

**SUBJECT PROPERTY 3201 MOORLAND AVE**



**PARCEL NUMBER-----23596000**  
**ADDRESS.....3201 Moorland Ave**  
**ASSESSED VALUE.....\$151,000/\$99.87 square foot**  
**STYLE.....Old Style 1 story with finished attic**  
**SIZE.....1512 square feet**  
**EXTERIOR.....Wood**  
**YR BUILT.....1927**  
**GARAGE.....12 x 20 Attached**  
**ROOMS..... 3 Bd -1 Bath - 3 Rooms**  
**CONDITION.....Average**

**COMPARABLE #1**



**PARCEL NUMBER.....23420000**  
**ADDRESS.....3105 Taylor Ave**  
**SALES PRICE..... \$160,000 3/29/2021/\$76.08 sq ft**  
**STYLE.....Old Style 2 story**  
**SIZE.....2,103 square feet**  
**EXTERIOR.....Wood**  
**YR BUILT.....1927**  
**GARAGE.....20 x 20 Attached**  
**ROOMS..... 3 Bd -1.5 Bath - 4 Rooms**  
**CONDITION.....Average**

## COMPARABLE #2

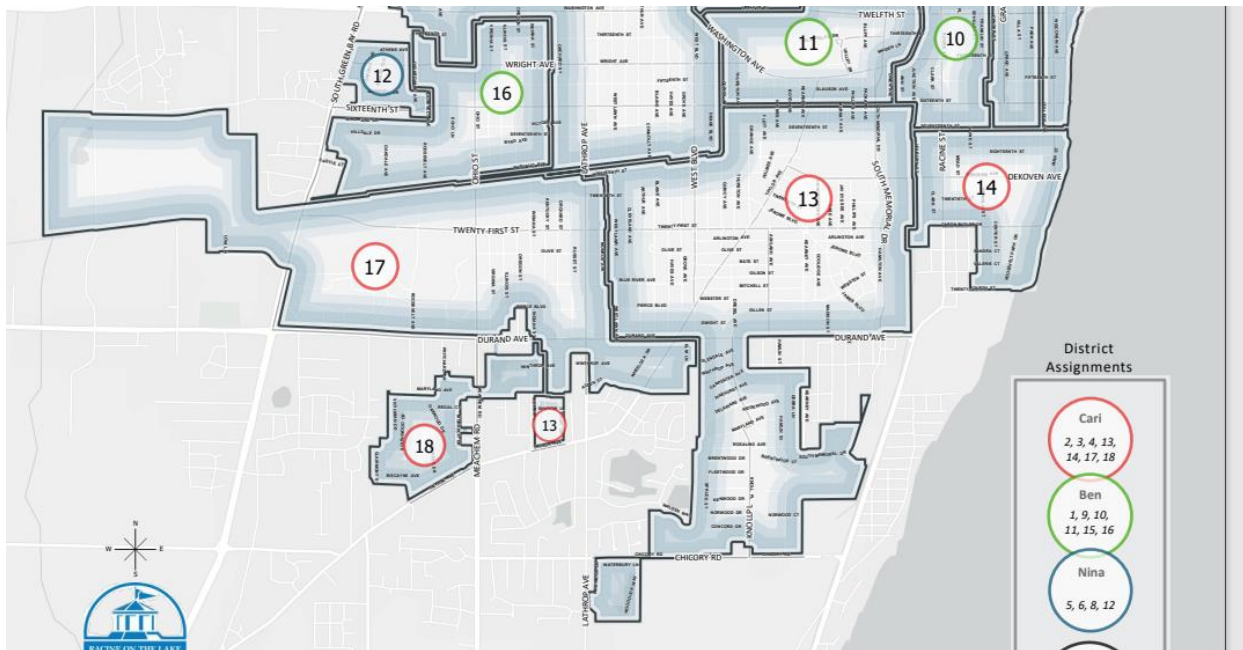


**PARCEL NUMBER.....23127000**  
**ADDRESS.....2113 Kentucky St**  
**SALES PRICE.....\$129,900 2/17/2021 / \$93.99 sq ft**  
**STYLE..... 1.5 story**  
**SIZE.....1,382 square feet**  
**EXTERIOR.....Vinyl siding**  
**YR BUILT.....1944**  
**GARAGE.....16 x 22 Detached**  
**ROOMS.....3 Bd – 2 Bath – 2 Rooms**  
**CONDITION.....Average**

**COMPARABLE #3**



**PARCEL NUMBER..... 23153000**  
**ADDRESS.....2121 Indiana St**  
**SALES PRICE.....\$121,948 3/29/2021 / \$110.46 sq ft**  
**Allocated sales price included 2 lots total \$160,000**  
**STYLE.....Cape Cod 1 story**  
**SIZE.....1,104 square feet**  
**EXTERIOR.....Vinyl siding**  
**YR BUILT.....1925**  
**GARAGE.....2.5 Car Detached**  
**ROOMS.....3 Bd - 1 Bath – 3 Rooms**  
**CONDITION.....Average**



The subject property is a 3 bedroom 1 bathroom 1 story with finished attic located in District 17 built in 1927. The subject property has standard amenities and is in average condition.

The comparable sales listed above are all located in the same District #17. All of the comparable sales sold in 2021. The 3 comparable sales are all arm's length sales and fair market transactions.

The sales prices range from \$160,000 which is for a larger home to the \$120,000's for smaller homes as compared to the subject property.

I spoke with the property owner via phone on May 17, 2022. The property owner was concerned about her taxes increasing. After speaking to the property owner about her 2022 assessment, she told me she was going to withdraw her intent to file an objection with the Board of Review on May 18, 2022.

On June 1, 2022 I did an exterior street view inspection of 3201 Moorland Ave. The roof and windows are in average condition. The exterior is wood. There is a deck and attached garage. Overall the condition rating is average which indicates normal wear and tear.

The real estate market in 2021 was strong and continues to be strong with sales up 10% to over 20% in Racine. In 2022, City of Racine property owners saw an average market adjustment of 10%. I believe the 2022 assessment of \$151,000 for the subject property is fair and equitable.