

**SUBJECT PROPERTY 2025 DEANE BLVD**



**PARCEL NUMBER-----14295000**  
**ADDRESS-----2025 Deane Blvd**  
**ASSESSED VALUE-----\$86,000/\$93.68 square foot**  
**STYLE-----Old Style 1 story with attic**  
**SIZE-----918 square feet**  
**EXTERIOR-----Vinyl siding**  
**YR BUILT-----1924**  
**GARAGE-----14 x 22 Detached**  
**ROOMS-----2 Bd -1 Bath - 2 Rooms**  
**CONDITION-----Average**

**COMPARABLE #1**



**PARCEL NUMBER..... 14490000**  
**ADDRESS.....2024 Deane Blvd**  
**SALES PRICE.....\$144,000 3/11/2021 / \$130.67 sq ft**  
**STYLE.....Old Style 1 story**  
**SIZE.....1,102 square feet**  
**EXTERIOR.....Vinyl siding**  
**YR BUILT.....1926**  
**GARAGE.....18 x 18 Detached**  
**ROOMS.....2 Bd - 1 Bath – 3 Rooms**  
**CONDITION.....Good**

## COMPARABLE #2

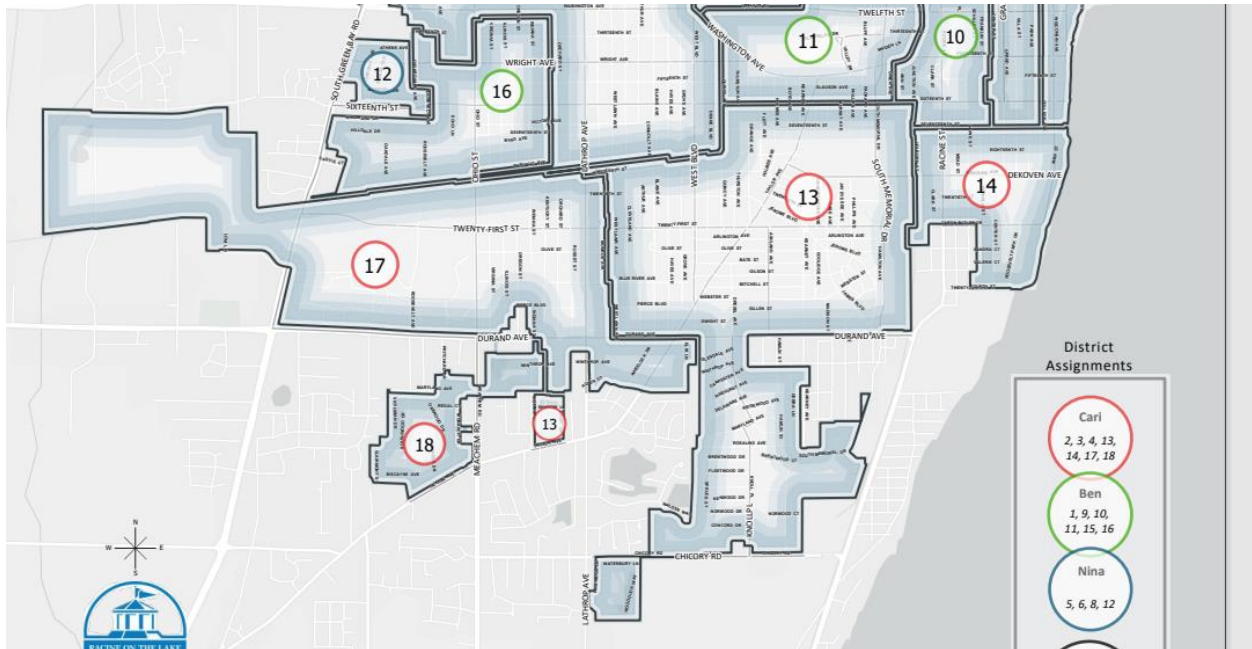


**PARCEL NUMBER.....14228000**  
**ADDRESS.....1832 Holmes Ave**  
**SALES PRICE.....\$130,000 4/1/2021 / \$100.54 sq ft**  
**STYLE.....Old Style 1 story with attic**  
**SIZE.....1,293 square feet**  
**EXTERIOR.....Vinyl siding**  
**YR BUILT.....1920**  
**GARAGE.....12 x 20 Detached**  
**ROOMS.....3 Bd – 1 Bath – 3 Rooms**  
**CONDITION.....Good**

### COMPARABLE #3



**PARCEL NUMBER.....13323000**  
**ADDRESS.....2053 Thurston Ave**  
**SALES PRICE..... \$105,880 6/30/2021/\$104.73 sq ft**  
**STYLE..... .Ranch 1 story**  
**SIZE.....1,011 square feet**  
**EXTERIOR.....Vinyl siding**  
**YR BUILT.....1941**  
**GARAGE.....22 x 20 Detached**  
**ROOMS..... 2 Bd -1 Bath - 3 Rooms**  
**CONDITION.....Average**



The subject property is a 2 bedroom 1 bathroom 1 story with attic located in District 13 built in 1924. The subject property has standard amenities and is in average condition.

The comparable sales listed above are all located in the same District #13. All of the comparable sales sold in 2021. The 3 comparable sales are all arm's length sales and fair market transactions.

The average sales price per square foot of the comparable sales is \$111.98. The subject property's 2022 assessment is \$86,000 which calculates to \$93.68 per square foot.


The property owner did not contact the Assessor's Office during Open Book or at any other time. I was not asked to inspect the subject property. The property owner directly filed an Intent and Objection with the Board of Review on May 20, 2022.

On May 26, 2022 I did an exterior street view inspection of 2025 Deane Blvd. The roof looked newer in good condition and was replaced in 2017. The exterior has vinyl siding in good condition. The windows are older. There is a front porch and detached garage. Overall the condition rating is average.

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%.

Currently as of May 31, 2022 the property next to the subject property 2029 Deane Blvd is listed on the market for \$114,900. It is 1 story built in 1924, vinyl sided, 1 bedroom, 1 bath, 3 rooms, 653 square feet, in average condition. Below is a current photo as of 6/1/2022 and the MLS listing.



<b>Address:</b> 2029 Deane Blvd Racine, Wisconsin 53403-4239 <b>Taxed by:</b> Racine		<b>MLS #:</b> 1789055																						
	<b>Property Type:</b> Single-Family <b>Status:</b> Active With Offer <b>Tax Key:</b> 14296000 <b>County:</b> Racine																							
	<b>Bedrooms:</b> 1 <b>Total Full/Half Baths:</b> 1 / 1 <b>F/H Baths Main:</b> 1 / 0 <b>F/H Baths Upper:</b> 0 / 0 <b>F/H Baths Lower:</b> 0 / 1 <b>Garage Spaces:</b> 2 <b>Garage Type:</b> None																							
<b>Directions:</b> 21st St., N on Deane Blvd. <b>Coordinates:</b>		<b>List Price:</b> \$114,900 <b>Taxes:</b> \$1,963.84 <b>Tax Year:</b> 2021 <b>Est. Acreage:</b> 0.12																						
<b>School District:</b> <u>Racine Unified</u>		<b>Rooms:</b> 4 <b>Est. Total Sq. Ft.:</b> 653 <b>Est Fin Above Grade SqFt:</b> 653 <b>Est Fin Below Grade SqFt:</b> 600 <b>Est. Year Built:</b> 1924 <b>Lot Description:</b> .116 <b>Zoning:</b> R3																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Name</th> <th style="width: 20%;">Dim</th> <th style="width: 10%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>10 x 8</td> <td>Main</td> </tr> </tbody> </table>		Name	Dim	Level	Master Bedroom	10 x 8	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Name</th> <th style="width: 20%;">Dim</th> <th style="width: 10%;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>13 x 12</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>10 x 9</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>15 x 10</td> <td>Main</td> </tr> <tr> <td>Rec Room</td> <td>22 x 16</td> <td>Lower</td> </tr> </tbody> </table>		Name	Dim	Level	Living/Great Room	13 x 12	Main	Kitchen	10 x 9	Main	Dining Room	15 x 10	Main	Rec Room	22 x 16	Lower
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<b>Lot Description:</b> Sidewalk; Fenced Yard; Near Public Transit <b>Style:</b> 1 Story <b>Architecture:</b> Ranch <b>Driveway:</b> Alley Entrance <b>Outbuildings:</b> Storage Shed <b>Exterior:</b> Vinyl <b>Basement:</b> Full; Shower; Partially Finished <b>Heating Fuel:</b> Natural Gas <b>H/C Type:</b> Forced Air; Central Air <b>Bath Description:</b> Shower Over Tub		<b>Documents:</b> Seller Condition; LeadPaint Disclosure; Tax Bill <b>Appliances Incl.:</b> Oven; Range; Refrigerator; Dishwasher; Washer <b>Misc. Exterior:</b> Patio <b>Misc. Interior:</b> Cable TV Available; High Speed Internet <b>Water/Waste:</b> Municipal Water; Municipal Sewer <b>Municipality:</b> City <b>Accessibility:</b> Bedroom on Main Level; Full Bath on Main Level																						
<b>Remarks:</b> Sweet and petite! Inviting covered porch entry, roomy living and dining space, step saver kitchen, 22x16 LL Rec Room with convenient 1/2 bath and laundry room. Semi-private quaint backyard! <b>Inclusions:</b> Oven/range, refrigerator, washer, dishwasher <b>Exclusions:</b> Seller's/Tenant's personal property																								
<b>Listing Office:</b> Berkshire Hathaway HomeServices Metro Realty: BHHS1 <b>LO License #:</b> 936715-91																								



I conclude that I believe the 2022 assessment of \$86,000 for the subject property is fair and equitable.