

Objection to Real Property Assessment

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

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <u>JOHN LEITHEISER</u>				Agent name (if applicable)			
Owner mailing address <u>810 HIGH ST</u>				Agent mailing address			
City <u>RACINE</u>	State <u>WI</u>	Zip <u>53402</u>		City	State	Zip	
Owner phone <u>(312) 333-5672</u>		Email <u>WEITZER@GMAIL.COM</u>		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>810 HIGH ST</u>		Legal description or parcel no. (on changed assessment notice) <u>05904000</u>	
City <u>RACINE</u>	State <u>WI</u>	Zip <u>53402</u>	
Assessment shown on notice - Total <u>51,000</u>		Your opinion of assessed value - Total <u>40,000</u>	

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

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <u>ASSESSMENT TOO HIGH</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>COMPARISONS</u>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <u>32,000</u> Date <u>10-1-10</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (Including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) - - to - - (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date - - Value _____ Purpose of appraisal _____ (mm-dd-yyyy)	
If this property had more than one appraisal, provide the requested information for each appraisal. _____	

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

Property owner or Agent signature <u>John Leitner</u>	Date (mm-dd-yyyy) <u>6-5-20</u>
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**2020 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, JOHN LEITHISEN, as the property owner or as
agent for _____ (property owner's name) with an address of
516 HIGHL ST hereby give notice of an intent to file an objection to the assessment
for the following property: 516 HIGHL ST for the 2020 Assessment Year in the
City of Racine.

Name: JOHN LEITHISEN
Best contact phone number: 319 333-5072
Mailing Address: 516 HIGHL ST
(date) 6-5-20

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

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

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

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

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

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

Comparable Market Analysis

816 High St, Racine, WI, 53402

Prepared for 816 high—Wednesday, May 20, 2020



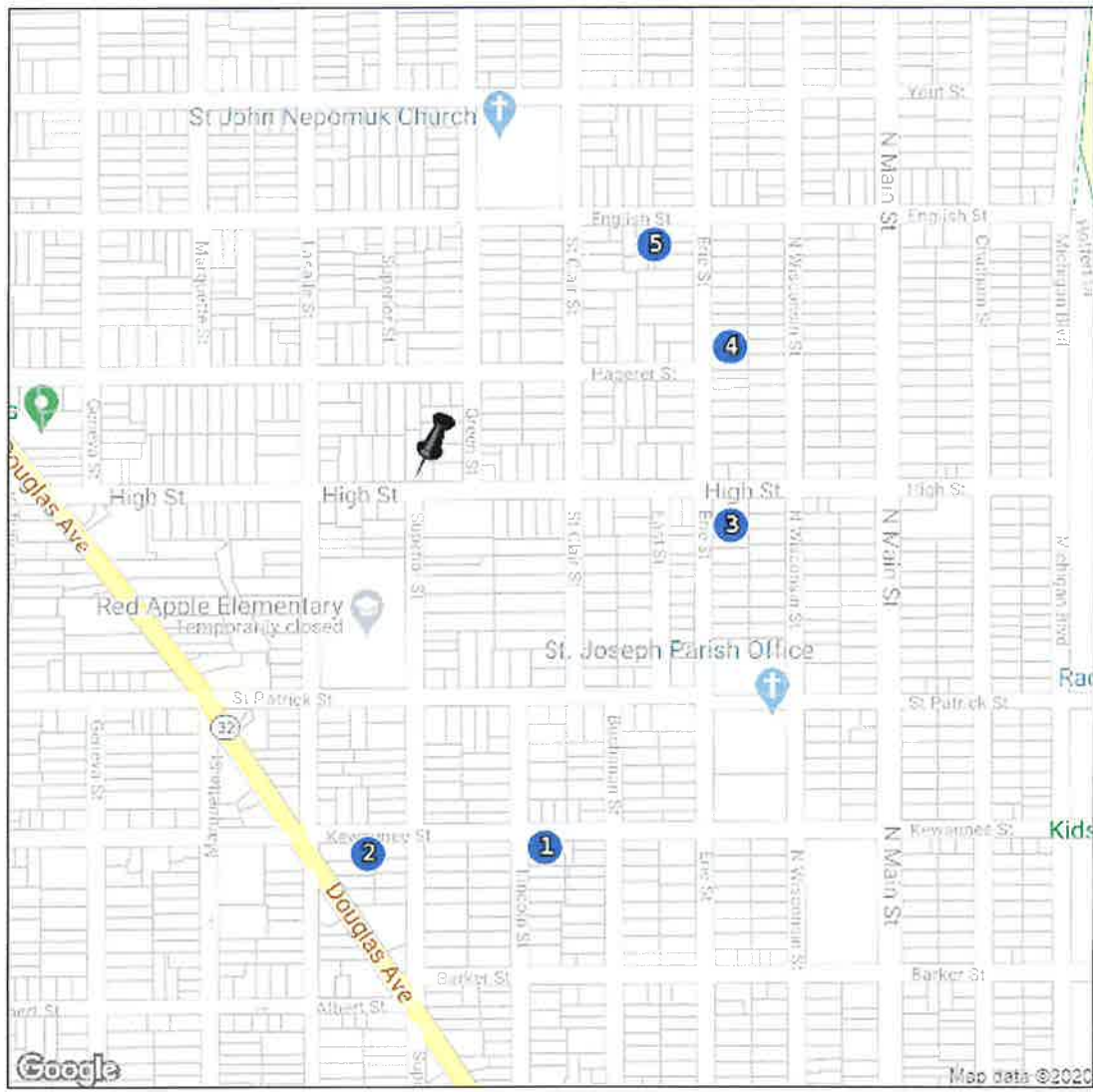
Debra Swenson
Shorewest Realtors, Inc.
1557 S. Green Bay Road
Racine, WI 53406
262-498-2739
dswenson@shorewest.com

License #: 23474-94


CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Expired

	Address	MLS #	Status	Distance from Subject
 Subject	816 High St , Racine WI 53402			
1	1439 Lincoln St , Racine WI 53402	1647388	Sold	0.24m
2	909 Kewaunee St , Racine WI 53402	1684220	Sold	0.23m
3	1655 Erie St , Racine WI 53402	1650536	Sold	0.19m
4	1805 Erie St , Racine WI 53402	1619120	Sold	0.21m
5	613 English St , Racine WI 53402	1677301	Sold	0.20m

CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

Subject



Address	816 High St , Racine, WI 53402
Type	Single Family
County	RAC
# of Rooms	4
Bedrooms	2
Full Baths	1
Half Baths	0
Est. Total Sq. Ft.	919.00
Architecture	Ranch
Est. Square Footage	
Exterior	Stone; Partial-Steel
Style	1 Story
Lot Description	
Est. Acreage	0.19
Subdivision	
Water Features	
Body of Water	
School District	Racine Unified
Taxes	1456.00
Tax Year	2013
Est. Year Built	1900
Garage Spaces	0.00
Garage Type	N
Basement	Walk Out/Outer Door
Heating Fuel	Natural Gas

CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

Comparable Properties

Subject

1647388

1684220

1650536



**816 High St
Racine WI 53402**

**1439 Lincoln St
Racine WI**

**909 Kewaunee St
Racine WI**

**1655 Erie St
Racine WI**

Distance From Subject		0.24	0.23	0.19
List Price		\$1	\$39,900	\$44,900
Original List Price		\$1	\$39,900	\$44,900
Sold Price		\$24,561	\$35,500	\$43,500
Status		Sold	Sold	Sold
Status Date		08/05/2019	05/13/2020	08/14/2019
Days on Market		11	21	6
Cumulative Days on Market		11	21	6
Adjustment		+/-	+/-	+/-
Type	Single Family			Subdivision
County	RAC	Racine	Racine	Racine
# of Rooms	4	0	6	8
Bedrooms	2	5	2	4
Full Baths	1	1	1	1
Half Baths	0	0	0	0
Est. Total Sq. Ft.	919	2,215	1,130	1,892
Architecture	Ranch	Victorian/Federal	Colonial	Cape Cod
Est. Square Footage				
Exterior	Stone; Partial-Steel	Brick	Aluminum/Steel	Vinyl
Style	1 Story	2 Story	1.5 Story; 2 Story	2 Story
Lot Description				
Est. Acreage	0.19	0.09	0.06	0.2
Subdivision				
Water Features				
Body of Water				
School District	Racine Unified	Racine Unified	Racine Unified	Racine Unified
Taxes	1,456	2,839.64	1,370.52	2,681
Tax Year	2013	2018	2019	2018
Est. Year Built	1900	1900	1890	1870
Garage Spaces	0	1	2	2.5
Garage Type	N	Detached	Detached	Detached
Basement	Walk Out/Outer Door	Full	Full; Block	Full
Heating Fuel	Natural Gas	Natural Gas	Natural Gas	Natural Gas
Adjusted Price	\$42,312	\$24,561	\$35,500	\$43,500

Subject

1619120

1677301



**816 High St
Racine WI 53402**

**1805 Erie St
Racine WI**

**613 English St
Racine WI**

Distance From Subject		0.21	0.20	
List Price		\$47,500	\$69,900	
Original List Price		\$60,000	\$69,900	
Sold Price		\$44,000	\$64,000	
Status		Sold	Sold	
Status Date		06/04/2019	03/05/2020	
Days on Market		86	3	
Cumulative Days on Market		86	3	
Adjustment		+/-	+/-	+/-
Type	Single Family			
County	RAC	Racine	Racine	
# of Rooms	4	6	6	
Bedrooms	2	4	3	
Full Baths	1	2	1	
Half Baths	0	0	0	
Est. Total Sq. Ft.	919	1,513	1,356	
Architecture	Ranch	Cape Cod	Bungalow	
Est. Square Footage				
Exterior	Stone; Partial-Steel	Aluminum/Steel	Aluminum/Steel	
Style	1 Story	1.5 Story	1.5 Story	
Lot Description				
Est. Acreage	0.19	0.13	0.1	
Subdivision				
Water Features				
Body of Water				
School District	Racine Unified	Racine Unified	Racine Unified	
Taxes	1,456	2,923	2,327	
Tax Year	2013	2017	2018	
Est. Year Built	1900	1900	1925	
Garage Spaces	0	2	1.5	
Garage Type	N	Detached	Detached	
Basement	Walk Out/Outer Door	Full; Other	Full; Block	
Heating Fuel	Natural Gas	Natural Gas	Natural Gas	
Adjusted Price	\$42,312	\$44,000	\$64,000	

Price Analysis



Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1647388	1439 Lincoln St, Racine WI	\$1	11	11	08/02/2019	\$24,561	-	\$24,561
1684220	909 Kewaunee St, Racine WI	\$39,900	21	21	05/12/2020	\$35,500	-	\$35,500
1650536	1655 Erie St, Racine WI	\$44,900	6	6	08/14/2019	\$43,500	-	\$43,500
1619120	1805 Erie St, Racine WI	\$47,500	86	86	05/20/2019	\$44,000	-	\$44,000
1677301	613 English St, Racine WI	\$69,900	3	3	03/05/2020	\$64,000	-	\$64,000

Low, Average, Median, and High Comparisons

	Sold	Overall
Low	\$24,561	\$24,561
Average	\$42,312	\$42,312
Median	\$43,500	\$43,500
High	\$64,000	\$64,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Sold	5	202,201	40,440	211,561	42,312	4,912.94	1,621	28.40	28.35	25	25
Overall	5	202,201	40,440	211,561	42,312	4,912.94	1,621	28.40	28.35	25	25

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

Listing Price Recommendation




Low	\$24,561
High	\$64,000
Recommended	\$42,312

Address: 1439 Lincoln St Racine, Wisconsin 53402 Taxed by: Racine		MLS #: 1647388																
	Property Type: Single-Family Status: Sold Tax Key: 01871000 County: Racine																	
	Bedrooms: 5 Total Bathrooms: 1 Total Full/Half Baths: 1 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 1 Garage Type: Detached																	
		List Price: \$1 Taxes: \$2,839.64 Tax Year: 2018 Est. Acreage: 0.09	Rooms: Est. Total Sq. Ft.: 2,215 Est. Year Built: 1900 Zoning: R3															
		Flood Plain: No	Days On Market: 11															
Directions:																		
School District: Racine Unified		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>0 x 0</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	0 x 0	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>0 x 0</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>0 x 0</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	0 x 0	Main	Kitchen	0 x 0	Main
Name	Dim	Level																
Master Bedroom	0 x 0	Main																
Name	Dim	Level																
Living/Great Room	0 x 0	Main																
Kitchen	0 x 0	Main																
Style: 2 Story Architecture: Victorian/Federal		Appliances Incl.: None Water/Waste: Municipal Water; Municipal Sewer Municipality: City																
Exterior: Brick Basement: Full Heating Fuel: Natural Gas H/C Type: Forced Air																		
Remarks: Being sold for the lot and garage. Home was flooded and has severe Mold issue.																		
Sold Price: \$24,561		Closing Date: 08/02/2019	Pending Date: 07/19/2019															
Listing Office: HomeWire Realty: buttrum		LO License #: 937344-91																

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

Copyright 2020 by Multiple Listing Service, Inc. See [copyright notice](#).
 Prepared by Debra Swenson on Wednesday, May 20, 2020 9:44 AM.

Address: 909 Kewaunee St Racine, Wisconsin 53402-5040 Taxed by: Racine		MLS #: 1684220																												
	Property Type: Single-Family Status: Sold Tax Key: 02177000 County: Racine																													
	Bedrooms: 2 Total Bathrooms: 1 Total Full/Half Baths: 1 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 2 Garage Type: Detached																													
	List Price: \$39,900 Taxes: \$1,370.52 Tax Year: 2019 Est. Acreage: 0.06 Rooms: 6 Est. Total Sq. Ft.: 1,130 Est. Year Built: 1890 Zoning: R3																													
Directions: Douglas Ave., east on Kewaunee		Flood Plain: Unknown																												
School District: Racine Unified		Days On Market: 21																												
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>10 x 9</td> <td>Upper</td> </tr> <tr> <td>Bedroom 2</td> <td>9 x 9</td> <td>Upper</td> </tr> <tr> <td>Den</td> <td>8 x 7</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	10 x 9	Upper	Bedroom 2	9 x 9	Upper	Den	8 x 7	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>15 x 10</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>13 x 12</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>12 x 11</td> <td>Main</td> </tr> <tr> <td>Laundry</td> <td></td> <td>Lower</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	15 x 10	Main	Kitchen	13 x 12	Main	Dining Room	12 x 11	Main	Laundry		Lower
Name	Dim	Level																												
Master Bedroom	10 x 9	Upper																												
Bedroom 2	9 x 9	Upper																												
Den	8 x 7	Main																												
Name	Dim	Level																												
Living/Great Room	15 x 10	Main																												
Kitchen	13 x 12	Main																												
Dining Room	12 x 11	Main																												
Laundry		Lower																												
Lot Description: Sidewalk; Fenced Yard; Near Public Transit Style: 1.5 Story; 2 Story Architecture: Colonial Driveway: Paved Exterior: Aluminum/Steel Basement: Full; Block Heating Fuel: Natural Gas H/C Type: Forced Air Bath Description: Shower Over Tub		Terms/Misc: In foreclosure/REO Documents: Other Appliances Incl.: None Misc. Interior: Wood or Sim. Wood Floors Water/Waste: Municipal Water; Municipal Sewer Municipality: City																												
Remarks: Bright and sunny home awaits new owners to bring back the luster from another era. You may find hardwood floors under the carpet on the first floor. 1st floor office and generous kitchen with original built-ins. Fenced yard will be nice for summer gatherings. Bonus of a side drive to the 2 car-garage. This is being sold in "AS IS" condition.																														
Sold Price: \$35,500		Closing Date: 05/12/2020	Pending Date: 04/27/2020																											
		Transaction Type: REO or Foreclosure																												
Listing Office: Coldwell Banker Residential Brokerage: cbrb75		LO License #: 936248-91																												

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 Prepared by Debra Swenson on Wednesday, May 20, 2020 9:44 AM.

Address: 1655 Erie St Racine, Wisconsin 53402-4832 **Taxed by:** Racine **MLS #:** 1650536



Property Type: Single-Family
Status: Sold
Tax Key: 04847000
County: Racine

List Price: \$44,900
Taxes: \$2,681
Tax Year: 2018
Est. Acreage: 0.2

Bedrooms: 4
Total Bathrooms: 1
Total Full/Half Baths: 1 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Detached

Rooms: 8
Est. Total Sq. Ft.: 1,892
Est. Year Built: 1870
Zoning: Residential

Flood Plain: No

Days On Market: 6

Directions: N Main St to High St, West on High St to Erie St, South on Erie St to Home.

School District: [Racine Unified](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 14	Main	Living/Great Room	15 x 14	Main
Bedroom 2	15 x 7	Main	Kitchen	15 x 12	Main
Bedroom 3	17 x 11	Upper	Dining Room	16 x 13	Main
Bedroom 4	12 x 10	Upper			
Den	10 x 8	Upper			

Type: Subdivision

Documents: Seller Condition; LeadPaint Disclosure; Other

Style: 2 Story

Appliances Incl.: None

Architecture: Cape Cod

Water/Waste: Municipal Water; Municipal Sewer

Garage: Electric Door Opener

Municipality: City

Driveway: Paved

Exterior: Vinyl

Basement: Full

Heating Fuel: Natural Gas

H/C Type: Gravity

Remarks: Tons of Potential for the Savvy Investor. Close to the Lake. Priced accordingly with plenty of room to make a nice profit after rehab. Cash Offers Only. Sold AS-IS.

Sold Price: \$43,500

Closing Date: 08/14/2019

Pending Date: 07/31/2019

Transaction Type: Arms Length

Listing Office: Anderson Real Estate Services: andr

LO License #: 43585-90

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 Prepared by Debra Swenson on Wednesday, May 20, 2020 9:44 AM.

Address: 1805 Erie St Racine, Wisconsin 53402-4723 **Taxed by:** Racine **MLS #:** 1619120



Property Type: Single-Family
Status: Sold
Tax Key: 05791000
County: Racine

List Price: \$47,500
Taxes: \$2,923
Tax Year: 2017
Est. Acreage: 0.13

Bedrooms: 4
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Detached

Rooms: 6
Est. Total Sq. Ft.: 1,513
Est. Year Built: 1900
Zoning: R3

Flood Plain: No

Days On Market: 86

Directions:

School District: [Racine Unified](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	0 x 0	Main	Living/Great Room	0 x 0	Main
Bedroom 2	0 x 0	Upper	Kitchen	0 x 0	Main
Bedroom 3	0 x 0	Upper			
Bedroom 4	0 x 0	Upper			

Lot Description: Sidewalk; Fenced Yard; Near Public Transit

Style: 1.5 Story

Architecture: Cape Cod

Exterior: Aluminum/Steel

Basement: Full; Other

Heating Fuel: Natural Gas

H/C Type: Forced Air

Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile

Terms/Misc: In foreclosure/REO

Documents: Seller Condition; LeadPaint Disclosure; Prior Title Policy

Appliances Incl.: None

Misc. Interior: Wood or Sim. Wood Floors

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Accessibility: Bedroom on Main Level; Full Bath on Main Level

Remarks: Walk to the lake, the zoo or downtown from your new home. This 4 bedroom, 2 bath home with 2 car garage is awaiting your personal touches. Large eat in kitchen with lots of cupboards. Yes, it needs love & you're just the person to give it. Great location!

Inclusions: None

Sold Price: \$44,000

Closing Date: 05/20/2019

Pending Date: 04/06/2019

Transaction Type: REO or Foreclosure

Listing Office: Keller Williams Realty-Milwaukee North Shore: keller4

LO License #: 937586-91

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 Prepared by Debra Swenson on Wednesday, May 20, 2020 9:44 AM.

Address: 613 English St Racine, Wisconsin 53402-4719 **Taxed by:** Racine **MLS #:** 1677301



Property Type: Single-Family
Status: Sold
Tax Key: 04976000
County: Racine

List Price: \$69,900
Taxes: \$2,327
Tax Year: 2018
Est. Acreage: 0.1

Bedrooms: 3
Total Bathrooms: 1
Total Full/Half Baths: 1 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper: 0 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 1.5
Garage Type: Detached

Rooms: 6
Est. Total Sq. Ft.: 1,356
Est. Year Built: 1925
Zoning: R3

Flood Plain: Unknown

Days On Market: 3

Directions: Douglas Avenue to English St, East to address

School District: [Racine Unified](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	10 x 11	Main	Living/Great Room	12 x 14	Main
Bedroom 2	10 x 10	Main	Kitchen	10 x 11	Main
Bedroom 3	11 x 12	Upper	Dining Room	11 x 14	Main

Lot Description: Sidewalk; Fenced Yard; Near Public Transit
Style: 1.5 Story
Architecture: Bungalow
Driveway: Paved
Exterior: Aluminum/Steel
Basement: Full; Block
Heating Fuel: Natural Gas
H/C Type: Forced Air
Bath Description: Shower Over Tub

Terms/Misc: In foreclosure/REO
Documents: LeadPaint Disclosure; Other
Appliances Incl.: Dishwasher
Misc. Interior: Cable TV Available; Wood or Sim. Wood Floors
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Accessibility: Bedroom on Main Level; Full Bath on Main Level

Remarks: This 3 bedroom bungalow needs a little TLC to make it shine again! Priced below assessment! Some hardwood floors and natural woodwork. There's 2 bedrooms on the main level, 1 bedroom and a large open area upstairs that awaits your creative ideas. Close proximity to Racine Zoo and Racine North Beach. Property sold in as-is condition, no warranties expressed or implied. Pre-approval or proof of funds required for all offers. Rooms sizes are estimated. Please include a buyer info sheet, there's one in the documents section if needed. Please allow 3 days for acceptance
Inclusions: Any material left on the premises on the day of closing is included at no value

Sold Price: \$64,000 **Closing Date:** 03/05/2020 **Pending Date:** 02/20/2020 **Transaction Type:** Arms Length
Listing Office: Homestead Realty, Inc-Milw: hmsd **LO License #:** 833274-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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 Prepared by Debra Swenson on Wednesday, May 20, 2020 9:44 AM.

File No./Escrow No.: DEF2026749-A
 Print Date & Time: 05/20/20 10:04 AM
 Officer/Escrow Officer:
 Settlement Location:

Boston National Title Agency, LLC
 ALTA Universal ID: 1074599
 400 Rouser Road, Suite 101
 Corapolis, PA 15108



Property Address: 3038 Packard Ave
 Mount Pleasant, WI 53403-3546

Borrower: Alejandro Ramirez

Seller: Manna Tan

Loan Number:
 Settlement Date: 05/22/2020
 Disbursement Date: 05/22/2020
 Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$45,000.00	Sale Price of Property	\$45,000.00	
		Deposit		\$1,000.00
		Prorations/Adjustments		
\$1,356.93		County Taxes from 01/01/2020 thru 05/22/2020		\$1,356.93
		Title Charges & Escrow / Settlement Charges		
\$565.00		Title - Owner's Title Insurance(\$45,000.00) to Boston National Title Agency LLC		
\$375.00		Title Closing Fee to Boston National Title Agency, LLC	\$375.00	
\$25.00		Title Courier Fee to Boston National Title Agency, LLC		
\$100.00		Title Curative to Boston National Title Agency, LLC		
\$225.00		Title Exam to Boston National Title Agency, LLC		
		Title Tax Certification to Boston National Title Agency, LLC	\$50.00	
\$35.00		Title Update Fee to Boston National Title Agency, LLC		
\$25.00		Title Wire Fee to Boston National Title Agency, LLC		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Racine County Register of Deeds	\$30.00	
\$135.00		Transfer Tax to Racine County Register of Deeds		
		Miscellaneous		
\$1,620.00		Commission - Listing Agent to Legacy Realty Group		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$1,080.00		Commission - Selling Agent to Shorewest Realtors		
\$75.00		Deed Preparation to Rosenberg LPA		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$5,616.93	\$45,000.00	Subtotals	\$45,455.00	\$2,356.93
		Due From Borrower		\$43,098.07
\$39,383.07		Due To Seller		
\$45,000.00	\$45,000.00	Totals	\$45,455.00	\$45,455.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Boston National Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

Alejandro Ramirez

Date

Manna Tan

Date

Escrow Officer

Date

Summary Statistics						
	Apr-20	Apr-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate	2.08	2.24	-7.14	2	2.18	-8.26
Average List Price	\$387,612	\$377,846	2.58	\$321,338	\$309,021	3.99
Median List Price	\$289,500	\$269,900	7.26	\$249,900	\$235,000	6.34
Average Sale Price	\$268,259	\$254,010	5.61	\$258,644	\$236,347	9.43
Median Sale Price	\$235,000	\$217,000	8.29	\$222,250	\$199,800	11.24
Average CDOM	59	66	-10.61	68	72	-5.56
Median CDOM	15	18	-16.67	32	36	-11.11

Sold Listings							Pending Listings						
	This Month			Year to Date				This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
0-29,999	15	20	-25.0	75	87	-13.8	0-29,999	11	14	-21.4	69	77	-10.4
30,000-39,999	10	11	-9.1	50	73	-31.5	30,000-39,999	5	21	-76.2	39	70	-44.3
40,000-49,999	12	22	-45.5	66	87	-24.1	40,000-49,999	12	22	-45.5	69	99	-30.3
50,000-59,999	9	31	-71.0	74	96	-22.9	50,000-59,999	11	17	-35.3	74	87	-14.9
60,000-69,999	23	30	-23.3	98	117	-16.2	60,000-69,999	16	43	-62.8	95	133	-28.6
70,000-79,999	20	33	-39.4	93	125	-25.6	70,000-79,999	20	47	-57.4	108	137	-21.2
80,000-89,999	27	48	-43.7	120	143	-16.1	80,000-89,999	17	66	-74.2	94	200	-53.0
90,000-99,999	29	49	-40.8	127	140	-9.3	90,000-99,999	19	52	-63.5	168	172	-2.3
100,000-119,999	74	109	-32.1	298	417	-28.5	100,000-119,999	55	142	-61.3	302	474	-36.3
120,000-139,999	149	181	-17.7	516	573	-9.9	120,000-139,999	70	218	-67.9	479	702	-31.8
140,000-159,999	156	180	-13.3	540	594	-9.1	140,000-159,999	94	229	-59.0	562	753	-25.4
160,000-179,999	168	174	-3.4	561	571	-1.8	160,000-179,999	76	218	-65.1	558	712	-21.6
180,000-199,999	155	146	6.2	505	449	12.5	180,000-199,999	77	194	-60.3	503	597	-15.7
200,000-249,999	333	322	3.4	1025	931	10.1	200,000-249,999	142	411	-65.5	985	1202	-18.1
250,000-299,999	286	314	-8.9	903	864	4.5	250,000-299,999	126	404	-68.8	903	1194	-24.4
300,000-399,999	397	340	16.8	1147	896	28.0	300,000-399,999	156	458	-65.9	1141	1297	-12.0
400,000-499,999	148	131	13.0	473	370	27.8	400,000-499,999	67	180	-62.8	482	530	-9.1
500,000+	147	148	-0.7	463	378	22.5	500,000+	60	219	-72.6	446	602	-25.9
Totals	2158	2289	-5.7	7134	6911	3.2	Totals	1034	2955	-65.0	7077	9038	-21.7

Active Listings							New Listings						
	This Month			Year to Date				This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
0-29,999	100	94	6.4	212	195	8.7	0-29,999	24	19	26.3	104	106	-1.9
30,000-39,999	49	58	-15.5	112	136	-17.6	30,000-39,999	15	26	-42.3	68	78	-12.8
40,000-49,999	39	62	-37.1	134	178	-24.7	40,000-49,999	9	31	-71.0	75	105	-28.6
50,000-59,999	61	115	-47.0	160	227	-29.5	50,000-59,999	11	36	-69.4	85	127	-33.1
60,000-69,999	94	151	-37.7	221	315	-29.8	60,000-69,999	27	67	-59.7	116	190	-38.9
70,000-79,999	88	122	-27.9	230	293	-21.5	70,000-79,999	29	58	-50.0	142	175	-18.9
80,000-89,999	90	110	-18.2	233	341	-31.7	80,000-89,999	36	51	-29.4	138	207	-33.3
90,000-99,999	77	113	-31.9	292	324	-9.9	90,000-99,999	32	58	-44.8	175	203	-13.8
100,000-119,999	200	211	-5.2	594	768	-22.7	100,000-119,999	88	131	-32.8	374	457	-18.2
120,000-139,999	229	283	-19.1	833	1112	-25.1	120,000-139,999	106	235	-54.9	534	755	-29.3
140,000-159,999	254	240	5.8	948	1092	-13.2	140,000-159,999	156	279	-44.1	664	772	-14.0
160,000-179,999	221	236	-6.4	915	1060	-13.7	160,000-179,999	149	274	-45.6	667	774	-13.8
180,000-199,999	205	202	1.5	818	861	-5.0	180,000-199,999	135	227	-40.5	592	640	-7.5
200,000-249,999	398	435	-8.5	1660	1813	-8.4	200,000-249,999	283	480	-41.0	1196	1385	-13.6
250,000-299,999	534	490	9.0	1688	1860	-9.2	250,000-299,999	294	499	-41.1	1239	1373	-9.8
300,000-399,999	815	769	6.0	2344	2360	-0.7	300,000-399,999	387	566	-31.6	1640	1637	0.2
400,000-499,999	526	487	8.0	1270	1195	6.3	400,000-499,999	221	278	-20.5	889	797	11.5
500,000+	991	1046	-5.3	1919	2007	-4.4	500,000+	240	397	-39.5	1127	1212	-7.0
Totals	4971	5224	-4.8	14583	16137	-9.6	Totals	2242	3712	-39.6	9825	10993	-10.6

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Prepared by Debra Swenson on Wednesday, May 20, 2020 9:05 AM.

Market Summary

Single-Family, April 2020

