

SUBJECT PROPERTY 4024 NINETEENTH ST



PARCEL NUMBER-----23596000
ADDRESS.....4024 Nineteenth St
ASSESSED VALUE.....\$92,000/\$136.90 square foot
STYLE.....Cape Cod 1 story with unfinished attic
SIZE.....672 square feet
EXTERIOR.....Block
YR BUILT.....1948
GARAGE.....None
ROOMS..... 2 Bd -1 Bath - 2 Rooms
CONDITION.....Fair

COMPARABLE #1



PARCEL NUMBER..... 23227000
ADDRESS.....2107 Virginia St
SALES PRICE.....\$110,000 12/28/2021 / \$192.98 sq ft
STYLE.....Cape Cod 1 story w unfinished attic
SIZE.....570 square feet
EXTERIOR.....Aluminum siding
YR BUILT.....1953
GARAGE.....14 x 22 Attached
ROOMS.....2 Bd - 1 Bath – 3 Rooms
CONDITION.....Good

COMPARABLE #2

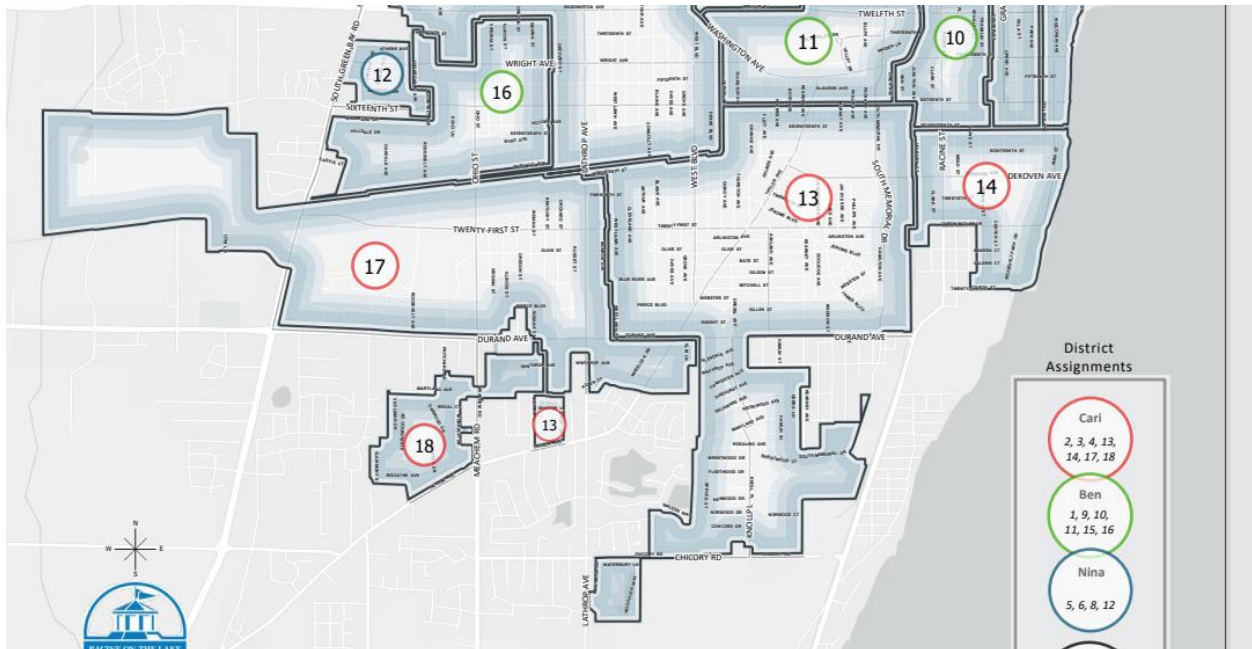


PARCEL NUMBER.....13544000
ADDRESS.....2403 Monroe Ave
SALES PRICE.....\$124,000 7/16/2021 / \$150.30 sq ft
SALES PRICE.....\$140,000 4/25/2022 / \$169.70 sq ft
STYLE.....Ranch 1 story
SIZE.....825 square feet
EXTERIOR.....Vinyl siding
YR BUILT.....1951
GARAGE.....16 x 22 Detached
ROOMS.....2 Bd – 1 Bath – 2 Rooms
CONDITION.....Average

COMPARABLE #3



PARCEL NUMBER.....23555000
ADDRESS.....2308 Monroe Ave
SALES PRICE..... \$117,400 4/14/2021/\$141.79 sq ft
STYLE.....Ranch 1 story
SIZE.....828 square feet
EXTERIOR.....Vinyl siding
YR BUILT.....1951
GARAGE.....14 x 22 Detached
ROOMS..... 2 Bd -1 Bath - 2 Rooms
CONDITION.....Average



The subject property is a 2 bedroom 1 bathroom 1 story with unfinished attic located in District 17 built in 1948. The subject property has standard amenities and is in fair 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 average sales price per square foot of the comparable sales is \$161.69. The subject property's 2022 assessment is \$92,000 which calculates to \$136.90 per square foot.

I spoke with the property owner via phone on May 17, 2022. The property owner was concerned about his taxes increasing.

On June 1, 2022 I did an exterior street view inspection of 4024 Nineteenth St. The roof looked newer in good condition. The exterior is painted block. The windows and doors are in average condition. There is no garage. Overall the condition rating is fair.

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 \$92,000 for the subject property is fair and equitable.