033	0	114,954	AV - Average	Yes	0.091	
276-00-00-00701-000	1429 COLLEGE AVE	BERGEN KEITH R	0.134	27,800	92,200		120,000	98.30%	28,281	93,795	0	122,075	GD - Good	No	0.000	
276-00-00-00702-000	1424 WISCONSIN AVE	RAYAT JASVIR	0.112	23,200	124,800		148,000	98.30%	23,601	126,958	0	150,560	GD - Good	No	0.000	
276-00-00-00703-000	1428 WISCONSIN AVE	HOLMES JOSHUA	0.113	23,200	107,800		131,000	98.30%	23,601	109,664	0	133,266	GD - Good	No	0.000	
276-00-00-00704-000	1432 WISCONSIN AVE	WILSON KATHI J	0.112	23,200	102,800		126,000	98.30%	23,601	104,578	0	128,179	GD - Good	No	0.000	
276-00-00-00705-000	1436 WISCONSIN AVE	MOTTL THOMAS G	0.113	23,200	88,800		112,000	98.30%	23,601	90,336	0	113,937	AV - Average	Yes	0.113	
276-00-00-00706-000	1433 COLLEGE AVE	CALLAGHAN JR ROBERTS	0.112	23,200	155,800		179,000	98.30%	23,601	158,494	0	182,096	GD - Good	No	0.000	
276-00-00-00707-000	1437 COLLEGE AVE	WOLLMAN MARC J	0.113	23,200	108,800		132,000	98.30%	23,601	110,682	0	134,283	AV - Average	Yes	0.113	
276-00-00-00708-000	1441 COLLEGE AVE	GRIFFIN VICTORIA S	0.112	23,200	149,800		173,000	98.30%	23,601	152,391	0	175,992	GD - Good	No	0.000	
276-00-00-00710-000	1440 WISCONSIN AVE	VARGAS RODRIGUEZ MAN	0.112	23,200	153,800		177,000	98.30%	23,601	156,460	0	180,061	GD - Good	No	0.000	
276-00-00-00711-000	1444 WISCONSIN AVE	DERDERIAN SUSAN K	0.113	23,200	58,800		82,000	98.30%	23,601	59,817	0	83,418	AV - Average	Yes	0.113	
276-00-00-00711-001	1445 COLLEGE AVE	JM ELECTRICAL CONTRACT	0.086	16,600	156,400		173,000	98.30%	16,887	159,105	0	175,992	AV - Average	Yes	0.086	
276-00-00-00711-002	310 FIFTEENTH ST	ZOLD TIMOTHY S	0.027	8,000	47,000		55,000	98.30%	8,138	47,813	0	55,951	AV - Average	Yes	0.027	
276-00-00-00712-000	1423 MAIN ST	RACINE, CITY OF (PT SIMO)	1.243	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	1.243	
276-00-00-00713-000	1533 MAIN ST	RACINE, CITY OF (PT SIMO)	0.987	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.987	
276-00-00-00714-000	1502 WISCONSIN AVE	SAEIAN REV TRUST	0.113	23,200	131,800		155,000	98.30%	23,601	134,079	0	157,681	GD - Good	No	0.000	
276-00-00-00715-000	1506 WISCONSIN AVE	BELLANTE FRANK J	0.112	23,200	95,800		119,000	98.30%	23,601	97,457	0	121,058	GD - Good	No	0.000	
276-00-00-00716-000	1501 COLLEGE AVE	BOOTH LAUREN	0.113	23,200	144,800		168,000	98.30%	23,601	147,304	0	170,905	VG - Very Good	No	0.000	
276-00-00-00717-000	1505 COLLEGE AVE	DASHER DANIEL J	0.138	28,800	135,200		164,000	98.30%	29,298	137,538	0	166,836	AG - Avg-Good	No	0.000	
276-00-00-00718-000	1511 COLLEGE AVE	GRILL PENELOPE	0.198	34,700	108,300		143,000	98.30%	35,300	110,173	0	145,473	AV - Average	Yes	0.198	
276-00-00-00719-000	1508 WISCONSIN AVE	HART PATRICIA G	0.112	23,200	96,800		120,000	98.30%	23,601	98,474	0	122,075	AV - Average	Yes	0.112	
276-00-00-00720-000	1514 WISCONSIN AVE	HROUDA CYNTHIA A	0.113	23,200	89,800		113,000	98.30%	23,601	91,353	0	114,954	GD - Good	No	0.000	
276-00-00-00721-000	1520 WISCONSIN AVE	THOMPSON JESSIKA	0.112	23,200	74,800		98,000	98.30%	23,601	76,094	0	99,695	GD - Good	No	0.000	
276-00-00-00722-000	1522 WISCONSIN AVE	NITSLER PAUL T	0.113	23,200	96,800		120,000	98.30%	23,601	98,474	0	122,075	GD - Good	No	0.000	
276-00-00-00723-000	1517 COLLEGE AVE	SAASKI DAVID H	0.112	23,200	116,800		140,000	98.30%	23,601	118,820	0	142,421	AV - Average	Yes	0.112	
276-00-00-00724-000	1521 COLLEGE AVE	BLOOM GERALD	0.113	23,200	113,800		137,000	98.30%	23,601	115,768	0	139,369	AV - Average	Yes	0.113	
276-00-00-00725-000	1527 COLLEGE AVE	NETTLES JR BARBARA JUNE	0.214	37,500	189,500		227,000	98.30%	38,149	192,777	0	230,926	EX - Excellent	No	0.000	
276-00-00-00726-000	1526 WISCONSIN AVE	MARCOTTE JOSEPH H	0.112	23,200	64,800		88,000	98.30%	23,601	65,921	0	89,521	GD - Good	No	0.000	
276-00-00-00727-000	1530 WISCONSIN AVE	SUPRAK JOHN J	0.113	23,200	68,800		92,000	98.30%	23,601	69,990	0	93,591	AV - Average	Yes	0.113	
276-00-00-00728-000	1532 WISCONSIN AVE	BLACKARD JAMES	0.112	23,200	105,800		129,000	98.30%	23,601	107,630	0	131,231	VG - Very Good	No	0.000	
276-00-00-00729-000	1534 WISCONSIN AVE	VANCE BRIAN J	0.113	23,200	88,800		112,000	98.30%	23,601	90,336	0	113,937	GD - Good	No	0.000	
276-00-00-00730-000	1537 COLLEGE AVE	GARSKI EUGENE E	0.113	23,200	165,800		189,000	98.30%	23,601	168,667	0	192,269	EX - Excellent	No	0.000	

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information				Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation
276-00-00-00731-000	1533 COLLEGE AVE	KINZELMAN RANDALL T	0.123	25,500	154,500	0	180,000	98.30%	25,941	157,172	0	183,113	EX - Excellent	No
276-00-00-00732-000	1547 COLLEGE AVE	WOMENS RESOURCE CENT	0.225	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00732-001	304 SIXTEENTH ST	DENNEY JEANNE	0.225	39,400	321,600	0	361,000	98.30%	40,081	327,162	0	367,243	VG - Very Good	No
276-00-00-00733-000	311 SIXTEENTH ST	WEFLER JANET S	0.065	20,000	94,000	0	114,000	98.30%	20,346	95,626	0	115,972	GD - Good	No
276-00-00-00734-000	305 SIXTEENTH ST	SCHATZMAN JAMES A	0.072	20,000	99,000	0	119,000	98.30%	20,346	100,712	0	121,058	GD - Good	No
276-00-00-00735-000	1602 WISCONSIN AVE	WILTSEY DEBORAH K	0.072	20,000	88,000	0	108,000	98.30%	20,346	89,522	0	109,868	GD - Good	No
276-00-00-00736-000	1608 WISCONSIN AVE	FOITK JANICE	0.109	24,100	72,900	0	97,000	98.30%	24,517	74,161	0	98,678	AV - Average	Yes
276-00-00-00737-000	1601 COLLEGE AVE	WAHLEN KURT S	0.227	38,700	183,300	0	222,000	98.30%	39,369	186,470	0	225,839	GD - Good	No
276-00-00-00738-000	1615 COLLEGE AVE	METZGER RITA F	0.122	23,200	103,800	0	127,000	98.30%	23,601	105,595	0	129,196	GD - Good	No
276-00-00-00739-000	1611 COLLEGE AVE	HARTMANN ROBERT R	0.129	24,700	124,300	0	149,000	98.30%	25,127	126,450	0	151,577	GD - Good	No
276-00-00-00740-000	1612 WISCONSIN AVE	MARTIN AARON	0.101	22,200	80,800	0	103,000	98.30%	22,584	82,197	0	104,781	GD - Good	No
276-00-00-00741-000	1616 WISCONSIN AVE	MONROE JOHN M	0.104	21,900	52,100	0	74,000	98.30%	22,279	53,001	0	75,280	AV - Average	Yes
276-00-00-00742-000	1618 WISCONSIN AVE	MONROE JOHN M	0.121	25,000	107,000	0	132,000	98.30%	25,432	108,850	0	134,283	GD - Good	No
276-00-00-00743-000	1619 COLLEGE AVE	ZARICOR JOHN H	0.225	39,400	145,600	0	185,000	98.30%	40,081	148,118	0	188,199	GD - Good	No
276-00-00-00744-000	1629 COLLEGE AVE	HEMPSON DONALD A	0.205	36,800	273,200	0	310,000	98.30%	37,436	277,925	0	315,361	VG - Very Good	No
276-00-00-00745-000	1624 WISCONSIN AVE	GOTTSCALK STEVEN A	0.103	21,700	88,300	0	110,000	98.30%	22,075	89,827	0	111,902	GD - Good	No
276-00-00-00746-000	1628 WISCONSIN AVE	REED KRISTYNA	0.099	21,700	79,300	0	101,000	98.30%	22,075	80,671	0	102,747	AV - Average	Yes
276-00-00-00747-000	1603 MAIN ST	RACINE, CITY OF	0.124	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00749-000	1617 MAIN ST	RACINE, CITY OF	0.050	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00750-000	1623 MAIN ST	RACINE, CITY OF	0.063	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00751-000	1629 MAIN ST	RACINE, CITY OF	0.048	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00751-001	1609 MAIN ST	RACINE, CITY OF	0.052	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00751-002	1613 MAIN ST	RACINE, CITY OF	0.050	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00752-000	1600 MAIN ST	EISEL REV TRUST	0.225	58,000	358,000	0	416,000	98.30%	59,003	364,191	0	423,194	VG - Very Good	No
276-00-00-00753-000	1605 WISCONSIN AVE	RUBIN MICHAEL	0.112	23,200	105,800	0	129,000	98.30%	23,601	107,630	0	131,231	GD - Good	No
276-00-00-00754-000	1601 WISCONSIN AVE	ROTKIS MATTHEW J	0.113	23,200	106,800	0	130,000	98.30%	23,601	108,647	0	132,248	GD - Good	No
276-00-00-00755-000	1613 WISCONSIN AVE	GEARHART PATRICK	0.114	23,900	4,100	0	28,000	98.30%	24,313	4,171	0	28,484	AV - Average	Yes
276-00-00-00757-000	1608 MAIN ST	BRITIGAN MICHAEL A	0.224	52,800	306,200	0	359,000	98.30%	53,713	311,495	0	365,209	GD - Good	No
276-00-00-00758-000	1612 MAIN ST	GEARHART PATRICK	0.113	29,000	201,000	0	230,000	98.30%	29,502	204,476	0	233,978	GD - Good	No
276-00-00-00759-000	1616 MAIN ST	WINTERLE ROBERT J FAMILI	0.120	31,200	218,800	0	250,000	98.30%	31,740	222,584	0	254,323	VG - Very Good	No
276-00-00-00761-000	1617 WISCONSIN AVE	ECHVERRIA RANDY	0.121	24,900	0	0	24,900	98.30%	25,331	0	0	25,331	AV - Average	Yes
276-00-00-00762-000	1629 WISCONSIN AVE	MICHELSON CARRIE R REV	0.141	29,000	173,000	0	202,000	98.30%	29,502	175,992	0	205,493	GD - Good	No
276-00-00-00762-001	1622 MAIN ST	POTTS RUSSELL J	0.170	44,700	465,300	0	510,000	98.30%	45,473	473,347	0	518,820	VG - Very Good	No
276-00-00-00762-002	1623 WISCONSIN AVE	MICHELSON CARRIE R REV	0.171	35,800	134,200	0	170,000	98.30%	36,419	136,521	0	172,940	GD - Good	No
276-00-00-00762-003	1628 MAIN ST	POTTS RUSSELL J	0.140	36,300	0	0	36,300	98.30%	36,928	0	0	36,928	AV - Average	Yes
276-00-00-00763-000	1500 MAIN ST	NOVOSAD KATHERINE J	0.225	54,000	227,000	0	281,000	98.30%	54,934	230,926	0	285,860	VG - Very Good	No
276-00-00-00764-001	1503 WISCONSIN AVE	WEGNER KENNETH	0.095	25,400	82,600	0	108,000	98.30%	25,839	84,028	0	109,868	AV - Average	Yes
276-00-00-00764-002	211 FIFTEENTH ST	MC CRAY BETTY L REV TRU	0.047	15,100	80,900	0	96,000	98.30%	15,361	82,299	0	97,660	GD - Good	No
276-00-00-00765-000	1507 WISCONSIN AVE	SHORE THERESA M	0.084	17,400	54,600	0	72,000	98.30%	17,701	55,544	0	73,245	GD - Good	No
276-00-00-00766-000	1511 WISCONSIN AVE	WEAVER MARY K	0.123	25,200	70,800	0	96,000	98.30%	25,636	72,024	0	97,660	AV - Average	Yes
276-00-00-00767-000	1515 WISCONSIN AVE	FLEISCHMAN ALFRED J	0.102	21,200	167,800	0	189,000	98.30%	21,567	170,702	0	192,269	GD - Good	No
276-00-00-00768-000	1510 MAIN ST	ZIBUS DON	0.225	213,000	637,000	0	850,000	98.30%	216,684	648,016	0	864,700	GV - Good-VG	No
276-00-00-00770-000	1520 MAIN ST	BLOOM JOSHUA A	0.155	39,900	395,100	0	435,000	98.30%	40,590	401,933	0	442,523	EX - Excellent	No
276-00-00-00771-000	1524 MAIN ST	AIKEN W MARTIN	0.155	39,900	387,100	0	427,000	98.30%	40,590	393,795	0	434,385	EX - Excellent	No
276-00-00-00772-000	1521 WISCONSIN AVE	MALONE DAVID G	0.113	23,200	84,800	0	108,000	98.30%	23,601	86,267	0	109,868	AV - Average	Yes

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres				
276-00-00-00773-000	1517 WISCONSIN AVE	NELSON ROBERT L	0.112	23,200	75,800	99,000	99,000	98.30%	23,601	77,111	0	100,712	AV - Average	Yes	0.112				
276-00-00-00774-000	1525 WISCONSIN AVE	AIKEN W MARTIN	0.112	18,600	0	18,600	18,600	98.30%	18,922	0	0	18,922	AV - Average	Yes	0.112				
276-00-00-00775-000	1531 WISCONSIN AVE	JENSEN KENT ALLEN	0.113	23,200	58,800	82,000	82,000	98.30%	23,601	59,817	0	83,418	GD - Good	No	0.000				
276-00-00-00776-000	1530 MAIN ST	SMITH III ARTHUR P	0.140	36,300	433,700	470,000	470,000	98.30%	36,928	441,200	0	478,128	EX - Excellent	No	0.000				
276-00-00-00777-000	1540 MAIN ST	PACKARD RALPH	0.112	29,000	220,000	249,000	249,000	98.30%	29,502	223,805	0	253,307	EX - Excellent	No	0.000				
276-00-00-00779-000	1535 WISCONSIN AVE	JENSEN KELLY	0.112	23,200	102,800	126,000	126,000	98.30%	23,601	104,578	0	128,179	AV - Average	Yes	0.112				
276-00-00-00781-000	218 SIXTEENTH ST	COZZENS DAVID W	0.338	69,600	455,400	525,000	525,000	98.30%	70,804	463,276	0	534,079	GD - Good	No	0.000				
276-00-00-00782-000	206 SIXTEENTH ST	IAINI BOYD TRUSTEE OF TH	0.338	87,000	513,000	600,000	600,000	98.30%	88,505	521,872	0	610,376	EX - Excellent	No	0.000				
276-00-00-00783-000	1400 MAIN ST	GOEPEL ROBERT R	0.107	28,700	167,300	196,000	196,200	98.30%	29,196	170,193	203	199,593	GD - Good	No	0.000				
276-00-00-00786-000	1405 WISCONSIN AVE	ALWIN TIMOTHY A	0.112	23,200	108,800	132,000	132,000	98.30%	23,601	110,682	0	134,283	VG - Very Good	No	0.000				
276-00-00-00787-000	1411 WISCONSIN AVE	PAYNE BRENDA	0.112	23,200	109,800	133,000	133,000	98.30%	23,601	111,699	0	135,300	GD - Good	No	0.000				
276-00-00-00788-000	1415 WISCONSIN AVE	MIODUSZEWSKI MICHAEL	0.113	23,200	115,800	139,000	139,000	98.30%	23,601	117,803	0	141,404	GD - Good	No	0.000				
276-00-00-00789-000	1410 MAIN ST	KREICHA MARK L	0.211	54,400	237,600	292,000	292,000	98.30%	55,341	241,709	0	297,050	EX - Excellent	No	0.000				
276-00-00-00790-000	1416 MAIN ST	THOMPSON W OWEN	0.112	29,000	247,000	276,000	276,000	98.30%	29,502	251,272	0	280,773	VG - Very Good	No	0.000				
276-00-00-00791-000	1424 MAIN ST	SAMIJELSON STEPHEN D	0.113	29,000	280,000	309,000	309,000	98.30%	29,502	284,842	0	314,344	EX - Excellent	No	0.000				
276-00-00-00792-000	1417 WISCONSIN AVE	SEITZ JOHN RUSSELL	0.112	23,200	73,800	97,000	97,000	98.30%	23,601	75,076	0	98,678	FA - Fair-Avg	Yes	0.112				
276-00-00-00793-000	1423 WISCONSIN AVE	BASHI YASSER N	0.113	23,200	98,800	122,000	122,000	98.30%	23,601	100,509	0	124,110	GD - Good	No	0.000				
276-00-00-00794-000	1427 WISCONSIN AVE	HEALY RUTH T	0.112	23,200	69,800	93,000	93,000	98.30%	23,601	71,007	0	94,608	AV - Average	Yes	0.112				
276-00-00-00795-000	1431 WISCONSIN AVE	PIERCE DENNIS M	0.113	23,200	59,800	83,000	83,000	98.30%	23,601	60,834	0	84,435	AV - Average	Yes	0.113				
276-00-00-00796-000	1426 MAIN ST	MATHESON ROBERT	0.112	23,200	280,000	309,000	309,000	98.30%	23,601	284,842	0	314,344	EX - Excellent	No	0.000				
276-00-00-00797-000	1432 MAIN ST	BOBER PAUL	0.113	29,000	268,000	297,000	297,000	98.30%	29,502	272,635	0	302,136	EX - Excellent	No	0.000				
276-00-00-00798-000	1434 MAIN ST	ENGEL CHAD J	0.112	29,000	312,000	341,000	341,000	98.30%	29,502	317,396	0	346,897	EX - Excellent	No	0.000				
276-00-00-00799-000	1438 MAIN ST	DNBC PROPERTIES LLC	0.165	31,200	213,800	245,000	245,000	98.30%	31,740	217,497	0	249,237	AV - Average	Yes	0.165				
276-00-00-00800-000	1433 WISCONSIN AVE	COBB MAGGIE	0.112	23,200	59,800	83,000	83,000	98.30%	23,601	60,834	0	84,435	AV - Average	Yes	0.112				
276-00-00-00802-000	1445 WISCONSIN AVE	HAUGE ROGER	0.076	20,300	125,700	146,000	146,000	98.30%	20,651	127,874	0	148,525	GD - Good	No	0.000				
276-00-00-00803-000	1441 WISCONSIN AVE	CHITKO CYNTHIA M	0.075	20,300	65,700	86,000	86,000	98.30%	20,651	66,836	0	87,487	GD - Good	No	0.000				
276-00-00-00805-000	1440 MAIN ST	DNBC PROPERTIES LLC	0.299	57,600	967,400	1,025,000	1,025,000	98.30%	58,596	984,130	0	1,042,726	GD - Good	No	0.000				
276-00-00-00805-001	1404 MAIN ST	MORIN DONALD P	0.126	32,600	235,400	268,000	268,000	98.30%	33,164	239,471	0	272,635	GD - Good	No	0.000				
276-00-00-00805-003	1437 WISCONSIN AVE	HAGEL JAMES L	0.061	15,800	114,200	130,000	130,000	98.30%	16,073	116,175	0	132,248	AV - Average	Yes	0.061				
276-00-00-00805-005	1401 WISCONSIN AVE	SCHOBER KEVIN R	0.081	20,900	116,100	137,000	137,000	98.30%	21,261	118,108	0	139,369	GD - Good	No	0.000				
276-00-00-00805-006	219 FOURTEENTH ST	WILLIAMS GABRIEL	0.038	11,900	105,100	117,000	117,000	98.30%	12,106	106,918	0	119,023	GV - Good-VG	No	0.000				
276-00-00-00806-000	1302 MAIN ST	BEUTTLER FRED	0.225	39,400	198,600	238,000	238,000	98.30%	40,081	202,035	0	242,116	GD - Good	No	0.000				
276-00-00-00811-000	1308 MAIN ST	HANSEN FAMILY TRUST	0.112	23,200	225,800	249,000	249,000	98.30%	23,601	229,705	0	253,306	GD - Good	No	0.000				
276-00-00-00812-000	1312 MAIN ST	GOODRICH THOMAS E	0.338	55,700	202,300	258,000	258,000	98.30%	56,663	205,799	0	262,462	AV - Average	Yes	0.338				
276-00-00-00814-000	1321 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	1.349	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	1.349				
276-00-00-00814-001	1332 MAIN ST	HAY ANDREW H	0.112	29,000	340,000	369,000	369,000	98.30%	29,502	345,880	0	375,381	VG - Very Good	No	0.000				
276-00-00-00817-000	1324 MAIN ST	BARAN ROGER J	0.225	58,000	536,000	594,000	594,000	98.30%	59,003	545,270	0	604,273	EX - Excellent	No	0.000				
276-00-00-00819-000	1336 MAIN ST	RINDAHL DAVID J	0.113	29,000	416,000	441,000	441,000	98.30%	29,502	419,125	0	448,627	EX - Excellent	No	0.000				
276-00-00-00825-000	1338 MAIN ST	WILLIAMS GABRIEL R	0.106	27,600	281,400	311,000	311,000	98.30%	28,077	286,267	2,035	316,378	VG - Very Good	No	0.000				
276-00-00-00826-000	1346 MAIN ST	NRE 401 K TRUST	0.119	30,500	0	30,500	30,500	98.30%	31,027	0	0	31,027	AV - Average	Yes	0.119				
276-00-00-00827-000	1202 MAIN ST	STINSON-HERNANDEZ SUZ	0.262	39,500	187,500	227,000	227,000	98.30%	40,183	190,743	0	230,926	GD - Good	No	0.000				
276-00-00-00828-000	1201 WISCONSIN AVE	FISHER MARGARET J	0.095	15,700	116,300	132,000	132,000	98.30%	15,972	118,311	0	134,283	GD - Good	No	0.000				
276-00-00-00829-000	1205 WISCONSIN AVE	KELSO KATIE C	0.093	13,200	99,800	113,000	113,000	98.30%	13,428	101,526	0	114,954	AV - Average	Yes	0.093				
276-00-00-00830-000	1215 WISCONSIN AVE	LACHAT JOSEPH P FAMILY	0.113	15,200	107,800	123,000	123,000	98.30%	15,463	109,664	0	125,127	JAG - Avg-Good	No	0.000				
276-00-00-00831-000	1209 WISCONSIN AVE	SPALDING HARRISON W	0.112	19,200	123,800	143,000	143,000	98.30%	19,532	125,941	0	145,473	AV - Average	Yes	0.112				

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Assessment Information										Equalized Value					In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres	
276-00-00-00832-000	1208 MAIN ST	HIMES PATRICIA LEDVINA	0.112	23,200	177,800	201,000	201,000	98.30%	23,601	180,875	0	204,476	GV - Good-VG	No	0.000	
276-00-00-00834-000	1216 MAIN ST	SPALLA FRA ELIZABETH A	0.225	39,400	367,600	407,000	407,000	98.30%	40,081	373,957	0	414,039	VG - Very Good	No	0.000	
276-00-00-00835-000	1222 MAIN ST	FOX SUSAN J	0.113	23,200	116,800	140,000	140,000	98.30%	23,601	118,820	0	142,421	GD - Good	No	0.000	
276-00-00-00836-000	1219 WISCONSIN AVE	ROSSELLI LIVING TRUST	0.112	15,200	84,800	880	100,880	98.30%	15,463	86,267	895	102,625	AV - Average	Yes	0.112	
276-00-00-00837-000	1221 WISCONSIN AVE	HEUN THOMAS J	0.113	15,200	82,800	98,000	98,000	98.30%	15,463	84,232	0	99,695	GD - Good	No	0.000	
276-00-00-00838-000	1225 WISCONSIN AVE	KNAPP KATHRYN E	0.093	14,400	115,600	130,000	130,000	98.30%	14,649	117,599	0	132,248	FA - Fair-Avg	Yes	0.093	
276-00-00-00839-000	1229 WISCONSIN AVE	WOLLER JR MAX R	0.095	14,400	105,600	120,000	120,000	98.30%	14,649	107,426	0	122,075	FA - Fair-Avg	Yes	0.095	
276-00-00-00840-000	1224 MAIN ST	BERTRAM BRIAN W	0.130	23,300	257,700	281,000	281,000	98.30%	23,703	262,157	0	285,860	VG - Very Good	No	0.000	
276-00-00-00841-000	1228 MAIN ST	EICHORN GARY	0.132	23,300	218,700	242,000	242,000	98.30%	23,703	222,482	0	246,185	VG - Very Good	No	0.000	
276-00-00-00842-000	1232 MAIN ST	JACKSON QUENTIN E	0.112	23,200	206,800	230,000	230,000	98.30%	23,601	210,376	0	233,978	GD - Good	No	0.000	
276-00-00-00843-000	1236 MAIN ST	GRUENER DAVID	0.113	23,200	192,800	216,000	216,000	98.30%	23,601	196,134	0	219,736	GD - Good	No	0.000	
276-00-00-00844-000	1233 WISCONSIN AVE	DAAMS SAMUEL M	0.112	15,200	64,800	80,000	80,000	98.30%	15,463	65,921	0	81,384	AV - Average	Yes	0.112	
276-00-00-00845-000	1237 WISCONSIN AVE	ROSSELLI LIVING TRUST	0.113	15,200	111,800	127,000	127,000	98.30%	15,463	113,733	0	129,196	AV - Average	Yes	0.113	
276-00-00-00846-000	218 THIRTEENTH ST	DUDEK MICHAEL	0.134	20,900	171,100	192,000	192,000	98.30%	21,261	174,059	0	195,320	GD - Good	No	0.000	
276-00-00-00847-000	224 THIRTEENTH ST	COOK GREGORY E	0.091	16,200	87,800	104,000	104,000	98.30%	16,480	89,318	0	105,799	AV - Average	Yes	0.091	
276-00-00-00848-000	1242 MAIN ST	POWER DAVID P	0.225	39,400	263,600	303,000	303,000	98.30%	40,081	268,159	0	308,240	VG - Very Good	No	0.000	
276-00-00-00849-000	1639 PARK AVE	PUCCI MICHAEL J	0.092	22,000	112,000	134,000	134,000	98.30%	22,380	113,937	0	136,317	GD - Good	No	0.000	
276-00-00-00851-000	1640 COLLEGE AVE	SODERMAN DAVID B	0.119	24,900	149,100	174,000	174,000	98.30%	25,331	151,679	0	177,009	GV - Good-VG	No	0.000	
276-00-00-00852-000	1654 COLLEGE AVE	SESTO GENEVIEVE	0.119	23,200	195,800	219,000	219,000	98.30%	23,601	199,186	0	222,787	VG - Very Good	No	0.000	
276-00-00-00853-000	1655 PARK AVE	HUDSPETH CHRISTOPHER	0.096	22,400	108,600	131,000	131,000	98.30%	22,877	110,478	0	133,266	AG - Avg-Good	No	0.000	
276-00-00-00854-000	1641 PARK AVE	STANTON LEONARD F	0.114	22,900	89,100	112,000	112,000	98.30%	23,296	90,641	0	113,937	AG - Avg-Good	No	0.000	
276-00-00-00855-000	1650 COLLEGE AVE	CALVILLE MICHAEL R	0.110	23,200	147,800	171,000	171,000	98.30%	23,601	150,356	0	173,957	GD - Good	No	0.000	
276-00-00-00856-000	1651 PARK AVE	GONZALES JESSICA	0.106	22,900	62,100	85,000	85,000	98.30%	23,296	63,174	0	86,470	AV - Average	Yes	0.106	
276-00-00-00857-000	1643 PARK AVE	LYNAM BRIAN J	0.098	22,900	115,100	138,000	138,000	98.30%	23,296	117,091	0	140,387	GD - Good	No	0.000	
276-00-00-00858-000	1646 COLLEGE AVE	STEPHEN J MERRILL AND A	0.102	21,500	156,500	178,000	178,000	98.30%	21,872	159,207	0	181,078	GD - Good	No	0.000	
276-00-00-00858-001	1633 PARK AVE	KOBYUNSKI FLORIAN C	0.092	22,000	99,000	121,000	121,000	98.30%	22,380	100,712	0	123,093	GD - Good	No	0.000	
276-00-00-00858-002	1632 COLLEGE AVE	BINDER THEODORE L	0.248	46,500	257,500	304,000	304,000	98.30%	47,304	261,953	0	309,257	GD - Good	No	0.000	
276-00-00-00859-000	1632 PARK AVE	QUIROZ CATHERINE G	0.139	27,800	87,200	115,000	115,000	98.30%	28,281	88,708	0	116,989	AV - Average	Yes	0.139	
276-00-00-00860-000	1642 PARK AVE	PALMER MARTHA H	0.222	37,100	91,900	129,000	129,000	98.30%	37,742	93,489	0	131,231	AV - Average	Yes	0.222	
276-00-00-00861-000	1650 PARK AVE	TOTTEN DONALD L	0.111	23,200	83,800	107,000	107,000	98.30%	23,601	85,249	0	108,850	AV - Average	Yes	0.111	
276-00-00-00862-000	1656 PARK AVE	KK WI LQ III LLC	0.111	23,200	80,800	104,000	104,000	98.30%	23,601	82,197	0	105,799	AV - Average	Yes	0.111	
276-00-00-00863-000	1633 VILLA ST	LOZANO-RUIZ EFFRAIN	0.111	9,600	44,400	54,000	54,000	98.30%	9,766	45,168	0	54,934	AV - Average	Yes	0.111	
276-00-00-00865-000	1643 VILLA ST	LAMBERT III JOHN B	0.111	9,600	88,400	98,000	98,000	98.30%	9,766	89,929	0	99,695	GD - Good	No	0.000	
276-00-00-00866-000	1645 VILLA ST	ANDERSON RICHARD	0.111	9,600	35,400	45,000	45,000	98.30%	9,766	36,012	0	45,778	FR - Fair	Yes	0.111	
276-00-00-00867-000	1647 VILLA ST	RODRIGUEZ MIGUEL A	0.111	14,500	103,500	118,000	118,000	98.30%	14,751	105,249	0	120,041	AV - Average	Yes	0.111	
276-00-00-00868-000	1638 PARK AVE	WHITNEY DAVID V	0.083	18,600	89,400	108,000	108,000	98.30%	18,922	90,946	0	109,868	AV - Average	Yes	0.083	
276-00-00-00868-001	1637 VILLA ST	KORZILIUS CURTIS L	0.111	9,600	48,400	58,000	58,000	98.30%	9,766	49,237	0	59,003	FA - Fair-Avg	Yes	0.111	
276-00-00-00868-002	1641 VILLA ST	MC NEAL MARY R	0.111	9,600	51,400	61,000	61,000	98.30%	9,766	52,289	0	62,055	FA - Fair-Avg	Yes	0.111	
276-00-00-00869-000	1630 VILLA ST	MC CLELLAND SCOTT H	0.110	9,600	73,400	83,000	83,000	98.30%	9,766	74,669	0	84,435	AV - Average	Yes	0.110	
276-00-00-00870-000	1636 VILLA ST	ANDREWS BRENDA K	0.110	9,600	56,400	66,000	66,000	98.30%	9,766	57,375	0	67,141	FR - Fair	Yes	0.110	
276-00-00-00871-000	1638 VILLA ST	KINCH ELAINE	0.110	9,600	100,400	110,000	110,000	98.30%	9,766	102,136	0	111,902	FR - Fair	Yes	0.110	
276-00-00-00873-000	1642 VILLA ST	DORN JOHN M	0.147	13,700	41,300	55,000	55,000	98.30%	13,937	42,014	0	55,951	FR - Fair	Yes	0.147	
276-00-00-00874-000	1637 GRAND AVE	TRANQUILITY HOLDINGS G	0.110	9,600	68,400	78,000	78,000	98.30%	9,766	69,583	0	79,349	FR - Fair	Yes	0.110	
276-00-00-00875-000	612 SEVENTEENTH ST	ADAMS PHILIP R	0.110	10,100	95,900	106,000	106,000	98.30%	10,275	97,558	0	107,833	FR - Fair	Yes	0.110	
276-00-00-00876-000	618 SEVENTEENTH ST	RACINE, CITY OF (PT GRAN	0.074	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.074	



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Assessment Information										Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
276-00-00-00877-000	1643 GRAND AVE	JACOB LEE ENTERPRISES LL	0.074	8,400	44,600	0	53,000	98.30%	8,545	45,371	0	53,917	FA - Fair-Avg	Yes	0.074
276-00-00-00878-000	1635 GRAND AVE	1635 GRAND AVE LLC	0.110	9,600	47,400	0	57,000	98.30%	9,766	48,220	0	57,986	FR - Fair	Yes	0.110
276-00-00-00879-000	1631 GRAND AVE	ZACKERY WILLIAM C	0.110	9,600	53,400	0	63,000	98.30%	9,766	54,233	0	64,090	FA - Fair-Avg	Yes	0.110
276-00-00-00880-000	1650 VILLA ST	AIMA LLC	0.110	12,600	48,400	0	61,000	98.30%	12,818	49,237	0	62,055	FR - Fair	Yes	0.110
276-00-00-00881-000	608 SEVENTEENTH ST	GERVACIO PASCUAL	0.074	8,400	40,600	0	49,000	98.30%	8,545	41,302	0	49,847	AV - Average	Yes	0.074
276-00-00-00882-000	1651 GRAND AVE	RACINE, CITY OF (PT OF GF	0.074	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.074
276-00-00-00899-000	1632 GRAND AVE	MALDONADO JOSE	0.113	9,600	39,400	0	49,000	98.30%	9,766	40,081	0	49,847	FA - Fair-Avg	Yes	0.113
276-00-00-00900-000	1634 GRAND AVE	MORONES TOBY	0.113	9,600	60,400	0	70,000	98.30%	9,766	61,445	0	71,211	FR - Fair	Yes	0.113
276-00-00-00901-000	1638 GRAND AVE	HOWE COMPANY INC	0.113	0	0	0	0	98.30%	0	0	0	0	FR - Fair	Yes	0.113
276-00-00-00902-000	1642 GRAND AVE	MALDONADO JOSE	0.114	9,600	76,400	0	86,000	98.30%	9,766	77,721	0	87,487	AG - Avg-Good	No	0.000
276-00-00-00905-000	1633 CENTER ST	KLAPPAUF JOHN M	0.113	9,600	103,400	0	113,000	98.30%	9,766	105,188	0	114,954	GD - Good	No	0.000
276-00-00-00906-000	1631 CENTER ST	ZUNIGA REYMUENDO	0.113	9,600	49,400	0	59,000	98.30%	9,766	50,254	0	60,020	AV - Average	Yes	0.113
276-00-00-00907-000	1635 CENTER ST	MEJIA JUAN	0.113	9,600	59,400	0	69,000	98.30%	9,766	60,427	0	70,193	AV - Average	Yes	0.113
276-00-00-00909-000	708 SEVENTEENTH ST	MARTINEZ MARIA G	0.130	14,900	34,100	0	49,000	98.30%	15,158	34,690	0	49,847	FR - Fair	Yes	0.130
276-00-00-00910-000	700 SEVENTEENTH ST	MARTINEZ ANTONIO B	0.094	9,800	67,200	0	77,000	98.30%	9,969	68,362	0	78,332	GD - Good	No	0.000
276-00-00-00910-003	720 SEVENTEENTH ST	VALERIO HELY JOSUE	0.176	15,600	96,400	0	112,000	98.30%	15,870	98,067	0	113,937	GD - Good	No	0.000
276-00-00-00910-004	712 SEVENTEENTH ST	BELL DEBORAH	0.166	15,600	96,400	0	112,000	98.30%	15,870	98,067	0	113,937	GD - Good	No	0.000
276-00-00-01133-000	1200 PARK AVE	ST CATHERINE'S HIGH SCH	2.699	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	2.699
276-00-00-01134-000	1200 COLLEGE AVE	SISTERS OF ST DOMINIC	2.699	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	2.699
276-00-00-01135-000	1300 COLLEGE AVE	ALL SAINTS MEDICAL CENT	1.162	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	1.162
276-00-00-01139-000	1311 PARK AVE	FUNDEBURG WENDELL	0.225	24,300	71,700	0	96,000	98.30%	24,720	72,940	0	97,660	FR - Fair	Yes	0.225
276-00-00-01140-000	1325 PARK AVE	UNIFIED SCHOOL DIST NO	1.656	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	1.656
276-00-00-01146-000	410 FOURTEENTH ST	ST LUKE'S MEMRL HOSPIT/	0.366	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.366
276-00-00-01149-000	1300 PARK AVE	1300 PARK AVENUE LLC	0.113	15,200	69,800	0	85,000	98.30%	15,463	71,007	0	86,470	FA - Fair-Avg	Yes	0.113
276-00-00-01150-000	1304 PARK AVE	KELLEY JOHN D	0.112	15,200	102,800	0	118,000	98.30%	15,463	104,578	0	120,041	FR - Fair	Yes	0.112
276-00-00-01151-000	1305 VILLA ST	TREVINO-TYSSKA VIRGINIA	0.112	8,000	74,000	0	82,000	98.30%	8,138	75,280	0	83,418	FR - Fair	Yes	0.112
276-00-00-01152-000	1301 VILLA ST	RAYZOR SHARP INVESTMEI	0.113	10,800	113,200	0	124,000	98.30%	10,987	115,158	0	126,144	AV - Average	Yes	0.113
276-00-00-01153-000	1309 VILLA ST	CERVANTES REFUJO	0.112	8,000	55,000	0	63,000	98.30%	8,138	55,951	0	64,090	FA - Fair-Avg	Yes	0.112
276-00-00-01154-000	1313 VILLA ST	LINDSTROM LAND CONSOI	0.113	8,000	49,000	0	57,000	98.30%	8,138	49,847	0	57,986	FR - Fair	Yes	0.113
276-00-00-01155-000	1308 PARK AVE	AXBERG RONALD S	0.112	15,200	124,800	0	140,000	98.30%	15,463	126,958	0	142,421	FA - Fair-Avg	Yes	0.112
276-00-00-01156-000	1312 PARK AVE	DAVIS JR JAMES W	0.113	15,200	79,800	0	95,000	98.30%	15,463	81,180	0	96,643	FA - Fair-Avg	Yes	0.113
276-00-00-01157-000	1316 PARK AVE	SALZMAN JR DANIEL A	0.112	15,200	63,800	0	79,000	98.30%	15,463	64,903	0	80,366	FA - Fair-Avg	Yes	0.112
276-00-00-01158-000	1320 PARK AVE	MALDONADO JOSE	0.113	15,200	49,800	0	65,000	98.30%	15,463	50,661	0	66,124	AV - Average	Yes	0.113
276-00-00-01159-000	1317 VILLA ST	CALZADA MARIO	0.112	8,000	33,000	0	41,000	98.30%	8,138	33,571	0	41,709	FR - Fair	Yes	0.112
276-00-00-01160-000	1321 VILLA ST	ESCH MARK C	0.113	8,000	92,000	0	100,000	98.30%	8,138	93,591	0	101,729	FR - Fair	Yes	0.113
276-00-00-01163-000	1332 PARK AVE	APPLE TIMOTHY C	0.112	15,200	44,800	0	60,000	98.30%	15,463	45,575	0	61,038	FR - Fair	Yes	0.112
276-00-00-01164-000	1340 PARK AVE	SUMERALL JESSE	0.113	15,200	47,800	0	63,000	98.30%	15,463	48,627	0	64,090	FR - Fair	Yes	0.113
276-00-00-01165-000	1333 VILLA ST	IAKI LLC	0.112	10,800	56,200	0	67,000	98.30%	10,987	57,172	0	68,159	PR - Poor	Yes	0.112
276-00-00-01166-000	1347 VILLA ST	JOHNSON, S C AND SON IN	0.338	37,800	0	0	37,800	98.30%	38,454	0	0	38,454	AV - Average	Yes	0.338
276-00-00-01167-000	1346 PARK AVE	YALE DEBORAH A	0.166	22,100	111,900	0	134,000	98.30%	22,482	113,835	0	136,317	AV - Average	Yes	0.166
276-00-00-01167-001	1325 VILLA ST	GARCIA MARIA M	0.083	7,300	46,700	0	54,000	98.30%	7,426	47,508	0	54,934	AV - Average	Yes	0.083
276-00-00-01167-002	1327 VILLA ST	MENDOZA RICARDO	0.086	7,300	36,700	0	44,000	98.30%	7,426	37,335	0	44,761	FR - Fair	Yes	0.086
276-00-00-01167-003	1324 PARK AVE	REWALL DOROTHY M	0.141	15,300	96,700	0	112,000	98.30%	15,565	98,372	0	113,937	FR - Fair	Yes	0.141
276-00-00-01167-004	1328 PARK AVE	ROMMELFANGER JOHN R	0.139	15,300	45,700	0	61,000	98.30%	15,565	46,490	0	62,055	FA - Fair-Avg	Yes	0.139
276-00-00-01167-005	510 FOURTEENTH ST	PANDA PAW PROPERTIES I	0.059	5,600	69,400	0	75,000	98.30%	5,697	70,600	0	76,297	FA - Fair-Avg	Yes	0.059



Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres				
276-00-00-01168-000	1426 COLLEGE AVE	SBORDONE JAMES R	0.112	23,200	130,800		154,000	98.30%	23,601	133,062	0	156,663	GD - Good	No	0.000				
276-00-00-01169-000	1437 PARK AVE	CRUZ FLORENCO	0.093	22,000	55,000		77,000	98.30%	23,380	55,951	0	78,332	AV - Average	Yes	0.093				
276-00-00-01170-000	1432 COLLEGE AVE	QUIRKE STEPHEN J	0.143	29,700	124,300		154,000	98.30%	30,214	126,450	0	156,663	GD - Good	No	0.000				
276-00-00-01171-000	1416 COLLEGE AVE	HUAROTA JESUS H	0.112	23,200	162,800		186,000	98.30%	23,601	165,615	0	189,217	GD - Good	No	0.000				
276-00-00-01173-000	1412 COLLEGE AVE	MC CONNELL MICHAEL J	0.113	23,200	73,800		97,000	98.30%	23,601	75,076	0	98,678	AV - Average	Yes	0.113				
276-00-00-01174-000	1408 COLLEGE AVE	MASON CHRISTOPHER E	0.112	23,200	67,800		91,000	98.30%	23,601	68,973	0	92,574	AV - Average	Yes	0.112				
276-00-00-01175-000	1404 COLLEGE AVE	CROSS ROADS PROPERTIES	0.112	23,200	116,800		140,000	98.30%	23,601	118,820	0	142,421	FA - Fair-Avg	Yes	0.112				
276-00-00-01176-000	1400 COLLEGE AVE	KRAHN JOHN	0.113	23,200	247,800		271,000	98.30%	23,601	252,085	0	275,687	GD - Good	No	0.000				
276-00-00-01177-000	1401 PARK AVE	SHEPPARD LINDA M	0.113	23,200	69,800		93,000	98.30%	23,601	71,007	0	94,608	AV - Average	Yes	0.113				
276-00-00-01178-000	1405 PARK AVE	ANGEL SHEILA F	0.112	23,200	64,800		88,000	98.30%	23,601	65,921	0	89,522	AV - Average	Yes	0.112				
276-00-00-01179-000	1436 COLLEGE AVE	CONRAD KEVIN R	0.130	23,300	98,700		122,000	98.30%	23,703	100,407	0	124,110	AV - Average	Yes	0.130				
276-00-00-01180-000	1428 COLLEGE AVE	ABELS TAUSCHMANN JOH	0.113	23,200	156,800		180,000	98.30%	23,601	159,512	0	183,113	FA - Fair-Avg	Yes	0.113				
276-00-00-01181-000	1427 PARK AVE	MARCOTTE MATTHEW J	0.113	23,200	154,800		178,000	98.30%	23,601	157,477	0	181,078	AV - Average	Yes	0.113				
276-00-00-01182-000	1409 PARK AVE	ZLEVOR JOANN G	0.116	24,100	75,900		100,000	98.30%	24,517	77,213	0	101,729	AV - Average	Yes	0.116				
276-00-00-01183-000	1420 COLLEGE AVE	GOLON ANGELA K	0.113	23,200	109,800		133,000	98.30%	23,601	111,699	0	135,300	VG - Very Good	No	0.000				
276-00-00-01184-000	1419 PARK AVE	GARZA EDUARDO O	0.113	23,200	75,800		99,000	98.30%	23,601	77,111	0	100,712	FA - Fair-Avg	Yes	0.113				
276-00-00-01185-000	1431 PARK AVE	BERCHER REV TRUST	0.143	29,700	67,300		97,000	98.30%	30,214	68,464	0	98,678	AG - Avg-Good	No	0.000				
276-00-00-01186-000	1415 PARK AVE	UNDERWOOD MICHAEL	0.221	39,900	92,100		132,000	98.30%	40,590	93,693	0	134,283	AV - Average	Yes	0.221				
276-00-00-01187-000	1425 PARK AVE	CHERNOUSKI GARY R	0.112	23,200	76,800		100,000	98.30%	23,601	78,128	0	101,729	AV - Average	Yes	0.112				
276-00-00-01188-000	1446 COLLEGE AVE	SAFFORD LANCE K	0.195	40,600	166,400		207,000	98.30%	41,302	169,278	0	210,580	AG - Avg-Good	No	0.000				
276-00-00-01189-000	1445 PARK AVE	ARROYO JOSE R	0.096	20,600	87,400		108,000	98.30%	20,956	88,911	0	109,868	AV - Average	Yes	0.096				
276-00-00-01190-000	1441 PARK AVE	REGAZZI SIERRA	0.099	20,600	89,400		110,000	98.30%	20,956	90,946	0	111,902	GV - Good-VG	No	0.000				
276-00-00-01191-000	510 FIFTEENTH ST	ORTIZ DAWN E	0.077	7,000	32,000		39,000	98.30%	7,121	32,553	0	39,674	FR - Fair	Yes	0.077				
276-00-00-01192-000	1419 VILLA ST	PATEL BHPENDRA	0.111	8,000	66,000		74,000	98.30%	8,138	67,141	0	75,280	FR - Fair	Yes	0.111				
276-00-00-01193-000	1436 PARK AVE	RHOADS DAVID M REV TRU	0.118	23,200	94,800		118,000	98.30%	23,601	96,439	0	120,041	AV - Average	Yes	0.118				
276-00-00-01194-000	1430 PARK AVE	MANUSSIER III JOSEPH V	0.181	34,800	84,200		119,000	98.30%	35,402	85,656	0	121,058	AV - Average	Yes	0.181				
276-00-00-01196-000	1406 PARK AVE	POWERS THOMAS B	0.108	22,900	42,100		65,000	98.30%	23,296	42,828	0	66,124	FR - Fair	Yes	0.108				
276-00-00-01197-000	1405 VILLA ST	GRACE MILAN TRUST TRUS	0.075	7,000	47,000		54,000	98.30%	7,121	47,813	0	54,934	FR - Fair	Yes	0.075				
276-00-00-01198-000	1411 VILLA ST	FABELA JR EVENCIO	0.112	8,000	69,000		77,000	98.30%	8,138	70,193	0	78,332	AV - Average	Yes	0.112				
276-00-00-01199-000	1445 VILLA ST	HICKS SR FRED E AND BOB	0.113	8,000	45,000		53,000	98.30%	8,138	45,778	0	53,917	FR - Fair	Yes	0.113				
276-00-00-01200-000	1427 VILLA ST	KELLEY JOHN D	0.116	8,000	50,000		58,000	98.30%	8,138	50,865	0	59,003	PR - Poor	Yes	0.116				
276-00-00-01201-000	1435 VILLA ST	WHITNEY DAVID	0.108	8,000	60,000		68,000	98.30%	8,138	61,038	0	69,176	AV - Average	Yes	0.108				
276-00-00-01202-000	1437 VILLA ST	KUNASCHK ROBERT D	0.117	8,000	67,000		75,000	98.30%	8,138	68,159	0	76,297	FA - Fair-Avg	Yes	0.117				
276-00-00-01203-000	1441 VILLA ST	ORTEGA JAVIER	0.112	8,000	48,000		56,000	98.30%	8,138	48,830	0	56,968	AV - Average	Yes	0.112				
276-00-00-01204-000	1412 PARK AVE	PATRICK I DIEM AND MAR	0.125	25,600	80,400		106,000	98.30%	26,043	81,790	0	107,833	FA - Fair-Avg	Yes	0.125				
276-00-00-01205-000	1408 PARK AVE	POWERS THOMAS	0.114	23,200	59,800		83,000	98.30%	23,601	60,834	0	84,435	AV - Average	Yes	0.114				
276-00-00-01206-000	1424 PARK AVE	MARTIN HOUSING UNITS L	0.153	31,900	97,100		129,000	98.30%	32,452	98,779	0	131,231	AV - Average	Yes	0.153				
276-00-00-01207-000	1421 VILLA ST	CORTIZ MICHAEL J	0.112	8,000	71,000		79,000	98.30%	8,138	72,228	0	80,366	FR - Fair	Yes	0.112				
276-00-00-01208-000	1425 VILLA ST	RHOADS DAVID M REV TRU	0.112	8,000	70,000		78,000	98.30%	8,138	71,211	0	79,349	FR - Fair	Yes	0.112				
276-00-00-01209-000	1440 PARK AVE	MANNING HENRY L	0.076	21,100	79,900		101,000	98.30%	21,465	81,282	0	102,747	AV - Average	Yes	0.076				
276-00-00-01210-000	1438 PARK AVE	SANCHEZ JESSICA L	0.072	19,500	114,500		134,000	98.30%	19,837	116,480	0	136,317	AV - Average	Yes	0.072				
276-00-00-01211-000	515 FOURTEENTH ST	SERVANTEZ JESSICA N	0.083	7,900	44,100		52,000	98.30%	8,037	44,863	0	52,899	FR - Fair	Yes	0.083				
276-00-00-01212-000	1401 VILLA ST	STEWART VERNONICA R	0.076	7,000	74,000		81,000	98.30%	7,121	75,280	0	82,401	FA - Fair-Avg	Yes	0.076				
276-00-00-01213-000	1413 VILLA ST	G AND N PARTNERS LLC	0.113	8,000	54,000		62,000	98.30%	8,138	54,934	0	63,072	AV - Average	Yes	0.113				
276-00-00-01214-000	511 FOURTEENTH ST	COOK THOMAS E	0.032	3,300	87,700		91,000	98.30%	3,357	89,217	0	92,574	AV - Average	Yes	0.032				



Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres				
276-00-00-01215-000	1400 PARK AVE	POWERS LINDA A	0.076	20,600	77,400	98,000	98,000	98.30%	20,956	78,739	0	99,695	FA - Fair-Avg	Yes	0.076				
276-00-00-01215-001	1418 PARK AVE	CARTAGENA ARIC	0.105	21,800	143,200	165,000	165,000	98.30%	23,177	145,677	0	167,854	GV - Good-VG	No	0.105				
276-00-00-01215-002	1420 PARK AVE	617 LLC	0.103	21,500	72,500	94,000	94,000	98.30%	21,872	73,754	0	95,626	AV - Average	Yes	0.103				
276-00-00-01216-000	406 SIXTEENTH ST	THOMSON ALICE R	0.289	37,300	258,700	296,000	296,000	98.30%	37,945	263,174	0	301,119	GD - Good	No	0.289				
276-00-00-01217-000	1534 COLLEGE AVE	NICHOLSON DOUGLAS E	0.263	37,200	165,800	203,000	203,000	98.30%	37,843	168,667	0	206,511	GD - Good	No	0.263				
276-00-00-01219-000	1520 COLLEGE AVE	BLOOM GERALD	0.223	37,100	222,900	260,000	260,000	98.30%	37,742	226,755	0	264,496	GD - Good	No	0.223				
276-00-00-01221-000	1512 COLLEGE AVE	BUHLER JR DAVID C	0.140	29,000	216,000	245,000	245,000	98.30%	29,502	219,736	0	249,237	GD - Good	No	0.140				
276-00-00-01223-000	1504 COLLEGE AVE	LINNEKOHIL WILLIAM F	0.337	51,100	273,900	325,000	325,000	98.30%	51,984	278,637	0	330,621	GD - Good	No	0.337				
276-00-00-01224-000	431 FIFTEENTH ST	JEROME J MALLER LIFE EST	0.138	31,000	132,000	163,000	163,000	98.30%	31,536	134,283	0	165,819	AV - Average	Yes	0.138				
276-00-00-01225-000	1501 PARK AVE	BREFFA PAMELA E	0.069	22,200	70,800	93,000	93,000	98.30%	22,584	72,024	0	94,608	AV - Average	Yes	0.069				
276-00-00-01226-000	1507 PARK AVE	CRAANEN GARY D	0.069	22,200	80,800	103,000	103,000	98.30%	22,584	82,197	0	104,781	FR - Fair	Yes	0.069				
276-00-00-01227-000	1511 PARK AVE	BERCHER REV TRUST	0.140	28,300	110,700	139,000	139,000	98.30%	28,789	112,614	0	141,404	AV - Average	Yes	0.140				
276-00-00-01228-000	422 SIXTEENTH ST	HAYES JERMAINE R	0.168	26,100	125,900	152,000	152,000	98.30%	26,551	128,077	0	154,629	GD - Good	No	0.168				
276-00-00-01229-000	418 SIXTEENTH ST	HERMANS JOHN R	0.194	28,100	129,900	158,000	158,000	98.30%	28,586	132,146	0	160,732	AV - Average	Yes	0.194				
276-00-00-01229-001	1526 COLLEGE AVE	RAMQUIST SHARON LEE	0.223	37,100	344,900	382,000	382,000	98.30%	37,742	350,865	0	388,606	VG - Very Good	No	0.223				
276-00-00-01229-002	1525 PARK AVE	PETERMAN JAMES F	0.112	23,200	54,800	78,000	78,000	98.30%	23,601	55,748	0	79,349	AV - Average	Yes	0.112				
276-00-00-01229-003	1527 PARK AVE	GOLDMANN CHELSEA	0.112	23,200	112,800	136,000	136,000	98.30%	23,601	114,751	0	138,352	AV - Average	Yes	0.112				
276-00-00-01229-004	1519 PARK AVE	KELLY DIANE D	0.223	37,100	96,900	134,000	134,000	98.30%	37,742	98,576	0	136,317	FR - Fair	Yes	0.223				
276-00-00-01230-000	1534 PARK AVE	WADE TIMOTHY B	0.120	22,900	42,100	65,000	65,000	98.30%	23,296	42,828	0	66,124	FA - Fair-Avg	Yes	0.120				
276-00-00-01232-000	1533 VILLA ST	1533 VILLA ST LLC	0.101	7,700	37,300	45,000	45,000	98.30%	7,833	37,945	0	45,778	FR - Fair	Yes	0.101				
276-00-00-01235-000	512 SIXTEENTH ST	SPANJERS ALANNA	0.110	14,300	186,700	201,000	201,000	98.30%	14,547	189,929	0	204,476	AV - Average	Yes	0.110				
276-00-00-01236-000	508 SIXTEENTH ST	SPANJERS ALANNA	0.074	5,700	68,300	74,000	74,000	98.30%	5,799	69,481	0	75,280	FA - Fair-Avg	Yes	0.074				
276-00-00-01237-000	1538 PARK AVE	DAY ROBERT L	0.054	17,100	48,900	66,000	66,000	98.30%	17,396	49,746	0	67,141	FR - Fair	Yes	0.054				
276-00-00-01238-000	1540 PARK AVE	J AND N ASSETS III LLC	0.170	33,200	344,800	378,000	378,000	98.30%	33,774	350,763	0	384,537	AV - Average	Yes	0.170				
276-00-00-01238-002	522 SIXTEENTH ST	ALQUDS INVESTMENTS LLC	0.212	27,700	92,300	120,430	120,430	98.30%	28,179	93,896	430	122,513	FR - Fair	Yes	0.212				
276-00-00-01239-000	1500 PARK AVE	CALEDONIA CHIROPRACTIC	0.102	22,900	76,100	99,000	99,000	98.30%	23,296	77,416	0	100,712	AV - Average	Yes	0.102				
276-00-00-01240-000	1501 VILLA ST	RACINE HABITAT FOR HUN	0.144	0	0	0	0	98.30%	0	0	0	0	FR - Fair	Yes	0.144				
276-00-00-01241-000	1507 VILLA ST	SANCHEZ SYLVIA ANN	0.143	10,800	97,200	108,000	108,000	98.30%	10,987	98,881	0	109,868	FR - Fair	Yes	0.143				
276-00-00-01242-000	1504 PARK AVE	JETS ENTERPRISES LLC	0.102	22,900	57,100	80,000	80,000	98.30%	23,296	58,087	0	81,384	AV - Average	Yes	0.102				
276-00-00-01243-000	1508 PARK AVE	CURRY JAMES J	0.102	22,900	76,100	99,000	99,000	98.30%	23,296	77,416	0	100,712	AV - Average	Yes	0.102				
276-00-00-01244-000	1511 VILLA ST	SULAI GINA	0.132	9,900	116,100	126,000	126,000	98.30%	10,071	118,108	0	128,179	FA - Fair-Avg	Yes	0.132				
276-00-00-01246-000	1516 PARK AVE	MARTINEZ JESUS CRUZ	0.102	22,900	35,100	58,000	58,000	98.30%	23,296	35,707	0	59,003	FA - Fair-Avg	Yes	0.102				
276-00-00-01247-000	1521 VILLA ST	HERNANDEZ ROBERTO E	0.112	8,000	78,000	86,000	86,000	98.30%	8,138	79,349	0	87,487	FA - Fair-Avg	Yes	0.112				
276-00-00-01248-000	1529 VILLA ST	CARSON DENELLE	0.114	8,000	56,000	64,000	64,000	98.30%	8,138	56,968	0	65,107	FA - Fair-Avg	Yes	0.114				
276-00-00-01249-000	1519 VILLA ST	SULAI GINA M	0.112	8,000	70,000	78,000	78,000	98.30%	8,138	71,211	0	79,349	AV - Average	Yes	0.112				
276-00-00-01250-000	1531 VILLA ST	GONZALEZ JOSE A	0.109	7,900	70,100	78,000	78,000	98.30%	8,037	71,312	0	79,349	AV - Average	Yes	0.109				
276-00-00-01251-000	1518 PARK AVE	SAUCEDO MARCIAL	0.114	23,200	62,800	86,000	86,000	98.30%	23,601	63,886	0	87,487	FR - Fair	Yes	0.114				
276-00-00-01252-000	1524 PARK AVE	BROWN CHAD	0.115	23,900	53,100	77,000	77,000	98.30%	24,313	54,018	0	78,332	FA - Fair-Avg	Yes	0.115				
276-00-00-01253-000	1528 PARK AVE	BOOKER REGGIE L	0.111	22,500	57,500	80,000	80,000	98.30%	22,889	58,494	0	81,384	AV - Average	Yes	0.111				
276-00-00-01254-000	1520 PARK AVE	LOTT RODGER H	0.112	23,200	50,800	74,000	74,000	98.30%	23,601	51,679	0	75,280	FR - Fair	Yes	0.112				
276-00-00-01256-000	1628 COLLEGE AVE	REEVES STEVE A	0.421	60,700	202,300	263,000	263,000	98.30%	61,750	205,799	0	267,548	GD - Good	No	0.421				
276-00-00-01257-000	1615 PARK AVE	LEONARD DANIEL J	0.106	23,200	70,800	94,000	94,000	98.30%	23,601	72,024	0	95,626	AV - Average	Yes	0.106				
276-00-00-01258-000	1621 PARK AVE	LALOR MARILYN	0.118	23,200	124,800	148,000	148,000	98.30%	23,601	126,958	0	150,560	GD - Good	No	0.118				
276-00-00-01259-000	1618 COLLEGE AVE	HALL GEORGIA A	0.106	22,000	183,000	205,000	205,000	98.30%	22,380	186,165	0	208,545	GD - Good	No	0.106				
276-00-00-01260-000	1622 COLLEGE AVE	SURENDONK JR JOHN W	0.117	24,400	128,600	153,000	153,000	98.30%	24,822	130,824	0	155,646	GD - Good	No	0.117				

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Assessment Information										Equalized Value					In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres	
276-00-00-01260-002	419 SIXTEENTH ST	ANGUS CHARLES N	0.135	28,900	90,100	119,000	119,000	98.30%	29,400	91,658	0	121,058	FR - Fair	Yes	0.135	
276-00-00-01260-003	1602 COLLEGE AVE	MC NULTY BRIAN PATRICK	0.155	31,200	180,800	212,000	212,000	98.30%	31,740	183,927	0	215,666	GD - Good	No	0.000	
276-00-00-01260-004	1610 COLLEGE AVE	REINDERS ANTHONY D	0.315	49,200	274,800	324,000	324,000	98.30%	50,051	279,552	0	329,603	GD - Good	No	0.000	
276-00-00-01260-005	1611 PARK AVE	SABBY KURT D	0.144	31,500	80,500	112,000	112,000	98.30%	32,045	81,892	0	113,937	AV - Average	Yes	0.144	
276-00-00-01260-006	1607 PARK AVE	ANGUS CHARLES N	0.144	20,500	0	20,500	20,500	98.30%	20,855	0	0	20,855	AV - Average	Yes	0.144	
276-00-00-01261-000	1629 VILLA ST	DAO DANA	0.104	9,400	62,600	72,000	72,000	98.30%	9,563	63,683	0	73,245	FR - Fair	Yes	0.104	
276-00-00-01262-000	1625 VILLA ST	VALENCIA MIGUEL	0.104	9,400	55,600	65,000	65,000	98.30%	9,563	56,562	0	66,124	FR - Fair	Yes	0.104	
276-00-00-01263-000	1605 VILLA ST	YUEN FU TAT	0.114	9,600	58,400	68,000	68,000	98.30%	9,766	59,410	0	69,176	FR - Fair	Yes	0.114	
276-00-00-01264-000	1609 VILLA ST	MORA JOSE G	0.112	9,600	66,400	76,000	76,000	98.30%	9,766	67,548	0	77,314	FA - Fair-Avg	Yes	0.112	
276-00-00-01265-000	1611 VILLA ST	MCCRAY GLORIA	0.111	9,600	70,400	80,000	80,000	98.30%	9,766	71,617	0	81,384	FR - Fair	Yes	0.111	
276-00-00-01266-001	1617 VILLA ST	BAUMSTARK CRAIG R	0.114	9,600	75,400	85,000	85,000	98.30%	9,766	76,704	0	86,470	FA - Fair-Avg	Yes	0.114	
276-00-00-01266-002	1621 VILLA ST	HELSON KANDY	0.111	9,600	54,400	64,000	64,000	98.30%	9,766	55,341	0	65,107	FR - Fair	Yes	0.111	
276-00-00-01267-000	1620 PARK AVE	THE ELIZABETH B MCCALL	0.214	35,700	73,300	109,000	109,000	98.30%	36,317	74,568	0	110,885	AV - Average	Yes	0.214	
276-00-00-01268-000	1628 PARK AVE	CRANLEY RICHARD W	0.113	23,200	101,800	125,000	125,000	98.30%	23,601	103,561	0	127,162	AV - Average	Yes	0.113	
276-00-00-01269-000	1608 PARK AVE	BARCLAY MELUSSA M	0.111	23,200	82,800	106,000	106,000	98.30%	23,601	84,232	0	107,833	VG - Very Good	No	0.000	
276-00-00-01270-000	1612 PARK AVE	HOPKINS KURT E	0.111	23,200	99,800	123,000	123,000	98.30%	23,601	101,526	0	125,127	AV - Average	Yes	0.111	
276-00-00-01271-000	1624 PARK AVE	HUCK LAURENCE D	0.105	21,900	92,100	114,000	114,000	98.30%	22,279	93,693	0	115,972	GD - Good	No	0.000	
276-00-00-01272-000	509 SIXTEENTH ST	SHOUP TONY D	0.065	17,800	58,200	76,000	76,000	98.30%	18,108	59,207	0	77,314	FR - Fair	Yes	0.065	
276-00-00-01273-000	1600 PARK AVE	WALTON BRIAN E	0.078	20,800	101,200	122,000	122,000	98.30%	21,160	102,950	0	124,110	FR - Fair	Yes	0.078	
276-00-00-01274-000	1604 PARK AVE	US BANK NATIONAL ASSOC	0.081	20,800	100,200	121,000	121,000	98.30%	21,160	101,933	0	123,093	FR - Fair	Yes	0.081	
276-00-00-01275-000	515 SIXTEENTH ST	LANE TRACY	0.053	7,200	44,800	52,000	52,000	98.30%	7,325	45,575	0	52,899	FR - Fair	Yes	0.053	
276-00-00-01276-000	1601 VILLA ST	ALQUDS INVESTMENTS LLC	0.056	11,100	37,900	49,000	49,000	98.30%	11,292	38,555	0	49,847	FR - Fair	Yes	0.056	
276-00-00-01524-000	1201 GRAND AVE	SOTO CIRO	0.085	7,300	40,700	48,000	48,000	98.30%	7,426	41,404	0	48,830	AV - Average	Yes	0.085	
276-00-00-01525-000	613 TWELFTH ST	DE MARCO TOM	0.028	3,000	28,000	31,000	31,000	98.30%	3,052	28,484	0	31,536	FR - Fair	Yes	0.028	
276-00-00-01526-000	1205 GRAND AVE	SOTO ANTONIO	0.112	8,000	46,000	54,000	54,000	98.30%	8,138	46,796	0	54,934	AV - Average	Yes	0.112	
276-00-00-01527-000	1209 GRAND AVE	REICH WILLIAM E	0.112	8,000	43,000	51,000	51,000	98.30%	8,138	43,744	0	51,882	FR - Fair	Yes	0.112	
276-00-00-01528-000	1213 GRAND AVE	MARTIN JESSIE MAE LIVING	0.113	8,000	50,000	58,000	58,000	98.30%	8,138	50,865	0	59,003	FR - Fair	Yes	0.113	
276-00-00-01530-000	1220 VILLA ST	FRIENDS OF ANGELL LTD	0.113	0	0	0	0	98.30%	0	0	0	0	GD - Good	No	0.000	
276-00-00-01531-000	1218 VILLA ST	HAERGER ROSEMARY	0.112	8,000	69,000	77,000	77,000	98.30%	8,138	70,193	0	78,332	FR - Fair	Yes	0.112	
276-00-00-01532-000	1217 GRAND AVE	KIWI HOMES LLC	0.112	8,400	93,600	102,000	102,000	98.30%	8,545	95,219	0	103,764	AV - Average	Yes	0.112	
276-00-00-01533-000	1221 GRAND AVE	BRANCH MARGARET	0.113	7,600	50,400	58,000	58,000	98.30%	7,731	51,272	0	59,003	AV - Average	Yes	0.113	
276-00-00-01534-000	1229 GRAND AVE	VENEGAS QUIROZ YOLAND	0.113	8,000	46,000	54,000	54,000	98.30%	8,138	46,796	0	54,934	GD - Good	No	0.000	
276-00-00-01535-000	1225 GRAND AVE	STABLER SCOTT J LIFE TENJ	0.112	8,000	52,000	60,000	60,000	98.30%	8,138	52,899	0	61,038	FR - Fair	Yes	0.112	
276-00-00-01536-000	1230 VILLA ST	1737 FRANKLIN ST LLC	0.113	8,000	33,000	41,000	41,000	98.30%	8,138	33,571	0	41,709	PR - Poor	Yes	0.113	
276-00-00-01537-000	1224 VILLA ST	DE VROY THOMAS J	0.112	8,000	46,000	54,000	54,000	98.30%	8,138	46,796	0	54,934	AV - Average	Yes	0.112	
276-00-00-01538-000	1232 VILLA ST	IGLESIA DE DIOS PENTECO'	0.112	8,000	35,000	43,000	43,000	98.30%	8,138	35,605	0	43,744	AV - Average	Yes	0.112	
276-00-00-01539-000	1236 VILLA ST	1508 N MAIN LLC	0.113	8,000	30,000	38,000	38,000	98.30%	8,138	30,519	0	38,657	FR - Fair	Yes	0.113	
276-00-00-01540-000	1237 GRAND AVE	FURGASON ROLAND W	0.113	8,000	73,000	81,000	81,000	98.30%	8,138	74,262	0	82,401	FR - Fair	Yes	0.113	
276-00-00-01541-000	1233 GRAND AVE	QUIROZ JULIO C	0.112	8,000	45,000	53,000	53,000	98.30%	8,138	45,778	0	53,917	FR - Fair	Yes	0.112	
276-00-00-01542-000	614 THIRTEENTH ST	MORA CORNELIO	0.083	7,900	49,100	57,000	57,000	98.30%	8,037	49,949	0	57,986	FA - Fair-Avg	Yes	0.083	
276-00-00-01543-000	1245 GRAND AVE	RACINE HABITAT FOR HUV	0.071	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.071	
276-00-00-01544-000	1243 GRAND AVE	RACINE HABITAT FOR HUV	0.070	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.070	
276-00-00-01545-001	1200 VILLA ST	MANU INVESTMENT LLC	0.450	43,200	347,800	395,660	395,660	98.30%	43,947	353,815	4,741	402,503	FR - Fair	Yes	0.450	
276-00-00-01545-003	1244 VILLA ST	MISKOVIC ALEXANDER	0.151	12,600	65,400	78,000	78,000	98.30%	12,818	66,531	0	79,349	FR - Fair	Yes	0.151	
276-00-00-01545-004	610 THIRTEENTH ST	CLAYTON MARY ANN	0.074	7,000	41,000	48,000	48,000	98.30%	7,121	41,709	0	48,830	FR - Fair	Yes	0.074	





City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information				Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
276-00-00-01546-000	711 TWELFTH ST	CRIBBS RENE	0.074	6,300	0	0	6,300	98.30%	6,409	0	0	6,409	AV - Average	Yes	0.074
276-00-00-01547-000	1200 GRAND AVE	MAHDI VICKI	0.076	7,000	38,000	0	45,000	98.30%	7,121	38,657	0	45,778	FR - Fair	Yes	0.076
276-00-00-01548-000	1206 GRAND AVE	NELSEN TODD C	0.075	7,000	37,000	0	44,000	98.30%	7,121	37,640	0	44,761	AV - Average	Yes	0.075
276-00-00-01549-000	1201 CENTER ST	CHRISTIAN TABERNAACLE B.	0.053	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.053
276-00-00-01550-000	717 TWELFTH ST	MORNING LAND TRUST	0.042	4,700	39,300	0	44,000	98.30%	4,781	39,980	0	44,761	FR - Fair	Yes	0.042
276-00-00-01551-000	713 TWELFTH ST	REYNOSO MIGUEL	0.072	6,300	40,700	0	47,000	98.30%	6,409	41,404	0	47,813	GD - Good	No	0.000
276-00-00-01552-000	1207 CENTER ST	G AND N PARTNERS LLC	0.066	6,100	45,900	0	52,000	98.30%	6,205	46,694	0	52,899	FA - Fair-Avg	Yes	0.066
276-00-00-01553-000	1209 CENTER ST	SHANNON VICKI D	0.105	7,800	49,200	0	57,000	98.30%	7,935	50,051	0	57,986	FA - Fair-Avg	Yes	0.105
276-00-00-01554-000	1213 CENTER ST	GARCIA MIGUEL A	0.112	8,000	72,000	0	80,000	98.30%	8,138	73,245	0	81,384	FR - Fair	Yes	0.112
276-00-00-01555-000	1208 GRAND AVE	COOK LIANE R	0.113	8,000	41,000	0	49,000	98.30%	8,138	41,709	0	49,847	PR - Poor	Yes	0.113
276-00-00-01556-000	1212 GRAND AVE	LUNA PEDRO	0.112	8,000	44,000	0	52,000	98.30%	8,138	44,761	0	52,899	FR - Fair	Yes	0.112
276-00-00-01557-000	1216 GRAND AVE	HILL FRANK L	0.113	8,000	41,000	0	49,000	98.30%	8,138	41,709	0	49,847	FA - Fair-Avg	Yes	0.113
276-00-00-01558-000	1220 GRAND AVE	ZAPOTEC INVESTMENT LLC	0.112	8,000	47,000	0	55,000	98.30%	8,138	47,813	0	55,951	FR - Fair	Yes	0.112
276-00-00-01559-000	1221 CENTER ST	GARCIA JUAN DEANDA	0.119	8,200	44,800	0	53,000	98.30%	8,342	45,575	0	53,917	AV - Average	Yes	0.119
276-00-00-01560-000	1217 CENTER ST	CORONADO SALVADOR	0.113	7,900	56,100	0	64,000	98.30%	8,037	57,070	0	65,107	FA - Fair-Avg	Yes	0.113
276-00-00-01561-000	1225 CENTER ST	SANTIAGO OSCAR	0.105	8,000	50,000	0	58,000	98.30%	8,138	50,865	0	59,003	FR - Fair	Yes	0.105
276-00-00-01562-000	1231 CENTER ST	FERRER ALAN	0.112	8,000	41,000	0	49,000	98.30%	8,138	41,709	0	49,847	FR - Fair	Yes	0.112
276-00-00-01563-000	1224 GRAND AVE	GRAVES PATTEE A	0.113	8,000	70,000	0	78,000	98.30%	8,138	71,211	0	79,349	AV - Average	Yes	0.113
276-00-00-01564-000	1226 GRAND AVE	KOMPROVIC MILORAD LIF	0.112	8,000	57,000	0	65,000	98.30%	8,138	57,986	0	66,124	PR - Poor	Yes	0.112
276-00-00-01565-000	1232 GRAND AVE	BROWN STANLEY	0.113	8,000	52,000	0	60,000	98.30%	8,138	52,899	0	61,038	FR - Fair	Yes	0.113
276-00-00-01566-000	1236 GRAND AVE	CALDERON MARCOS C	0.115	8,400	41,600	0	50,000	98.30%	8,545	42,319	0	50,865	FR - Fair	Yes	0.115
276-00-00-01567-000	1239 CENTER ST	MC GEE GERTRUDE	0.112	8,000	59,000	0	67,000	98.30%	8,138	60,020	0	68,159	FR - Fair	Yes	0.112
276-00-00-01568-000	1235 CENTER ST	KRUPP ARNOLD R LIFE TEN	0.113	8,000	38,000	0	46,000	98.30%	8,138	38,657	0	46,796	FR - Fair	Yes	0.113
276-00-00-01569-000	1247 CENTER ST	PRESSER CHARLES H	0.075	7,000	65,000	0	72,000	98.30%	7,121	66,124	0	73,245	FR - Fair	Yes	0.075
276-00-00-01570-000	1241 CENTER ST	GALVAN ABEL	0.074	6,300	38,700	0	45,000	98.30%	6,409	39,369	0	45,778	FR - Fair	Yes	0.074
276-00-00-01571-000	712 THIRTEENTH ST	RIOJAS PAULA A N/K/A	0.077	7,000	31,000	0	38,000	98.30%	7,121	31,536	0	38,657	AV - Average	Yes	0.077
276-00-00-01572-000	1246 GRAND AVE	RAMIREZ RIGOBERTO	0.114	10,400	49,600	0	60,000	98.30%	10,580	50,458	0	61,038	FR - Fair	Yes	0.114
276-00-00-01573-000	710 THIRTEENTH ST	ARRIAGA OSCAR	0.108	10,500	37,500	0	48,000	98.30%	10,682	38,149	0	48,830	FA - Fair-Avg	Yes	0.108
276-00-00-01574-000	611 THIRTEENTH ST	611 13TH ST LLC	0.089	7,300	31,700	0	39,000	98.30%	7,426	32,248	0	39,674	FR - Fair	Yes	0.089
276-00-00-01576-000	1309 GRAND AVE	RABLICK JOHN P	0.060	6,100	28,900	0	35,000	98.30%	6,205	29,400	0	35,605	FR - Fair	Yes	0.060
276-00-00-01577-000	1312 VILLA ST	ZOLD TIMOTHY S	0.112	8,000	57,000	0	65,000	98.30%	8,138	57,986	0	66,124	AV - Average	Yes	0.112
276-00-00-01578-000	1314 VILLA ST	ZOLD TIMOTHY S	0.112	8,000	38,000	0	46,000	98.30%	8,138	38,657	0	46,796	AV - Average	Yes	0.112
276-00-00-01579-000	1315 GRAND AVE	RACINE REVITALIZATION P.	0.112	0	0	0	0	98.30%	0	0	0	0	GD - Good	No	0.000
276-00-00-01580-000	1319 GRAND AVE	TRADER 2 INVESTMENTS LI	0.107	8,000	36,000	0	44,000	98.30%	8,138	36,623	0	44,761	PR - Poor	Yes	0.107
276-00-00-01581-000	1338 VILLA ST	JOHNSON, S C AND SON IN	0.106	16,000	0	0	16,000	98.30%	16,277	0	0	16,277	AV - Average	Yes	0.106
276-00-00-01582-000	1334 VILLA ST	BYBEE DAVID C	0.270	28,200	63,800	0	92,000	98.30%	28,688	64,903	0	93,591	AV - Average	Yes	0.270
276-00-00-01583-000	620 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.104	17,000	0	0	17,000	98.30%	17,294	0	0	17,294	AV - Average	Yes	0.104
276-00-00-01585-000	1321 GRAND AVE	DONATO STEVEN J	0.116	8,000	51,000	0	59,000	98.30%	8,138	51,882	0	60,020	FA - Fair-Avg	Yes	0.116
276-00-00-01586-000	1339 GRAND AVE	LITTON FRANCES V	0.106	7,600	78,400	0	86,000	98.30%	7,731	79,756	0	87,487	FR - Fair	Yes	0.106
276-00-00-01587-000	1335 GRAND AVE	GARCIA ILLIANA RODRIGUE	0.106	7,600	64,400	0	72,000	98.30%	7,731	65,514	0	73,245	GD - Good	No	0.000
276-00-00-01588-000	1308 VILLA ST	LOCKE LUERNE M	0.083	7,300	47,700	0	55,000	98.30%	7,426	48,525	0	55,951	AV - Average	Yes	0.083
276-00-00-01589-000	1328 VILLA ST	ROUSHIA JERRY L	0.113	8,000	56,000	0	64,000	98.30%	8,138	56,968	0	65,107	FR - Fair	Yes	0.113
276-00-00-01590-000	1304 VILLA ST	JIV REAL ESTATE	0.054	7,000	52,000	100	59,100	98.30%	7,121	52,899	102	60,122	FR - Fair	Yes	0.054
276-00-00-01591-000	1300 VILLA ST	MILLAN ALICIA	0.049	6,500	78,500	0	85,000	98.30%	6,612	79,858	0	86,470	FR - Fair	Yes	0.049
276-00-00-01592-000	1324 VILLA ST	MORALES ROSITA	0.165	11,800	64,200	0	76,000	98.30%	12,004	65,310	0	77,314	FR - Fair	Yes	0.165

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres				
276-00-00-01594-000	1327 GRAND AVE	ALFARO ADRIANA ORTEGA	0.111	8,000	38,000	46,000	46,000	98.30%	8,138	38,657	0	46,796	AV - Average	Yes	0.111				
276-00-00-01595-000	1331 GRAND AVE	POWELL RONALD M	0.111	8,000	61,000	69,000	69,000	98.30%	8,138	62,055	0	70,193	AV - Average	Yes	0.111				
276-00-00-01596-000	608 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.106	16,000	0	16,000	16,000	98.30%	16,277	0	0	65,107	FR - Fair	Yes	0.106				
276-00-00-01596-001	613 THIRTEENTH ST	RICHTER JODIE LEE	0.121	7,100	56,900	64,000	64,000	98.30%	7,223	57,884	0	65,107	FR - Fair	Yes	0.121				
276-00-00-01596-002	619 THIRTEENTH ST	WILSON WILLIAM H	0.058	5,800	61,200	67,000	67,000	98.30%	5,900	62,258	0	68,159	AV - Average	Yes	0.058				
276-00-00-01596-004	1318 VILLA ST	LINDSTROM DAVID	0.118	8,400	34,600	43,000	43,000	98.30%	8,545	35,198	0	43,744	FA - Fair-Avg	Yes	0.118				
276-00-00-01596-006	616 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.095	5,300	0	5,300	5,300	98.30%	5,392	0	0	5,392	AV - Average	Yes	0.095				
276-00-00-01596-007	612 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.072	11,000	0	11,000	11,000	98.30%	11,190	0	0	11,190	AV - Average	Yes	0.072				
276-00-00-01596-008	1305 GRAND AVE	PATEL BHUPENDRA R	0.052	5,100	49,900	55,000	55,000	98.30%	5,188	50,763	0	55,951	FA - Fair-Avg	Yes	0.052				
276-00-00-01596-009	1307 GRAND AVE	GANNAWAY INGRID H	0.052	5,100	55,900	61,000	61,000	98.30%	5,188	56,867	0	62,055	AV - Average	Yes	0.052				
276-00-00-01597-000	1319 CENTER ST	HENRY GENESIS	0.112	8,000	96,000	104,000	104,000	98.30%	8,138	97,660	0	105,799	GD - Good	No	0.000				
276-00-00-01598-000	1321 CENTER ST	SMITH RUBY G	0.112	8,000	66,000	74,000	74,000	98.30%	8,138	67,141	0	75,280	AV - Average	Yes	0.112				
276-00-00-01600-000	1302 GRAND AVE	CONLEY JAMES F	0.136	9,000	97,000	106,000	106,000	98.30%	9,156	98,678	0	107,833	AV - Average	Yes	0.136				
276-00-00-01601-000	1314 GRAND AVE	HERNANDEZ CRYSTAL	0.112	8,000	43,000	51,000	51,000	98.30%	8,138	43,744	0	51,882	FR - Fair	Yes	0.112				
276-00-00-01602-000	1311 CENTER ST	ZAMORA JUAN C	0.112	8,000	58,000	66,000	66,000	98.30%	8,138	59,003	0	67,141	GD - Good	No	0.000				
276-00-00-01603-000	1316 GRAND AVE	IAKI LLC	0.112	8,000	70,000	78,000	78,000	98.30%	8,138	71,211	0	79,349	AV - Average	Yes	0.112				
276-00-00-01604-000	1315 CENTER ST	DETFERT DYLAN	0.112	8,000	45,000	53,000	53,000	98.30%	8,138	45,778	0	53,917	AV - Average	Yes	0.112				
276-00-00-01605-000	1310 GRAND AVE	ABOAYGE MARGARET	0.112	8,000	47,000	55,000	55,000	98.30%	8,138	47,813	0	55,951	AV - Average	Yes	0.112				
276-00-00-01606-000	1322 GRAND AVE	NUNO MARTIN	0.112	8,000	36,000	44,000	44,000	98.30%	8,138	36,623	0	44,761	AV - Average	Yes	0.112				
276-00-00-01610-000	1328 GRAND AVE	VILLALOBOS JUAN	0.112	8,000	43,000	51,000	51,000	98.30%	8,138	43,744	0	51,882	FR - Fair	Yes	0.112				
276-00-00-01611-000	1326 GRAND AVE	POLK DERRICK E	0.112	8,000	52,000	60,000	60,000	98.30%	8,138	52,899	0	61,038	FA - Fair-Avg	Yes	0.112				
276-00-00-01612-000	1331 CENTER ST	JACOB RICHARD C	0.223	13,600	71,400	85,000	85,000	98.30%	13,835	72,635	0	86,470	AV - Average	Yes	0.223				
276-00-00-01615-000	1307 CENTER ST	MERRILL JANET GREGORY	0.126	9,000	42,000	51,000	51,000	98.30%	9,156	42,726	0	51,882	FA - Fair-Avg	Yes	0.126				
276-00-00-01617-000	1304 GRAND AVE	ORTEGA EFREN	0.126	9,000	56,000	65,000	65,000	98.30%	9,156	56,968	0	66,124	FR - Fair	Yes	0.126				
276-00-00-01618-000	710 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.837	44,100	0	44,100	44,100	98.30%	44,863	0	0	44,863	AV - Average	Yes	0.837				
276-00-00-01619-000	715 THIRTEENTH ST	MC WILLIAMS ETERIA	0.031	3,300	40,700	44,000	44,000	98.30%	3,357	41,404	0	44,761	FA - Fair-Avg	Yes	0.031				
276-00-00-01620-000	1301 CENTER ST	1301 CENTER ST LLC	0.068	8,000	53,000	61,000	61,000	98.30%	8,138	53,917	0	62,055	FR - Fair	Yes	0.068				
276-00-00-01621-000	719 THIRTEENTH ST	PIERCE DENNIS M	0.036	3,800	34,200	38,000	38,000	98.30%	3,866	34,791	0	38,657	FR - Fair	Yes	0.036				
276-00-00-01622-001	609 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.225	42,000	0	42,000	42,000	98.30%	42,726	0	0	42,726	AV - Average	Yes	0.225				
276-00-00-01623-000	1412 VILLA ST	CORSO SARAH	0.113	8,000	87,000	95,000	95,000	98.30%	8,138	88,505	0	96,643	FR - Fair	Yes	0.113				
276-00-00-01624-000	1409 GRAND AVE	PETERSON JON J	0.112	8,000	103,000	111,000	111,000	98.30%	8,138	104,781	0	112,920	FA - Fair-Avg	Yes	0.112				
276-00-00-01625-000	1447 GRAND AVE	HARMONY Q HOMES 2 LLC	0.075	7,000	114,000	121,000	121,000	98.30%	7,121	115,972	0	123,093	FR - Fair	Yes	0.075				
276-00-00-01626-000	1426 VILLA ST	PINEDO VICTOR	0.113	8,000	43,000	51,000	51,000	98.30%	8,138	43,744	0	51,882	AV - Average	Yes	0.113				
276-00-00-01627-000	1444 VILLA ST	BASTERASH LEE ANN	0.083	8,200	77,800	86,000	86,000	98.30%	8,342	79,145	0	87,487	FA - Fair-Avg	Yes	0.083				
276-00-00-01628-000	1436 VILLA ST	MALDONADO JOSE	0.130	9,200	39,800	49,000	49,000	98.30%	9,359	40,488	0	49,847	AV - Average	Yes	0.130				
276-00-00-01629-000	1432 VILLA ST	THOMAS-MARZETTE KARL	0.095	6,800	42,200	49,000	49,000	98.30%	6,918	42,930	0	49,847	FR - Fair	Yes	0.095				
276-00-00-01630-000	1442 VILLA ST	BOGAN DAISY	0.084	6,000	52,000	58,000	58,000	98.30%	6,104	52,899	0	59,003	FA - Fair-Avg	Yes	0.084				
276-00-00-01631-000	1417 GRAND AVE	JOHNSON REDEVELOPMEN	0.112	8,000	91,000	99,000	99,000	98.30%	8,138	92,574	0	100,712	FR - Fair	Yes	0.112				
276-00-00-01632-000	1421 GRAND AVE	BONFIGLIO DAISY	0.112	8,000	79,000	87,000	87,000	98.30%	8,138	80,366	0	88,505	FR - Fair	Yes	0.112				
276-00-00-01633-000	1401 GRAND AVE	JOHNSON, S C AND SON IN	0.075	14,000	0	14,000	14,000	98.30%	14,242	0	0	14,242	AV - Average	Yes	0.075				
276-00-00-01634-000	613 FOURTEENTH ST	JOHNSON, S C AND SON IN	0.074	14,800	0	14,800	14,800	98.30%	15,056	0	0	15,056	AV - Average	Yes	0.074				
276-00-00-01635-000	1403 GRAND AVE	HOFFMAN DARRELL R	0.075	7,000	67,000	74,000	74,000	98.30%	7,121	68,159	0	75,280	FR - Fair	Yes	0.075				
276-00-00-01636-000	1437 GRAND AVE	JOHNSON, S C AND SON IN	0.112	8,000	0	8,000	8,000	98.30%	8,138	0	0	8,138	AV - Average	Yes	0.112				
276-00-00-01637-000	1433 GRAND AVE	JOHNSON REDEVELOPMEN	0.112	8,000	70,000	78,000	78,000	98.30%	8,138	71,211	0	79,349	AV - Average	Yes	0.112				
276-00-00-01638-000	1429 GRAND AVE	JOHNSON REDEVELOPMEN	0.112	13,600	0	13,600	13,600	98.30%	13,835	0	0	13,835	AV - Average	Yes	0.112				

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information				Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation
276-00-00-01639-000	1425 GRAND AVE	JOHNSON, S C AND SON IN	0.112	10,900	0	0	10,900	98.30%	11,089	0	0	11,089	AV - Average	Yes
276-00-00-01640-000	608 FIFTEENTH ST	NONDORF JOHN H	0.058	6,500	41,500	0	48,000	98.30%	6,612	42,218	0	48,830	FR - Fair	Yes
276-00-00-01641-000	1443 GRAND AVE	HARMONY Q HOMES 2 LLC	0.075	7,000	54,000	0	61,000	98.30%	7,121	54,934	0	62,055	AV - Average	Yes
276-00-00-01642-000	612 FIFTEENTH ST	JOHNSON, S C AND SON IN	0.074	7,700	0	0	7,700	98.30%	7,833	0	0	7,833	AV - Average	Yes
276-00-00-01643-000	1413 GRAND AVE	GAUTSCH GLENN E	0.112	8,000	98,000	0	106,000	98.30%	8,138	99,695	0	107,833	FR - Fair	Yes
276-00-00-01644-000	1430 VILLA ST	NELSON CHANEL	0.113	8,000	61,000	0	69,000	98.30%	8,138	62,055	0	70,193	FA - Fair-Avg	Yes
276-00-00-01645-000	1410 VILLA ST	BURGESS RITA M	0.113	8,000	61,000	0	69,000	98.30%	8,138	62,055	0	70,193	FR - Poor	Yes
276-00-00-01646-000	1422 VILLA ST	PINEDO JR JOSE L	0.113	8,000	66,000	0	74,000	98.30%	8,138	67,141	0	75,280	AV - Average	Yes
276-00-00-01647-000	1416 VILLA ST	RHOADS DAVID M REV TR L	0.113	8,000	88,000	0	96,000	98.30%	8,138	89,522	0	97,660	AV - Average	Yes
276-00-00-01684-000	1503 GRAND AVE	CONGREGATION OF ST RIC	1.816	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-01688-000	1547 GRAND AVE	POWELL HAZZIE L LIVING T	0.139	10,400	87,600	0	98,000	98.30%	10,580	89,115	0	99,695	AV - Average	Yes
276-00-00-01691-000	1533 GRAND AVE	LAZCARES LUIS A	0.095	6,800	71,200	0	78,000	98.30%	6,918	72,431	0	79,349	AV - Average	Yes
276-00-00-01691-001	1544 VILLA ST	LOCKE RETTA	0.145	10,400	67,600	0	78,000	98.30%	10,580	68,769	0	79,349	FA - Fair-Avg	Yes
276-00-00-01691-002	1537 GRAND AVE	BARKER GARRY L	0.229	12,800	82,200	0	95,000	98.30%	13,021	83,622	0	96,643	AV - Average	Yes
276-00-00-01691-003	1536 VILLA ST	HARDIMAN JEANNETTE E	0.273	14,700	80,300	0	95,000	98.30%	14,954	81,689	0	96,643	FR - Fair	Yes
276-00-00-01692-000	609 SIXTEENTH ST	ACM VISION V LLC	0.072	8,300	44,700	0	53,000	98.30%	8,444	45,473	0	53,917	AV - Average	Yes
276-00-00-01693-000	1602 VILLA ST	DEBORAH PROPERTIES LLC	0.073	8,200	66,800	0	75,000	98.30%	8,342	67,955	0	76,297	FR - Fair	Yes
276-00-00-01694-000	1606 VILLA ST	RICO ARMANDO	0.072	8,200	57,800	0	66,000	98.30%	8,342	58,800	0	67,141	FR - Fair	Yes
276-00-00-01695-000	613 SIXTEENTH ST	BRADLEY KEVIN	0.087	10,000	75,000	0	85,000	98.30%	10,173	76,297	0	86,470	FR - Fair	Yes
276-00-00-01696-000	1601 GRAND AVE	HANDROW PAMALA L	0.130	16,900	100,100	280	117,280	98.30%	17,192	101,831	285	119,308	FR - Fair	Yes
276-00-00-01699-000	1610 VILLA ST	ROMERO LEONCIO CORTES	0.108	9,400	71,600	0	81,000	98.30%	9,563	72,838	0	82,401	FR - Fair	Yes
276-00-00-01700-000	1612 VILLA ST	FLORES HUGO R MORENO	0.108	9,400	53,600	0	63,000	98.30%	9,563	54,527	0	64,090	GD - Good	No
276-00-00-01701-000	1616 VILLA ST	CURRY JOSEPH S	0.108	9,400	64,600	0	74,000	98.30%	9,563	65,717	0	75,280	AV - Average	Yes
276-00-00-01702-000	1620 VILLA ST	DRIVER VANESSA	0.108	9,400	71,600	0	81,000	98.30%	9,563	72,838	0	82,401	AV - Average	Yes
276-00-00-01703-000	1621 GRAND AVE	MARTINEZ MANUEL	0.108	9,400	47,600	0	57,000	98.30%	9,563	48,423	0	57,986	FR - Fair	Yes
276-00-00-01704-000	1617 GRAND AVE	GURROLA ALEJANDRA N	0.089	2,700	52,600	0	62,000	98.30%	2,747	53,510	0	63,072	FR - Fair	Yes
276-00-00-01705-000	1623 GRAND AVE	BARAJAS ELIAS	0.132	11,100	67,900	0	79,000	98.30%	11,292	69,074	0	80,366	AV - Average	Yes
276-00-00-01706-000	1625 GRAND AVE	MALDONADO JOSE	0.122	10,600	91,400	0	102,000	98.30%	10,783	92,981	0	103,764	AV - Average	Yes
276-00-00-01707-000	1626 VILLA ST	BARAJAS ELIAS	0.099	8,200	92,800	0	101,000	98.30%	8,342	94,405	0	102,747	FA - Fair-Avg	Yes
276-00-00-01708-000	1628 VILLA ST	GRIFFIN NATALIE ANN	0.108	9,400	103,600	0	113,000	98.30%	9,563	105,392	0	114,954	FR - Fair	Yes
276-00-00-01708-001	1609 GRAND AVE	BRADLEY KEVIN T	0.108	9,400	1,000	0	10,400	98.30%	9,563	1,017	0	10,580	AV - Average	Yes
276-00-00-01708-002	1613 GRAND AVE	BRADLEY KEVIN T	0.108	42,100	0	0	42,100	98.30%	42,828	0	0	42,828	AV - Average	Yes
276-00-00-01709-000	711 SIXTEENTH ST	JOHNSON, S C AND SON IN	0.395	8,300	0	0	8,300	98.30%	8,444	0	0	8,444	AV - Average	Yes
276-00-00-01710-000	701 SIXTEENTH ST	JOHNSON, S C WAX INC	0.083	14,800	71,200	0	86,000	98.30%	15,056	72,431	0	87,487	AV - Average	Yes
276-00-00-01715-000	1611 CENTER ST	GOLLAZ ARMANDO G	0.220	9,300	67,700	0	77,000	98.30%	9,461	68,871	0	78,332	FA - Fair-Avg	Yes
276-00-00-01717-000	1617 CENTER ST	BOWEN CLIFFORD	0.111	8,200	52,800	0	61,000	98.30%	8,342	53,713	0	62,055	FA - Fair-Avg	Yes
276-00-00-01718-000	1614 GRAND AVE	DOOLITTLE DONALD C	0.097	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-01719-000	1610 GRAND AVE	HOO COMPANY INC	0.101	9,100	47,900	0	57,000	98.30%	9,257	48,728	0	57,986	AV - Average	Yes
276-00-00-01721-000	1621 CENTER ST	PANYK EMIL E	0.107	9,400	73,600	0	83,000	98.30%	9,563	74,873	0	84,435	AV - Average	Yes
276-00-00-01722-000	1625 CENTER ST	PURPLE MAPLE HOMES LLC	0.111	9,400	77,600	0	87,000	98.30%	9,563	78,942	0	88,505	AV - Average	Yes
276-00-00-01723-000	1629 CENTER ST	ELLIS DEBORAH E	0.112	9,400	41,600	0	51,000	98.30%	9,563	42,319	0	51,882	FR - Fair	Yes
276-00-00-01724-000	1624 GRAND AVE	MARTINEZ MARIA	0.111	9,400	51,600	0	61,000	98.30%	9,563	52,492	0	62,055	FR - Fair	Yes
276-00-00-01725-000	1626 GRAND AVE	HOAGLUND RICHARD P A/ I	0.113	9,400	29,500	0	39,000	98.30%	9,664	30,010	0	39,674	FR - Fair	Yes
276-00-00-01725-001	1618 GRAND AVE	APPLE JOHN	0.110	9,500	54,500	0	64,000	98.30%	9,664	55,443	0	65,107	FR - Fair	Yes
276-00-00-01725-002	1620 GRAND AVE	JOHNSON JR HAL	0.112	9,500	54,500	0	64,000	98.30%	9,664	55,443	0	65,107	FR - Fair	Yes



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Assessment Information										Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
276-00-00-16885-000	1755 MAIN ST	HALVORSEN RONALD M RE	0.466	209,200	331,800		541,000	98.30%	212,818	337,538	0	550,356	GD - Good	No	0.000
276-00-00-16886-000	1761 MAIN ST	OSBORNE - SCERIC JOINT R	0.390	163,500	269,500		433,000	98.30%	166,328	274,161	0	440,488	GD - Good	No	0.000
276-00-00-16887-000	1801 MAIN ST	FRANZ LAWRENCE	0.397	157,200	178,800		336,000	98.30%	159,919	181,892	0	341,811	VG - Very Good	No	0.000
276-00-00-16888-000	1815 MAIN ST	FLANAGAN MARY A TRUST	0.414	160,200	293,800		454,000	98.30%	162,970	298,881	0	461,851	EX - Excellent	No	0.000
276-00-00-16889-000	1817 MAIN ST	HALTOM SR BLAIR R	0.604	225,600	453,400		679,000	98.30%	229,502	461,241	0	690,743	VG - Very Good	No	0.000
276-00-00-16890-000	1833 MAIN ST	MOLES RANDALL C REV LIV	0.751	261,700	593,300		855,000	98.30%	266,226	603,561	0	869,786	GD - Good	No	0.000
276-00-00-16891-000	1841 WISCONSIN AVE	HEBER ANDREW J	0.405	142,900	246,100		389,000	98.30%	145,371	250,356	0	395,727	EX - Excellent	No	0.000
276-00-00-16892-000	1843 WISCONSIN AVE	FELDT WALTER T	0.526	190,100	285,900	11,550	487,550	98.30%	193,388	290,844	11,750	495,982	EX - Excellent	No	0.000
276-00-00-16893-000	1845 WISCONSIN AVE	HART DAVID A	0.757	284,200	209,300		493,500	98.30%	289,115	212,920	0	502,035	AV - Average	Yes	0.757
276-00-00-16894-001	1911 WISCONSIN AVE	NEIDINGER JAMES	0.725	283,300	149,700		433,000	98.30%	288,199	152,289	0	440,488	EX - Excellent	No	0.000
276-00-00-17343-000	709 SEVENTEENTH ST	KOLSTEDT PROPERTIES LLC	0.074	8,400	37,600		46,000	98.30%	8,545	38,250	0	46,796	FR - Fair	Yes	0.074
276-00-00-17344-000	1700 GRAND AVE	MITCHELL DONALD	0.074	8,400	75,600		84,000	98.30%	8,545	76,907	0	85,453	FR - Fair	Yes	0.074
276-00-00-17345-000	1704 GRAND AVE	MITCHELL DONALD D AND	0.074	8,400	48,600		57,000	98.30%	8,545	49,440	0	57,986	FA - Fair-Avg	Yes	0.074
276-00-00-17346-000	1708 GRAND AVE	LAZCARES - MARTINEZ LUI	0.110	9,600	66,400		76,000	98.30%	9,766	67,548	0	77,314	FR - Fair	Yes	0.110
276-00-00-17347-000	1714 GRAND AVE	MALDONADO JOSE	0.110	9,600	69,400		79,000	98.30%	9,766	70,600	0	80,366	FA - Fair-Avg	Yes	0.110
276-00-00-17348-000	1718 GRAND AVE	MALDONADO JOSE	0.110	9,600	58,400		68,000	98.30%	9,766	59,410	0	69,176	FA - Fair-Avg	Yes	0.110
276-00-00-17349-000	1720 GRAND AVE	MC LAIN LULA M	0.110	9,600	63,400		73,000	98.30%	9,766	64,496	0	74,262	PR - Poor	Yes	0.110
276-00-00-17350-000	1724 GRAND AVE	CORONADO-RAMIREZ RAF	0.110	9,600	68,400		78,000	98.30%	9,766	69,583	0	79,349	FA - Fair-Avg	Yes	0.110
276-00-00-17351-000	1754 GRAND AVE	SHILOH STONGHOLD CHUF	0.331	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.331
276-00-00-17355-000	1715 CENTER ST	LAITINEN JON A	0.113	9,600	400		10,000	98.30%	9,766	407	0	10,173	AV - Average	Yes	0.113
276-00-00-17356-000	1719 CENTER ST	ARNOLD JOHN E	0.113	9,600	74,400		84,000	98.30%	9,766	75,687	0	85,453	FR - Fair	Yes	0.113
276-00-00-17357-000	1721 CENTER ST	THE HOME COMPANY INC	0.113	0	0	0	0	98.30%	0	0	0	0	FR - Fair	Yes	0.113
276-00-00-17358-000	1725 CENTER ST	EGERSON SHAWN W	0.113	9,600	38,400		48,000	98.30%	9,766	39,064	0	48,830	FA - Fair-Avg	Yes	0.113
276-00-00-17359-000	1729 CENTER ST	GONZALEZ LUZ	0.113	9,600	54,400		64,000	98.30%	9,766	55,941	0	65,107	FR - Fair	Yes	0.113
276-00-00-17360-000	1733 CENTER ST	SHILOH STONGHOLD CHUF	0.113	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.113
276-00-00-17360-001	1705 CENTER ST	TOWLES WILLIE MAE A/K/	0.120	14,100	37,900		52,000	98.30%	14,344	38,555	0	52,899	FA - Fair-Avg	Yes	0.120
276-00-00-17360-002	713 SEVENTEENTH ST	GROWLER LAND TRUST	0.106	12,100	24,900		37,000	98.30%	12,309	25,331	0	37,640	FR - Fair	Yes	0.106
276-00-00-17361-000	1711 CENTER ST	THE HOME COMPANY INC	0.113	0	0	0	0	98.30%	0	0	0	0	FR - Fair	Yes	0.113
276-00-00-17362-000	1735 CENTER ST	SHILOH STONGHOLD CHUF	0.785	0	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.785
276-00-00-17364-000	1732 GRAND AVE	HERNANDEZ JOSE	0.110	9,600	68,400		78,000	98.30%	9,766	69,583	0	79,349	FR - Fair	Yes	0.110
276-00-00-17365-000	1728 GRAND AVE	LEE JESSE	0.110	9,600	68,400		78,000	98.30%	9,766	69,583	0	79,349	FR - Fair	Yes	0.110
276-00-00-17366-000	1700 VILLA ST	RODRIGUEZ SYLVIA	0.110	9,600	81,400		91,000	98.30%	9,766	82,808	0	92,574	FA - Fair-Avg	Yes	0.110
276-00-00-17367-000	1704 VILLA ST	RODRIGUEZ SYLVIA	0.110	9,600	59,400		69,000	98.30%	9,766	60,427	0	70,193	GD - Good	No	0.000
276-00-00-17368-000	1710 VILLA ST	VELASQUEZ MIGUEL A	0.110	9,600	55,400		65,000	98.30%	9,766	56,358	0	66,124	FA - Fair-Avg	Yes	0.110
276-00-00-17369-000	1712 VILLA ST	FLAHAYE WILLIAM F	0.110	9,600	81,400		91,000	98.30%	9,766	82,808	0	92,574	FA - Fair-Avg	Yes	0.110
276-00-00-17370-000	1718 VILLA ST	RUIZ RODRIGO	0.110	9,600	66,400		76,000	98.30%	9,766	67,548	0	77,314	FR - Fair	Yes	0.110
276-00-00-17371-000	1720 VILLA ST	IVY MARION E	0.103	9,400	63,600		73,000	98.30%	9,563	64,700	0	74,262	AV - Average	Yes	0.103
276-00-00-17372-000	1724 VILLA ST	ALBITER MISAEL	0.110	9,600	55,400		65,000	98.30%	9,766	56,358	0	66,124	FA - Fair-Avg	Yes	0.110
276-00-00-17373-000	1728 VILLA ST	MC WHORTER ANTHONY	0.110	9,600	71,400		81,000	98.30%	9,766	72,635	0	82,401	FA - Fair-Avg	Yes	0.110
276-00-00-17374-000	1732 VILLA ST	SPRAGUE JENNIFER MARIE	0.110	9,600	60,400		70,000	98.30%	9,766	61,445	0	71,211	FA - Fair-Avg	Yes	0.110
276-00-00-17375-000	1734 VILLA ST	DIMLER DANIEL R	0.110	9,600	72,400		82,000	98.30%	9,766	73,652	0	83,418	FR - Fair	Yes	0.110
276-00-00-17376-000	1738 VILLA ST	GOODWIN JOHN	0.110	9,600	61,400		71,000	98.30%	9,766	62,462	0	72,228	FR - Fair	Yes	0.110
276-00-00-17377-000	1742 VILLA ST	GOODWIN JOHN L	0.110	9,600	79,400		89,000	98.30%	9,766	80,773	0	90,539	FA - Fair-Avg	Yes	0.110
276-00-00-17378-000	1754 VILLA ST	SKINNER DENISE	0.110	9,600	85,400		95,000	98.30%	9,766	86,877	0	96,643	GD - Good	No	0.000
276-00-00-17379-000	1723 GRAND AVE	TESSMAN JOSEPH P	0.117	9,600	52,400		62,000	98.30%	9,766	53,906	0	63,072	FA - Fair-Avg	Yes	0.117

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information					Equalized Value					In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres						
276-00-00-17380-000	1719 GRAND AVE	GRANDBERRY TINA	0.109	9,600	69,400		79,000	98.30%	9,766	70,600		80,366	FR - Fair	Yes	0.109						
276-00-00-17381-000	1715 GRAND AVE	TAYLOR RONALD	0.109	9,600	64,400		74,000	98.30%	9,766	65,514		75,280	FR - Fair	Yes	0.109						
276-00-00-17382-000	1709 GRAND AVE	HERNANDEZ-SOTO EVELIA	0.109	9,600	55,400		65,000	98.30%	9,766	56,558		66,124	FA - Fair-Avg	Yes	0.109						
276-00-00-17383-000	625 SEVENTEENTH ST	IGLESIA EVANGELICA PENT	0.071	0	0		0	98.30%	0	0		0	PR - Poor	Yes	0.071						
276-00-00-17384-000	621 SEVENTEENTH ST	RODRIGUEZ MARISELA	0.147	13,400	66,600		80,000	98.30%	13,632	67,752		81,384	PR - Poor	Yes	0.147						
276-00-00-17386-000	1727 GRAND AVE	HAMILTON JUDITH	0.113	9,600	63,400		73,000	98.30%	9,766	64,496		74,262	PR - Poor	Yes	0.113						
276-00-00-17387-000	1729 GRAND AVE	BAYER MARY ANN	0.113	9,600	42,400		52,000	98.30%	9,766	43,133		52,899	FR - Fair	Yes	0.113						
276-00-00-17388-000	1731 GRAND AVE	MITCHELL ELEANOR	0.113	9,600	53,400		63,000	98.30%	9,766	54,323		64,090	FR - Fair	Yes	0.113						
276-00-00-17389-000	1735 GRAND AVE	KRUPP ARNOLD R	0.113	9,600	0		9,600	98.30%	9,766	0		9,766	AV - Average	Yes	0.113						
276-00-00-17390-000	1741 GRAND AVE	REYNOSO PRIMITIVO	0.113	9,600	54,400		64,000	98.30%	9,766	55,341		65,107	FR - Fair	Yes	0.113						
276-00-00-17391-000	1745 GRAND AVE	RAMOS SERGIO	0.113	9,600	33,400	1,900	44,900	98.30%	9,766	33,978	1,933	45,677	FR - Fair	Yes	0.113						
276-00-00-17392-000	1749 GRAND AVE	AJMA LLC	0.067	8,400	70,600		79,000	98.30%	8,545	71,821		80,366	FR - Fair	Yes	0.067						
276-00-00-17393-000	1753 GRAND AVE	AJMA LLC	0.078	5,900	0		5,900	98.30%	6,002	0		6,002	AV - Average	Yes	0.078						
276-00-00-17394-000	612 EIGHTEENTH ST	IDEAL INVESTMENTS REAL	0.081	9,200	68,800		78,000	98.30%	9,359	69,990		79,349	FA - Fair-Avg	Yes	0.081						
276-00-00-17395-000	1736 VILLA ST	REINDERS DANIEL R	0.109	9,600	65,400		75,000	98.30%	9,766	66,531		76,297	FR - Fair	Yes	0.109						
276-00-00-17396-000	1700 PARK AVE	TAYLOR JR GEORGE B	0.111	16,900	108,100		125,000	98.30%	17,192	109,969		127,162	AV - Average	Yes	0.111						
276-00-00-17397-000	1704 PARK AVE	HARVEY STEPHANIE L	0.110	23,200	81,800		105,000	98.30%	23,601	83,215		106,816	FA - Fair-Avg	Yes	0.110						
276-00-00-17398-000	1708 PARK AVE	SOOS MARK A	0.102	22,700	69,300		92,000	98.30%	23,093	70,498		93,591	AV - Average	Yes	0.102						
276-00-00-17399-000	1712 PARK AVE	ELIZABETH J JOHNSON REV	0.102	22,700	76,300		99,000	98.30%	23,093	77,620		100,712	GD - Good	No	0.000						
276-00-00-17400-000	1714 PARK AVE	SIFUENTES OSCAR	0.102	22,700	51,300		74,000	98.30%	23,093	52,187		75,280	AV - Average	Yes	0.102						
276-00-00-17401-000	1718 PARK AVE	LANSING NICOLAS S	0.102	16,000	112,000		128,000	98.30%	16,277	113,937		130,214	AV - Average	Yes	0.102						
276-00-00-17402-000	1722 PARK AVE	ORTIZ IVAN	0.102	22,700	53,300		76,000	98.30%	23,093	54,222		77,314	GD - Good	No	0.000						
276-00-00-17403-000	1724 PARK AVE	ESPADAZ JR ALBARO	0.102	22,700	68,300		91,000	98.30%	23,093	69,481		92,574	AV - Average	Yes	0.102						
276-00-00-17404-000	1732 PARK AVE	WALLACE ALAN B	0.102	22,700	76,300		99,000	98.30%	23,093	77,620		100,712	FA - Fair-Avg	Yes	0.102						
276-00-00-17405-000	1736 PARK AVE	HALBE GLEN A	0.102	22,700	89,300		112,000	98.30%	23,093	90,844		113,937	GD - Good	No	0.000						
276-00-00-17406-000	1740 PARK AVE	MILLER JOSEPH P	0.102	22,700	95,300		118,000	98.30%	23,093	96,948		120,041	VG - Very Good	No	0.000						
276-00-00-17407-000	1744 PARK AVE	LASSITER DWIGHT B	0.102	22,700	82,300		105,000	98.30%	23,093	83,723		106,816	VG - Very Good	No	0.000						
276-00-00-17408-000	1748 PARK AVE	BRITTEN BRETT W	0.102	22,700	84,300		107,000	98.30%	23,093	85,758		108,850	AV - Average	Yes	0.102						
276-00-00-17409-000	1752 PARK AVE	LOPEZ SABINA	0.102	22,700	60,300		83,000	98.30%	23,093	61,343		84,435	FA - Fair-Avg	Yes	0.102						
276-00-00-17410-000	1701 VILLA ST	HULKOFF ROBERT A	0.099	9,400	67,600		77,000	98.30%	9,563	68,769		78,332	AV - Average	Yes	0.099						
276-00-00-17411-000	1705 VILLA ST	HARGROVE CHARLES	0.099	9,400	78,600		88,000	98.30%	9,563	79,959		89,522	FA - Fair-Avg	Yes	0.099						
276-00-00-17412-000	1719 VILLA ST	AJMA LLC	0.099	9,400	66,600		76,000	98.30%	9,563	67,752		77,314	FA - Fair-Avg	Yes	0.099						
276-00-00-17413-000	1721 VILLA ST	SLACK MARINA M	0.099	9,400	86,600		96,000	98.30%	9,563	88,098		97,660	AV - Average	Yes	0.099						
276-00-00-17414-000	1727 VILLA ST	MARTINEZ SUSAN J	0.099	9,400	60,600		70,000	98.30%	9,563	61,648		71,211	FR - Fair	Yes	0.099						
276-00-00-17415-000	1731 VILLA ST	BLACK JOSEPHINE LIFE TEN	0.099	9,400	60,600		70,000	98.30%	9,563	61,648		71,211	FA - Fair-Avg	Yes	0.099						
276-00-00-17416-000	1709 VILLA ST	BILLUPS MARVELL	0.102	9,400	70,600		80,000	98.30%	9,563	71,821		81,384	AV - Average	Yes	0.102						
276-00-00-17417-000	1715 VILLA ST	AYALA ARNULFO	0.102	9,400	58,600		68,000	98.30%	9,563	59,613		69,176	FA - Fair-Avg	Yes	0.102						
276-00-00-17418-000	1711 VILLA ST	NAPOLES-ROSSA PEDRO O	0.102	9,400	67,600		77,000	98.30%	9,563	68,769		78,332	FA - Fair-Avg	Yes	0.102						
276-00-00-17419-000	1737 VILLA ST	QUINONES ANDY A	0.102	9,400	78,600		88,000	98.30%	9,563	79,959		89,522	AV - Average	Yes	0.102						
276-00-00-17420-000	1739 VILLA ST	CANADY SENINA L	0.102	9,400	72,600		82,000	98.30%	9,563	73,856		83,418	AV - Average	Yes	0.102						
276-00-00-17421-000	1741 VILLA ST	LOPEZ JR JUAN M	0.102	9,400	62,600		72,000	98.30%	9,563	63,683		73,245	FR - Fair	Yes	0.102						
276-00-00-17422-000	1745 VILLA ST	PINEDO JR JOSE L	0.102	9,400	54,600		64,000	98.30%	9,563	55,544		65,107	FR - Fair	Yes	0.102						
276-00-00-17423-000	1747 VILLA ST	DANZER LEE	0.068	8,200	39,800		48,000	98.30%	8,342	40,488		48,830	FA - Fair-Avg	Yes	0.068						
276-00-00-17424-000	514 EIGHTEENTH ST	HICKS SAMANTHA DEE MA	0.033	4,300	39,700		44,000	98.30%	4,374	40,387		44,761	FA - Fair-Avg	Yes	0.033						
276-00-00-17425-000	1702 COLLEGE AVE	ZENS PAUL H	0.231	46,400	251,600		298,000	98.30%	47,202	255,951		303,154	EX - Excellent	No	0.000						

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres				
276-00-00-17427-000	1720 COLLEGE AVE	APPLE JOHN	0.217	46,100	337,900	384,000	384,000	98.30%	46,897	343,744	0	390,641	EX - Excellent	No	0.000				
276-00-00-17431-000	1742 COLLEGE AVE	GARDNER ERIC P	0.138	29,000	236,000	265,000	265,000	98.30%	29,502	240,081	0	269,583	AV - Average	Yes	0.138				
276-00-00-17432-000	1746 COLLEGE AVE	GREELY GEOFFREY R	0.135	28,800	221,200	250,000	250,000	98.30%	29,298	225,025	0	254,323	EX - Excellent	No	0.000				
276-00-00-17433-000	410 EIGHTEENTH ST	RADFORD SEAN C	0.163	34,600	270,400	305,000	305,000	98.30%	35,198	275,076	0	310,275	EX - Excellent	No	0.000				
276-00-00-17434-000	412 EIGHTEENTH ST	YELTON-STANLEY GROVER	0.054	17,000	75,000	92,000	92,000	98.30%	17,294	76,297	0	93,591	AV - Average	Yes	0.054				
276-00-00-17435-000	1753 PARK AVE	MOZAWK RE SOLUTIONS L	0.054	17,100	57,900	75,000	75,000	98.30%	17,396	58,901	0	76,297	FA - Fair-Avg	Yes	0.054				
276-00-00-17436-000	1749 PARK AVE	KOST NANCY A	0.107	23,100	70,900	94,000	94,000	98.30%	23,499	72,126	0	95,626	AV - Average	Yes	0.107				
276-00-00-17437-000	1745 PARK AVE	SURENDONK MARGARET A	0.107	22,900	80,100	103,000	103,000	98.30%	23,296	81,485	0	104,781	AV - Average	Yes	0.107				
276-00-00-17438-000	1741 PARK AVE	COSTABILE JOHN A	0.105	22,900	80,100	103,000	103,000	98.30%	23,296	81,485	0	104,781	AV - Average	Yes	0.105				
276-00-00-17439-000	1735 PARK AVE	NOLL DORIAN L	0.092	22,000	74,000	96,000	96,000	98.30%	22,380	75,280	0	97,660	FR - Fair	Yes	0.092				
276-00-00-17440-000	1733 PARK AVE	CARLSON ANTHONY W	0.092	22,000	77,000	99,000	99,000	98.30%	22,380	78,332	0	100,712	AV - Average	Yes	0.092				
276-00-00-17441-000	1729 PARK AVE	OMELINA CAROLYN M	0.107	23,100	75,900	99,000	99,000	98.30%	23,499	77,213	0	100,712	FA - Fair-Avg	Yes	0.107				
276-00-00-17442-000	1725 PARK AVE	FLETCHER ROBERT K	0.107	23,100	86,900	110,000	110,000	98.30%	23,499	88,403	0	111,902	FA - Fair-Avg	Yes	0.107				
276-00-00-17443-000	1723 PARK AVE	SALINAS VALERIA A	0.107	23,100	74,900	98,000	98,000	98.30%	23,499	76,195	0	99,695	AV - Average	Yes	0.107				
276-00-00-17444-000	1719 PARK AVE	BELL WILLIAM K	0.107	23,100	82,900	106,000	106,000	98.30%	23,499	84,334	0	107,833	AV - Average	Yes	0.107				
276-00-00-17445-000	1715 PARK AVE	BRITTEN BRETT W	0.092	22,000	80,000	102,000	102,000	98.30%	22,380	81,384	0	103,764	GD - Good	No	0.000				
276-00-00-17446-000	1709 PARK AVE	BUTLER JAMES C	0.092	22,000	102,000	124,000	124,000	98.30%	22,380	103,764	0	126,144	AG - Avg-Good	No	0.000				
276-00-00-17447-000	1705 PARK AVE	GAINSFORD MATTHEW J P	0.055	17,400	69,600	87,000	87,000	98.30%	17,701	70,804	0	88,505	FA - Fair-Avg	Yes	0.055				
276-00-00-17448-000	419 SEVENTEENTH ST	BISLEW WILLIAM F	0.151	22,700	98,300	121,000	121,000	98.30%	23,093	100,000	0	123,093	FA - Fair-Avg	Yes	0.151				
276-00-00-17448-001	1728 COLLEGE AVE	MOES JAMES M	0.217	46,100	299,900	346,000	346,000	98.30%	46,897	305,086	0	351,984	EX - Excellent	No	0.000				
276-00-00-17448-002	1708 COLLEGE AVE	MANLY LORI J	0.248	37,200	178,800	216,000	216,000	98.30%	37,843	181,892	0	219,736	EX - Excellent	No	0.000				
276-00-00-17448-005	1730 COLLEGE AVE	ACTION REAL ESTATE INVS	0.248	46,400	169,600	216,000	216,000	98.30%	47,202	172,533	0	219,736	AV - Average	Yes	0.248				
276-00-00-17449-000	1703 COLLEGE AVE	SCHMIDT JESSICA	0.199	39,400	154,600	194,000	194,000	98.30%	40,081	157,274	0	197,355	FA - Fair-Avg	Yes	0.199				
276-00-00-17450-000	1711 COLLEGE AVE	MAZUR JOHN P	0.149	30,200	211,800	242,000	242,000	98.30%	30,722	215,463	0	246,185	EX - Excellent	No	0.000				
276-00-00-17451-000	1715 COLLEGE AVE	MC SHANE MICHAEL	0.115	23,200	201,800	225,000	225,000	98.30%	23,601	205,290	0	228,891	EX - Excellent	No	0.000				
276-00-00-17452-000	1719 COLLEGE AVE	GLEICHAUF BRIAN R	0.172	34,800	195,200	230,000	230,000	98.30%	35,402	198,576	0	233,978	AG - Avg-Good	No	0.000				
276-00-00-17453-000	1723 COLLEGE AVE	BRITTEN BRETT W	0.183	38,500	151,500	190,000	190,000	98.30%	39,166	154,120	0	193,286	EX - Excellent	No	0.000				
276-00-00-17454-000	1729 COLLEGE AVE	SCHINKOWITZ JOAN	0.219	42,700	185,300	228,000	228,000	98.30%	43,438	188,505	0	231,943	EX - Excellent	No	0.000				
276-00-00-17455-000	1737 COLLEGE AVE	VAKOS SHIRLEY L	0.191	38,300	161,700	200,000	200,000	98.30%	38,962	164,496	0	203,459	AV - Average	Yes	0.191				
276-00-00-17456-000	1747 COLLEGE AVE	RUXTON CAROL R	0.191	38,700	204,300	243,000	243,000	98.30%	39,369	207,833	0	247,202	EX - Excellent	No	0.000				
276-00-00-17457-000	1753 COLLEGE AVE	KLAREN WILLIAM D	0.191	38,700	232,300	271,000	271,000	98.30%	39,369	236,317	0	275,687	EX - Excellent	No	0.000				
276-00-00-17458-000	1750 WISCONSIN AVE	KEE THOMAS R	0.191	38,700	199,300	238,000	238,000	98.30%	39,369	202,747	0	242,116	EX - Excellent	No	0.000				
276-00-00-17459-000	1744 WISCONSIN AVE	KOENICK MATTHEW A	0.096	19,700	143,300	163,000	163,000	98.30%	20,041	145,778	0	165,819	EX - Excellent	No	0.000				
276-00-00-17460-000	1742 WISCONSIN AVE	CARTER JANET A	0.096	20,100	157,900	178,000	178,000	98.30%	20,448	160,631	0	181,078	EX - Excellent	No	0.000				
276-00-00-17461-000	1738 WISCONSIN AVE	SCHATTNER GISELA REV TR	0.199	40,200	162,800	203,000	203,000	98.30%	40,895	165,615	0	206,511	EX - Excellent	No	0.000				
276-00-00-17462-000	1734 WISCONSIN AVE	WARD TERESA M	0.111	22,400	170,600	193,000	193,000	98.30%	22,787	173,550	0	196,338	EX - Excellent	No	0.000				
276-00-00-17463-000	1730 WISCONSIN AVE	LOOMIS NEIL W	0.218	44,100	273,900	318,000	318,000	98.30%	44,863	278,637	0	323,499	EX - Excellent	No	0.000				
276-00-00-17464-000	1722 WISCONSIN AVE	POWER DAVID P	0.115	23,200	156,800	180,000	180,000	98.30%	23,601	159,512	0	183,113	EX - Excellent	No	0.000				
276-00-00-17465-000	1718 WISCONSIN AVE	DEAN JOSEPH	0.122	23,200	166,800	190,000	190,000	98.30%	23,601	169,685	0	193,286	GD - Good	No	0.000				
276-00-00-17466-000	1710 WISCONSIN AVE	WELLS REV TRUST	0.115	23,200	214,800	238,000	238,000	98.30%	23,601	218,515	0	242,116	EX - Excellent	No	0.000				
276-00-00-17467-000	1710 WISCONSIN AVE	MAHDI YASIN R	0.161	35,800	192,200	228,000	228,000	98.30%	36,419	195,524	0	231,943	AG - Avg-Good	No	0.000				
276-00-00-17468-000	1700 WISCONSIN AVE	GHUARI JEHAN M	0.189	31,900	175,100	207,000	207,000	98.30%	32,452	178,128	0	210,580	GD - Good	No	0.000				
276-00-00-17470-000	1705 WISCONSIN AVE	RICE CHARLES A	0.194	29,800	251,200	282,040	282,040	98.30%	30,315	255,544	1,058	286,918	EX - Excellent	No	0.000				
276-00-00-17471-000	1709 WISCONSIN AVE	BRAUN CHRISTOPHER J	0.192	29,600	268,400	298,000	298,000	98.30%	30,112	273,042	0	303,154	EX - Excellent	No	0.000				
276-00-00-17472-000	1711 WISCONSIN AVE	LEWIS HERMAN	0.190	29,700	273,300	303,000	303,000	98.30%	30,214	278,026	0	308,240	VG - Very Good	No	0.000				

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information			Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation				
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres
276-00-00-17473-000	1715 WISCONSIN AVE	LEWIS HERMAN	0.188	29,700	17,300		47,000	98.30%	30,214	17,599	0	47,813	VP - Very Poor	Yes	0.188
276-00-00-17474-000	1725 WISCONSIN AVE	JOHNSON, S C AND SON IN	0.562	92,700	688,300		781,000	98.30%	94,303	700,203	0	794,507	EX - Excellent	No	0.000
276-00-00-17475-000	1737 WISCONSIN AVE	JOHNSON, S C AND SON IN	0.871	122,300	386,700		509,000	98.30%	124,415	393,388	0	517,803	EX - Excellent	No	0.000
276-00-00-17478-000	1805 WISCONSIN AVE	RACINE, CITY OF	0.065	0	0		0	98.30%	0	0	0	0	AV - Average	Yes	0.065
276-00-00-17478-002	1701 WISCONSIN AVE	MOES JAMES M	0.196	29,700	241,300		271,000	98.30%	30,214	245,473	0	275,687	EX - Excellent	No	0.000
276-00-00-17479-000	1800 WISCONSIN AVE	HOUSE KIM G	0.145	34,400	203,600		238,000	98.30%	34,995	207,121	0	242,116	VG - Very Good	No	0.000
276-00-00-17480-000	1808 WISCONSIN AVE	HOFFMAN EDGAR L	0.188	38,000	294,000		332,000	98.30%	38,657	299,084	0	337,742	EX - Excellent	No	0.000
276-00-00-17481-000	1801 COLLEGE AVE	FAHY CATHAL L	0.172	26,200	251,800		278,000	98.30%	26,653	256,155	0	282,808	EX - Excellent	No	0.000
276-00-00-17482-000	1805 COLLEGE AVE	PAYNE ANTHONY J	0.168	33,900	224,100		258,000	98.30%	34,486	227,976	0	262,462	EX - Excellent	No	0.000
276-00-00-17485-000	1800 COLLEGE AVE	O'TOOL PATRICK J	0.131	24,400	241,600		266,000	98.30%	24,822	245,778	0	270,600	AV - Average	Yes	0.131
276-00-00-17486-000	1806 COLLEGE AVE	BLASKO TANYA N	0.180	33,700	269,300		303,000	98.30%	34,283	273,957	0	308,240	VG - Very Good	No	0.000
276-00-00-17487-000	1812 COLLEGE AVE	SHARP MICHAEL D	0.186	34,800	225,200		260,000	98.30%	35,402	229,095	0	264,496	EX - Excellent	No	0.000
276-00-00-17488-000	1818 COLLEGE AVE	NEWTON MICHAEL	0.107	23,100	106,900		130,000	98.30%	23,499	108,749	0	132,248	EX - Excellent	No	0.000
276-00-00-17489-000	1822 COLLEGE AVE	SULLIVAN E SONIA	0.107	23,100	154,900		178,000	98.30%	23,499	157,579	0	181,078	EX - Excellent	No	0.000
276-00-00-17490-000	1824 COLLEGE AVE	DODDRIDGE GREGORY	0.159	29,700	180,300		210,000	98.30%	30,214	183,418	0	213,632	FA - Fair-Avg	Yes	0.159
276-00-00-17491-000	1825 PARK AVE	HEWITT DAVID H	0.103	24,800	78,200		103,000	98.30%	25,229	79,552	0	104,781	VG - Very Good	No	0.000
276-00-00-17492-000	1817 PARK AVE	FELDMANN MARK A	0.108	23,100	87,900		111,000	98.30%	23,499	89,420	0	112,920	GD - Good	No	0.000
276-00-00-17493-000	1815 PARK AVE	BENN CARLA J A/K/A	0.108	23,100	80,900		104,000	98.30%	23,499	82,299	0	105,799	AV - Average	Yes	0.108
276-00-00-17494-000	1811 PARK AVE	BRAGIEL TERRANCE R	0.138	33,100	100,900		134,000	98.30%	33,672	102,645	0	136,317	FA - Fair-Avg	Yes	0.138
276-00-00-17495-000	1807 PARK AVE	MEDDY SR ROBERT	0.135	33,100	71,900		105,000	98.30%	33,672	76,602	0	106,816	GD - Good	No	0.000
276-00-00-17496-000	1801 PARK AVE	ROBERTS LEE B	0.095	22,000	80,000		102,000	98.30%	22,380	81,384	0	103,764	VG - Very Good	No	0.000
276-00-00-17497-000	1802 PARK AVE	PRATT CARA J	0.102	22,700	96,300		119,000	98.30%	23,093	97,965	0	121,058	GD - Good	No	0.000
276-00-00-17498-000	1806 PARK AVE	RIZZO CHARLES E	0.102	22,700	85,300		108,000	98.30%	23,093	86,775	0	109,868	AV - Average	Yes	0.102
276-00-00-17499-000	1810 PARK AVE	DUNLOP KEVIN	0.102	22,700	110,300		133,000	98.30%	23,093	112,208	0	135,300	FA - Fair-Avg	Yes	0.102
276-00-00-17500-000	1814 PARK AVE	MC CLENDON MARTIN P	0.102	22,700	75,300		98,000	98.30%	23,093	76,602	0	99,695	EX - Excellent	No	0.000
276-00-00-17501-000	1816 PARK AVE	TAYLOR JACK G	0.102	22,700	53,300		76,000	98.30%	23,093	54,222	0	77,314	GD - Good	No	0.000
276-00-00-17502-000	1820 PARK AVE	GUSTIN RUSSELL D	0.102	22,700	91,300		114,000	98.30%	23,093	92,879	0	115,972	AV - Average	Yes	0.102
276-00-00-17503-000	1826 PARK AVE	HEWITT DAVID H	0.102	22,700	48,300		71,000	98.30%	23,093	49,135	0	72,228	AV - Average	Yes	0.102
276-00-00-17504-000	1830 PARK AVE	FOGARTY DAVID M	0.102	22,700	90,300		113,000	98.30%	23,093	91,862	0	114,954	VG - Very Good	No	0.000
276-00-00-17505-000	1801 VILLA ST	PAYNE GERALDINE LIFE TEI	0.074	8,400	39,600		48,000	98.30%	8,545	40,285	0	48,830	FR - Fair	Yes	0.074
276-00-00-17506-000	513 EIGHTEENTH ST	ROMAN CASTANON JOSUE	0.058	6,600	77,400		84,000	98.30%	6,714	78,739	0	85,453	FR - Fair	Yes	0.058
276-00-00-17507-000	1805 VILLA ST	GOMEZ PAULA	0.074	8,400	70,600		79,000	98.30%	8,545	71,821	0	80,366	AV - Average	Yes	0.074
276-00-00-17508-000	1809 VILLA ST	RODRIGUEZ IUAN J	0.102	9,400	68,600		78,000	98.30%	9,563	69,786	0	79,349	FA - Fair-Avg	Yes	0.102
276-00-00-17509-000	1813 VILLA ST	FERRILL JERRY G	0.102	9,400	77,600		87,000	98.30%	9,563	78,942	0	88,505	FA - Fair-Avg	Yes	0.102
276-00-00-17510-000	1817 VILLA ST	BERRYHILL ERIC J	0.102	9,400	61,600		71,000	98.30%	9,563	62,665	0	72,228	FR - Fair	Yes	0.102
276-00-00-17511-000	1821 VILLA ST	CRUZ ENRIQUE	0.102	9,400	79,600		89,000	98.30%	9,563	80,977	0	90,539	FR - Fair	Yes	0.102
276-00-00-17512-000	1831 VILLA ST	GARCIA EVEIN	0.102	9,400	60,600		70,000	98.30%	9,563	61,648	0	71,211	FA - Fair-Avg	Yes	0.102
276-00-00-17513-000	1835 VILLA ST	BORRELLI CARLENE M	0.102	9,400	48,600		58,000	98.30%	9,563	49,440	0	59,003	FA - Fair-Avg	Yes	0.102
276-00-00-17514-000	1839 VILLA ST	REED LUELLA	0.102	9,400	66,600		76,000	98.30%	9,563	67,752	0	77,314	AV - Average	Yes	0.102
276-00-00-17515-000	1841 VILLA ST	REYHEART KATHLEEN	0.102	9,400	77,600		87,000	98.30%	9,563	78,942	0	88,505	FA - Fair-Avg	Yes	0.102
276-00-00-17516-000	516 DE KOVEN AVE	KRAUSE KEVIN R	0.100	11,600	100,400		112,000	98.30%	11,801	102,136	0	113,937	AV - Average	Yes	0.100
276-00-00-17517-000	514 DE KOVEN AVE	MARKS CARL W	0.100	11,600	96,400		108,000	98.30%	11,801	98,067	0	109,868	AV - Average	Yes	0.100
276-00-00-17518-000	508 DE KOVEN AVE	DJ PRIEST BENSON	0.062	18,000	80,000		98,000	98.30%	18,311	81,384	0	99,695	GD - Good	No	0.000
276-00-00-17519-000	510 DE KOVEN AVE	SCHNUR STEVEN	0.078	21,700	67,300		89,000	98.30%	22,075	68,464	0	90,539	AV - Average	Yes	0.078
276-00-00-17520-000	1842 PARK AVE	NUNEZ ANTHONY	0.066	19,300	71,700		91,000	98.30%	19,634	72,940	0	92,574	AG - Avg-Good	No	0.000



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information				Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	Acres
276-00-00-17521-000	1840 PARK AVE	CHAPMAN PATRICK C	0.102	22,800	83,200	106,000	106,000	98.30%	23,194	84,639	0	107,833	GD - Good	No	0.000
276-00-00-17522-000	1838 PARK AVE	NIELSEN MARK F	0.102	22,800	93,200	116,000	116,000	98.30%	23,194	94,812	0	118,006	VG - Very Good	No	0.000
276-00-00-17523-000	1801 GRAND AVE	RAMIREZ OTTERO NORMA I	0.102	9,400	109,600	119,000	119,000	98.30%	9,563	111,495	0	121,058	PR - Poor	Yes	0.102
276-00-00-17524-000	1805 GRAND AVE	ORTIZ IVAN M	0.102	9,400	60,600	70,000	70,000	98.30%	9,563	61,648	0	71,211	FA - Fair-Avg	Yes	0.102
276-00-00-17525-000	1811 GRAND AVE	UNDERWOOD WILLIAM L F	0.102	9,400	73,600	83,000	83,000	98.30%	9,563	74,873	0	84,435	PR - Poor	Yes	0.102
276-00-00-17526-000	1813 GRAND AVE	PADILLA JUAN	0.102	9,400	54,600	64,000	64,000	98.30%	9,563	55,544	0	65,107	FR - Fair	Yes	0.102
276-00-00-17527-000	1817 GRAND AVE	PADILLA JUAN	0.102	9,400	53,600	63,000	63,000	98.30%	9,563	54,527	0	64,090	FA - Fair-Avg	Yes	0.102
276-00-00-17528-000	1823 GRAND AVE	MALDONADO FABIAN	0.102	9,400	60,600	70,000	70,000	98.30%	9,563	61,648	0	71,211	FR - Fair	Yes	0.102
276-00-00-17529-000	1825 GRAND AVE	LIGHT MICHAEL J	0.102	9,400	40,600	50,000	50,000	98.30%	9,563	41,302	0	50,865	FR - Fair	Yes	0.102
276-00-00-17530-000	1831 GRAND AVE	GOMEZ JOSE F	0.102	9,400	53,600	63,000	63,000	98.30%	9,563	54,527	0	64,090	FA - Fair-Avg	Yes	0.102
276-00-00-17531-000	1835 GRAND AVE	MATRANGA ANTHONY E A	0.102	9,400	50,600	60,000	60,000	98.30%	9,563	51,475	0	61,038	FR - Fair	Yes	0.102
276-00-00-17532-000	1839 GRAND AVE	MARTINEZ RUBEN G	0.102	9,400	86,600	96,000	96,000	98.30%	9,563	88,098	0	97,660	PR - Poor	Yes	0.102
276-00-00-17533-000	618 DE KOVEN AVE	ESCH MARK C	0.063	8,100	72,900	81,000	81,000	98.30%	8,240	74,161	0	82,401	FA - Fair-Avg	Yes	0.063
276-00-00-17534-000	614 DE KOVEN AVE	PIORO DAVID J	0.071	7,500	76,500	84,000	84,000	98.30%	7,630	77,823	0	85,453	FR - Fair	Yes	0.071
276-00-00-17535-000	610 DE KOVEN AVE	PIORO DAVID J	0.065	7,600	76,400	84,000	84,000	98.30%	7,731	77,721	0	85,453	FR - Fair	Yes	0.065
276-00-00-17536-000	1844 VILLA ST	SERVANTEZ JESSICA NICOL	0.097	8,900	50,100	59,000	59,000	98.30%	9,054	50,966	0	60,020	FA - Fair-Avg	Yes	0.097
276-00-00-17537-000	1840 VILLA ST	FOSTER JAMES R	0.102	9,400	69,600	79,000	79,000	98.30%	9,563	70,804	0	80,366	FA - Fair-Avg	Yes	0.102
276-00-00-17538-000	1838 VILLA ST	MATUS JUDITH G	0.105	9,400	100,600	110,000	110,000	98.30%	9,563	102,340	0	111,902	PR - Poor	Yes	0.105
276-00-00-17539-000	1832 VILLA ST	NELSON BERE A	0.100	9,200	83,800	93,000	93,000	98.30%	9,359	85,249	0	94,608	FA - Fair-Avg	Yes	0.100
276-00-00-17540-000	1828 VILLA ST	GRAVES MICHAEL	0.102	9,400	77,600	87,000	87,000	98.30%	9,563	78,942	0	98,505	FA - Fair-Avg	Yes	0.102
276-00-00-17541-000	1824 VILLA ST	SMITH PINKIE	0.102	9,400	79,600	89,000	89,000	98.30%	9,563	80,977	0	90,539	FA - Fair-Avg	Yes	0.102
276-00-00-17542-000	1820 VILLA ST	RAWIKAR NICHOLAS	0.102	9,400	61,600	71,000	71,000	98.30%	9,563	62,665	0	72,228	PR - Poor	Yes	0.102
276-00-00-17543-000	1816 VILLA ST	JANA WISCONSIN PROPERT	0.102	9,400	66,600	76,000	76,000	98.30%	9,563	67,752	0	77,314	FA - Fair-Avg	Yes	0.102
276-00-00-17544-000	1814 VILLA ST	RACINE MUTUAL HOUSING	0.102	0	0	0	0	98.30%	0	0	0	0	FR - Fair	Yes	0.102
276-00-00-17545-000	1808 VILLA ST	ALAN INVESTMENTS III LLC	0.102	9,400	74,600	84,000	84,000	98.30%	9,563	75,890	0	85,453	FA - Fair-Avg	Yes	0.102
276-00-00-17546-000	1804 VILLA ST	CARRINGTON MORTGAGE	0.102	9,400	79,600	89,000	89,000	98.30%	9,563	80,977	0	90,539	FA - Fair-Avg	Yes	0.102
276-00-00-17547-000	1800 VILLA ST	ERNST GLENN O	0.102	9,400	86,600	96,000	96,000	98.30%	9,563	88,098	0	97,660	FR - Fair	Yes	0.102
276-00-00-17548-000	1801 CENTER ST	CRUZ RAMON M	0.102	9,400	63,600	73,000	73,000	98.30%	9,563	64,700	0	74,262	FR - Fair	Yes	0.102
276-00-00-17549-000	1805 CENTER ST	SUPAL CHRISTINE	0.102	9,400	20,600	30,000	30,000	98.30%	9,563	20,956	0	30,519	FR - Fair	Yes	0.102
276-00-00-17550-000	1809 CENTER ST	RW 1809 CENTER LLC	0.102	9,400	25,600	35,000	35,000	98.30%	9,563	26,043	0	35,605	FR - Fair	Yes	0.102
276-00-00-17551-000	1813 CENTER ST	GARCIA RAUL	0.102	9,400	50,600	60,000	60,000	98.30%	9,563	51,475	0	61,038	FR - Fair	Yes	0.102
276-00-00-17552-000	1817 CENTER ST	WILLIAMS JOHN	0.102	9,400	49,600	59,000	59,000	98.30%	9,563	50,458	0	60,020	AV - Average	Yes	0.102
276-00-00-17553-000	1821 CENTER ST	CRAIG SCOTT	0.102	9,400	34,600	44,000	44,000	98.30%	9,563	35,198	0	44,761	FR - Fair	Yes	0.102
276-00-00-17554-000	1825 CENTER ST	DE LA CRUZ APOLINAR	0.102	9,400	70,600	80,000	80,000	98.30%	9,563	71,821	0	81,384	FR - Fair	Yes	0.102
276-00-00-17555-000	1829 CENTER ST	HOAGLUND JANIS A	0.102	9,400	38,600	48,000	48,000	98.30%	9,563	39,268	0	48,830	PR - Poor	Yes	0.102
276-00-00-17556-000	1835 CENTER ST	TAYLOR OZELL	0.128	11,800	57,200	69,000	69,000	98.30%	12,004	58,189	0	70,193	FR - Fair	Yes	0.128
276-00-00-17557-000	1839 CENTER ST	GARCIA LETICIA PACHECO	0.082	7,500	62,500	70,000	70,000	98.30%	7,630	63,581	0	71,211	AV - Average	Yes	0.082
276-00-00-17558-000	1841 CENTER ST	LOW COST RENTING LLC	0.097	8,400	58,600	67,000	67,000	98.30%	8,545	59,613	0	68,159	FA - Fair-Avg	Yes	0.097
276-00-00-17559-000	712 DE KOVEN AVE	RODE BIANCA	0.097	9,400	45,600	55,000	55,000	98.30%	9,563	46,389	0	55,951	GD - Good	No	0.000
276-00-00-17563-000	1836 GRAND AVE	ESCH MARK C	0.102	9,400	69,600	79,000	79,000	98.30%	9,563	70,804	0	80,366	AV - Average	Yes	0.102
276-00-00-17565-000	1824 GRAND AVE	BROWN KATINA	0.068	6,100	62,900	69,000	69,000	98.30%	6,205	63,988	0	70,193	AV - Average	Yes	0.068
276-00-00-17566-000	1822 GRAND AVE	BENITEZ RODRIGO	0.068	6,100	61,900	68,000	68,000	98.30%	6,205	62,970	0	69,176	AV - Average	Yes	0.068
276-00-00-17567-000	1820 GRAND AVE	FLORES MICHAEL W	0.068	6,100	61,900	68,000	68,000	98.30%	6,205	62,970	0	69,176	AV - Average	Yes	0.068
276-00-00-17568-000	1816 GRAND AVE	SOTO JOSE	0.102	9,400	69,600	79,000	79,000	98.30%	9,563	70,804	0	80,366	FR - Fair	Yes	0.102





City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Base Property Information										Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres				
276-00-00-17569-000	1812 GRAND AVE	IONES TERRENCE W	0.102	9,400	74,600		84,000	98.30%	9,563	75,890		85,453	FA - Fair-Avg	Yes	0.102				
276-00-00-17570-000	1808 GRAND AVE	HICKS SR FRED E AND BOBI	0.102	9,400	45,600		55,000	98.30%	9,563	46,389		55,951	PR - Poor	Yes	0.102				
276-00-00-17571-000	1806 GRAND AVE	THOMAS LARRY TRUST	0.066	8,000	63,000		71,000	98.30%	8,138	64,090		72,228	FR - Fair	Yes	0.066				
276-00-00-17572-000	711 EIGHTEENTH ST	PEREZ CARLOS A	0.074	8,400	48,600		57,000	98.30%	8,545	49,440		57,986	FA - Fair-Avg	Yes	0.074				
276-00-00-17573-000	1800 GRAND AVE	AUCIA VILLA REALTY INC	0.066	8,000	59,000		67,000	98.30%	8,138	60,020		68,159	FA - Fair-Avg	Yes	0.066				
276-00-00-17573-002	700 DE KOVEN AVE	CONLEE EMYTH E	0.092	8,700	65,300		74,000	98.30%	8,850	66,429		75,280	PR - Poor	Yes	0.092				
276-00-00-17573-003	704 DE KOVEN AVE	LAZAREVIC MILISAV	0.109	8,900	70,100		79,000	98.30%	9,054	71,312		80,366	FR - Fair	Yes	0.109				
276-00-00-17573-004	708 DE KOVEN AVE	NOBLE LAWRENCE M	0.101	8,900	60,100		69,000	98.30%	9,054	61,139		70,193	FR - Fair	Yes	0.101				
276-00-00-17686-000	1815 COLLEGE AVE	BLASKO JOHN E	0.244	49,300	312,700		362,000	98.30%	50,153	318,108		368,260	EX - Excellent	No	0.000				
276-00-00-17687-000	1819 COLLEGE AVE	LEWIS RICHARD AND ROSE	0.144	29,000	317,000		346,000	98.30%	29,502	322,482		351,984	EX - Excellent	No	0.000				
276-00-00-17688-000	1823 COLLEGE AVE	WEIGLEIN ROBERT J	0.144	29,000	225,000		254,000	98.30%	29,502	228,891		258,393	AV - Average	Yes	0.144				
276-00-00-17689-000	1831 COLLEGE AVE	SAULS MARY LOIS	0.242	51,400	337,600		389,000	98.30%	52,289	343,438		395,727	EX - Excellent	No	0.000				
276-00-00-17690-000	1841 COLLEGE AVE	HUGHES MICHAEL	0.138	29,000	161,000		190,000	98.30%	29,502	163,784		193,286	EX - Excellent	No	0.000				
276-00-00-17691-000	324 DE KOVEN AVE	MEKEMSON DANIEL J	0.138	29,000	404,000		433,000	98.30%	29,502	410,987		440,488	EX - Excellent	No	0.000				
276-00-00-17692-000	306 DE KOVEN AVE	RENCH GEOFFREY B	0.151	30,500	357,500		387,000	98.30%	31,027	363,683		394,710	VG - Very Good	No	0.000				
276-00-00-17693-000	1844 WISCONSIN AVE	HESS SCOTT E	0.239	46,400	340,600		387,000	98.30%	47,202	346,490		393,693	EX - Excellent	No	0.000				
276-00-00-17694-000	1824 WISCONSIN AVE	HEWMIG KEITH A	0.167	32,700	238,300		271,000	98.30%	33,266	242,421		275,687	EX - Excellent	No	0.000				
276-00-00-17695-000	1818 WISCONSIN AVE	SANNI KRISTINE C	0.115	23,200	133,800		157,000	98.30%	23,601	136,114		159,715	EX - Excellent	No	0.000				
276-00-00-17696-000	1816 WISCONSIN AVE	NELSON JAMES F	0.115	23,200	176,800		200,000	98.30%	23,601	179,858		203,459	EX - Excellent	No	0.000				
276-00-00-17697-000	1814 WISCONSIN AVE	MURPHY DEBRA R	0.115	23,200	160,800		184,000	98.30%	23,601	163,581		187,182	EX - Excellent	No	0.000				
276-00-00-17698-000	1810 WISCONSIN AVE	YAGELSKI THOMAS R	0.115	23,200	187,800		211,000	98.30%	23,601	191,048		214,649	EX - Excellent	No	0.000				
276-00-00-17700-000	1829 PARK AVE	WAGNER JON F	0.123	26,500	87,500		114,000	98.30%	26,958	89,013		115,972	AG - Avg-Good	No	0.000				
276-00-00-17701-000	416 DE KOVEN AVE	HANSEN TIMOTHY E	0.396	54,500	135,500		190,000	98.30%	55,443	137,843		193,286	VG - Very Good	No	0.000				
276-00-00-17702-000	408 DE KOVEN AVE	KISKA TIMOTHY J	0.090	22,600	215,400		238,000	98.30%	22,991	219,125		242,116	EX - Excellent	No	0.000				
276-00-00-17703-000	404 DE KOVEN AVE	REQUEJO ARNULFO S	0.161	40,400	305,600		346,000	98.30%	41,099	310,885		351,984	EX - Excellent	No	0.000				
276-00-00-17704-000	1846 COLLEGE AVE	GUNDERSON WILLIAM C	0.116	24,800	191,200		216,000	98.30%	25,229	194,507		219,736	EX - Excellent	No	0.000				
276-00-00-17705-000	1842 COLLEGE AVE	SHARPE II JOHN W	0.134	28,800	204,200		233,000	98.30%	29,298	207,731		237,030	EX - Excellent	No	0.000				
<b>Total Acreage 125.60</b>				17,745,800	84,603,000	46,990	102,395,790		18,052,696	86,066,124	47,803	<b>Estimated Base Value 104,166,623</b>		0	0	80.010			
														0.00%	0.00%	63.70%			