

Office of the City Clerk

Tara Coolidge
City Clerk/Treasury Manager

Amber Pfeiffer
Asst. Clerk/ Treasury Manager



City of Racine, Wisconsin

City Hall
730 Washington Avenue
Racine, Wisconsin 53403
(262) 636-9171
Fax: (262) 636-9298
Email: clerks@cityofracine.org

August 24th, 2020

JOHN LEITHEISER
816 HIGH ST
RACINE, WI 53402

PROPERTY: 816 HIGH ST

The City of Racine, Board of Review has concluded its hearing on the property listed above.

Exercising its judgement and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and rollcall vote hereby determine:

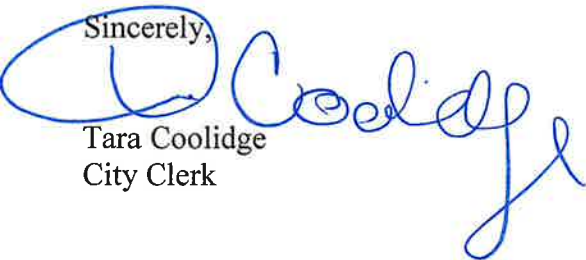
To receive and file your Objection to Real Property Assessment, therefore upholding the Assessor's Valuation

I have included the WI Department of Revenue guide on how to appeal your Board of Review Determination.

If you have any questions or concerns, please contact the City Clerk's Office at (262) 636-9171.

Sincerely,

Tara Coolidge
City Clerk



Town/Village/City of Racine

Board of Review

Findings of Fact, Determinations and Decision*

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make its decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 2020 Tax Key Number: 05904000

Personal Property Account Number (if applicable) _____

Property Address: 816 High St • Racine, WI • 53402

Property Owner: John Leithaiser

Mailing Address: 816 High St. • Racine, WI • 53402

January 1, 2020 Assessment Value: \$51,000

Land: _____ Improvements: _____ Total: _____

Hearing Date: July 20th, 2020 Time: 9:00AM

Objector Received written confirmation of Hearing Date: Yes: X No: _____
(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: Taxpayer must have filed written objection before or at Board of Review.
Check one:

X Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or _____ Waiver was granted by Board of Review for:

_____ Good Cause, or

_____ Extraordinary Circumstances

Board members present: Moskora, Wiser, Chulew, Matter, Coolidge

Board Members removed (if any): N/A

Board of Review
Findings of Fact, Determinations and Decision

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Board Counsel Present: John Bjelajac
Property Owner/Objector's Attorney or Representative: _____
Board Members with certified training (must have at least one): Timothy Mattes,
Carolyn Muskonas, Tava Coolidge

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

John Leitheiser - owner
Dan Murphy - Assessor's office
Bill Bowers - Assessor's office

1. Sworn testimony by Property Owner/Objector: John Leitheiser included:

a. A recent sale of the subject property: Yes ___ No X

If yes: The subject property was sold for \$ N/A
Date of sale N/A

b. Recent sales of comparable properties: Yes ___ No X

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes X No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

Cannot Obtain homeowners insurance
because widows do not open and
stairs are broken. Also Ex. 1.

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): John Leitheiser - owner

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Summary of testimony of other witnesses' for objector (if any): None

3. Sworn testimony by Assessor: Dan Murphy included:

a. Estimated level of assessment for the current year is 100 %.

b. A recent sale of the subject property: Yes ___ No X

If yes: The subject property was sold for \$ N/A

Date of sale N/A

c. Recent sales of comparable properties: Yes X No ___

If yes: A total number of 4 other properties were presented.

Addresses of other properties:

2104 Superior St 1826 Erie St
1820 Erie St
2015 N Wisconsin Ave

c. Other factors or reasons (if presented): Yes X No ___

If yes: List of summary factors or reasons presented by assessor:

Ex. 2. list of assessed valuations
of other properties.

4. Sworn testimony (if any) on behalf of the assessor was presented by:

Dan Murphy and Bill Bowers

5. Summary of testimony of other witnesses' for assessor (if any):

Ex. 2

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be ___ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

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Findings of Fact, Determinations and Decision

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2. The board finds that there was a recent sale of the subject property.

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.
d. If all answers are 'yes'

Yes ___ No X
Yes ___ No X
Yes ___ No X
Yes ___ No X

d1. What is the sale price? N/A

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

N/A

d3. What is the full taxable value? N/A

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes X No ___

If yes, answer the following:

Property Owner

- a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No X

- b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No X

Assessor

- c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes X No ___

- d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes X No ___

Conclusion

- e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

Ex 2

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4. The Board of Review finds that *the assessment should be based on other factors*:

Yes ___ No X

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: N/A

What was the most credible evidence presented: N/A

D. DECISION (Motion must be made and seconded)

1. Moskonas Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines: Wiser Seconds, (mark all that apply):

- ☒ that the Assessor's valuation is correct;
- ☒ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- ☐ that the proper use values were applied to the agricultural land
- ☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- ☒ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the Assessor's valuation is reasonable in light of all the relevant evidence;
- ☐ and sustains the same valuation as set by the Assessor;
- ☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

[illegible]

Determine: _____ **Seconds: (mark all that apply):**

- Land: _____
- Improvements: _____
- Total: _____

Improvements: _____
Total: _____

I, Tara Coolidge, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Name of Board of Review Member:

Name of Board of Review Member:
Carolyn Maskonas

Dennis Wiser

Natalie Chulew

Tim Matter

Tara Coolidge

Yes

No

$$\frac{100}{100} = 1$$

✓

✓



to adopt these Findings of Fact, Determination and Decision on this 20th

day of July, 2020.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

Ex. 1

OWNER PACKET

To file an appeal on your property, you must first provide 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 of 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>WLEITER@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)	
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	
<p>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)</p> <p>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)</p> <p>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 _____</p> <p>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. _____</p>	

Section 5: BOR Hearing Information	
<p>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.</p> <p>B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.</p>	

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

Name: JOHN LEITHNER
Best contact phone number: 319 333-5072
Mailing Address: 516 HIGH 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



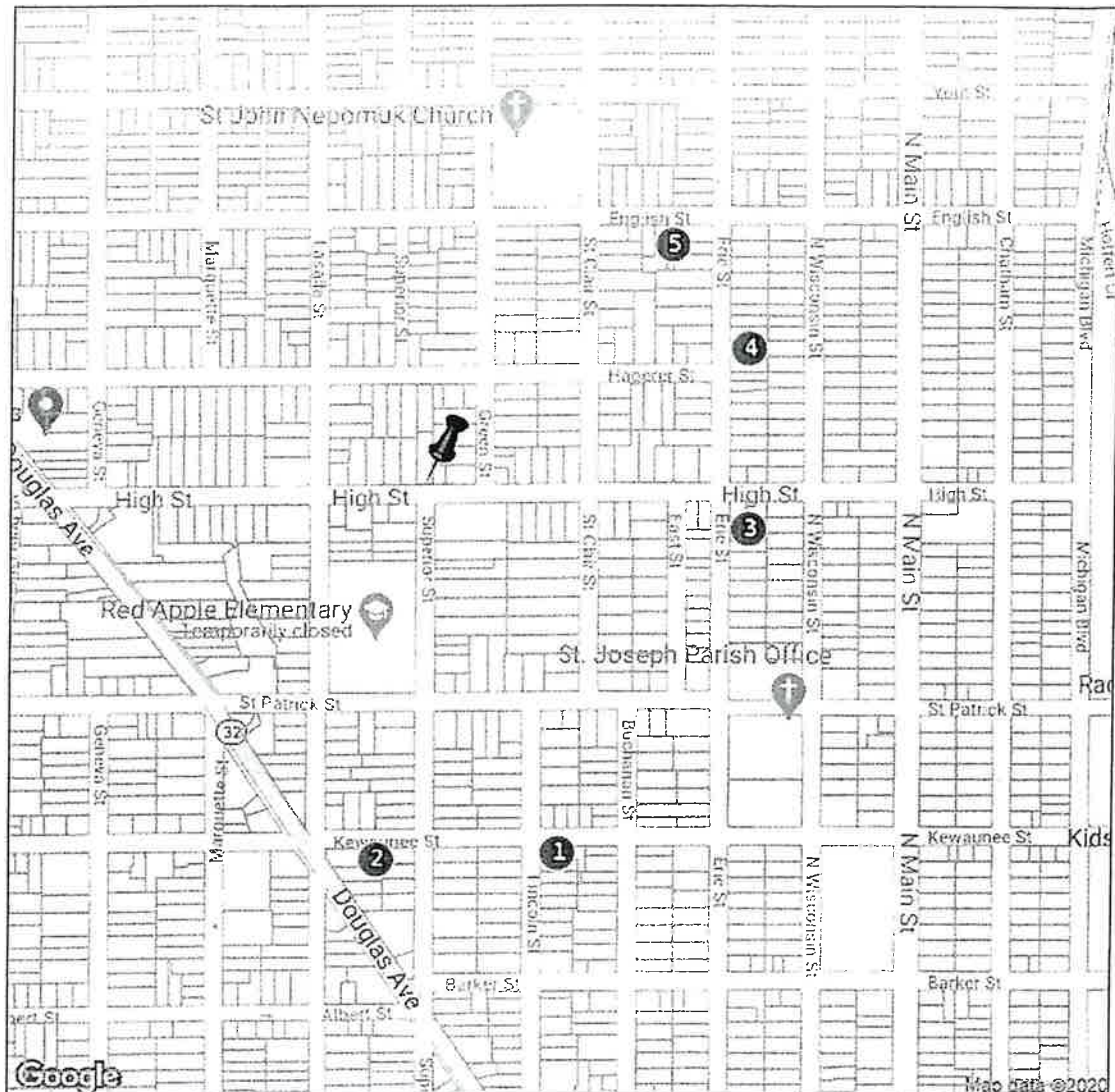
Debra Swenson
Shorewest Realtors, Inc.
1557 S. Green Bay Road
Racine, WI 53406
262-498-2739
dswenson@shorewest.com

License #: 23474-94

CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

Map of Subject And Comparable Properties



	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**

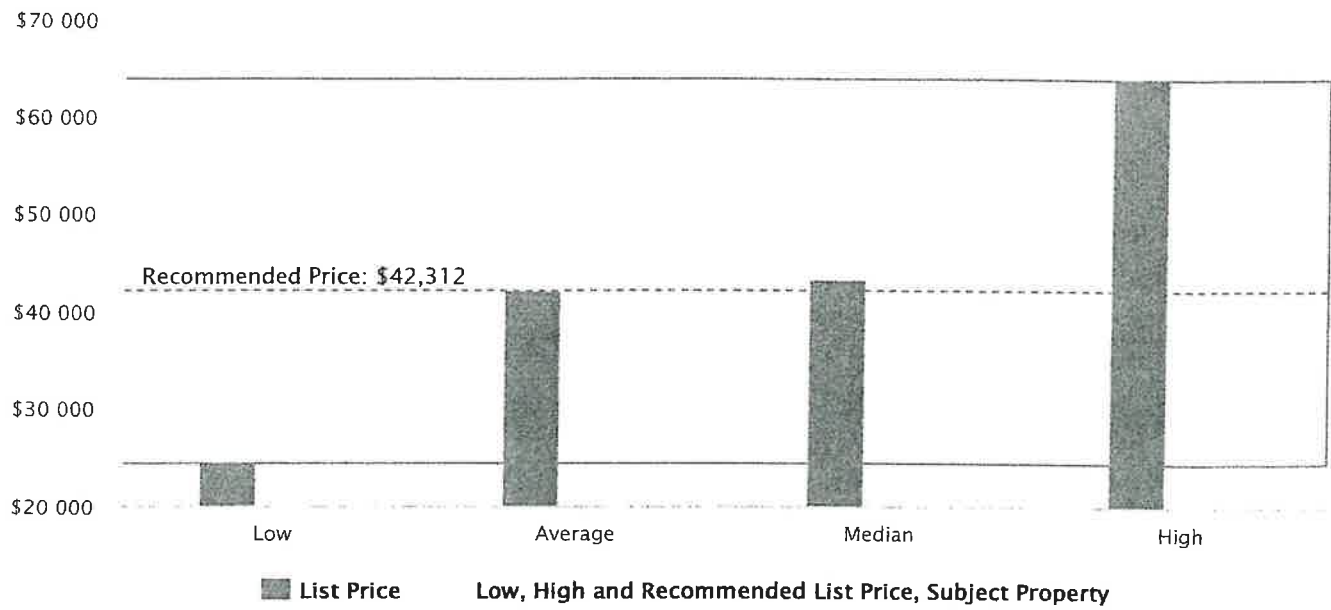
Distance From Subject		0.21	0.20
List Price		\$47,500	\$69,900
Original List Price		\$60,000	\$69,900
Sold Price		\$44,000	\$64,000
Status		Sold	Sold
Status Date		06/04/2019	03/05/2020
Days on Market		86	3
Cumulative Days on Market		86	3
Adjustment		+/-	+/-
Type	Single Family		
County	RAC	Racine	Racine
# 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

CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

Price Analysis

Low, Average, Median, and High List Prices
All Listings



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		List Price: \$1 Taxes: \$2,839.64 Tax Year: 2018 Est. Acreage: 0.09														
	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		Rooms: Est. Total Sq. Ft.: 2,215 Est. Year Built: 1900 Zoning: R3														
	Flood Plain: No		Days On Market: 11														
	Directions:																
School District: <u>Racine Unified</u>	<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																															
	<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Property Type: Single-Family Status: Sold Tax Key: 02177000 County: Racine </td> <td style="width: 50%; vertical-align: top;"> List Price: \$39,900 Taxes: \$1,370.52 Tax Year: 2019 Est. Acreage: 0.06 </td> </tr> <tr> <td style="vertical-align: top;"> 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 </td> <td style="vertical-align: top;"> Rooms: 6 Est. Total Sq. Ft.: 1,130 Est. Year Built: 1890 Zoning: R3 </td> </tr> <tr> <td colspan="2" style="padding-top: 10px;"> Flood Plain: Unknown Days On Market: 21 </td> </tr> </table>			Property Type: Single-Family Status: Sold Tax Key: 02177000 County: Racine	List Price: \$39,900 Taxes: \$1,370.52 Tax Year: 2019 Est. Acreage: 0.06	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	Rooms: 6 Est. Total Sq. Ft.: 1,130 Est. Year Built: 1890 Zoning: R3	Flood Plain: Unknown Days On Market: 21																									
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Directions: Douglas Ave., east on Kewaunee																																	
School District: <u>Racine Unified</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>10 x 9</td> <td>Upper</td> <td>Living/Great Room</td> <td>15 x 10</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>9 x 9</td> <td>Upper</td> <td>Kitchen</td> <td>13 x 12</td> <td>Main</td> </tr> <tr> <td>Den</td> <td>8 x 7</td> <td>Main</td> <td>Dining Room</td> <td>12 x 11</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Laundry</td> <td></td> <td>Lower</td> </tr> </tbody> </table>			Name	Dim	Level	Name	Dim	Level	Master Bedroom	10 x 9	Upper	Living/Great Room	15 x 10	Main	Bedroom 2	9 x 9	Upper	Kitchen	13 x 12	Main	Den	8 x 7	Main	Dining Room	12 x 11	Main				Laundry		Lower
Name	Dim	Level	Name	Dim	Level																												
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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.																																	
<table style="width: 100%;"> <tr> <td style="width: 25%;">Sold Price: \$35,500</td> <td style="width: 25%;">Closing Date: 05/12/2020</td> <td style="width: 25%;">Pending Date: 04/27/2020</td> <td style="width: 25%;">Transaction Type: REO or Foreclosure</td> </tr> </table>				Sold Price: \$35,500	Closing Date: 05/12/2020	Pending Date: 04/27/2020	Transaction Type: REO or Foreclosure																										
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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																																
	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																																
	List Price: \$44,900 Taxes: \$2,681 Tax Year: 2018 Est. Acreage: 0.2																																
	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: <u>Racine Unified</u>	<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>15 x 14</td><td>Main</td></tr> <tr><td>Bedroom 2</td><td>15 x 7</td><td>Main</td></tr> <tr><td>Bedroom 3</td><td>17 x 11</td><td>Upper</td></tr> <tr><td>Bedroom 4</td><td>12 x 10</td><td>Upper</td></tr> <tr><td>Den</td><td>10 x 8</td><td>Upper</td></tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	15 x 14	Main	Bedroom 2	15 x 7	Main	Bedroom 3	17 x 11	Upper	Bedroom 4	12 x 10	Upper	Den	10 x 8	Upper	<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 14</td><td>Main</td></tr> <tr><td>Kitchen</td><td>15 x 12</td><td>Main</td></tr> <tr><td>Dining Room</td><td>16 x 13</td><td>Main</td></tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	15 x 14	Main	Kitchen	15 x 12	Main	Dining Room	16 x 13	Main	
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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.																																	
<table style="width: 100%;"> <tr> <td style="width: 25%;">Sold Price: \$43,500</td> <td style="width: 25%;">Closing Date: 08/14/2019</td> <td style="width: 25%;">Pending Date: 07/31/2019</td> <td style="width: 25%;">Transaction Type: Arms Length</td> </tr> </table>				Sold Price: \$43,500	Closing Date: 08/14/2019	Pending Date: 07/31/2019	Transaction Type: Arms Length																										
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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																										
	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: 0 Garage Spaces: 2 Garage Type: Detached																										
	List Price: \$47,500 Taxes: \$2,923 Tax Year: 2017 Est. Acreage: 0.13																										
	Rooms: 6 Est. Total Sq. Ft.: 1,513 Est. Year Built: 1900 Zoning: R3																										
Flood Plain: No Days On Market: 86																											
Directions:																											
School District: <u>Racine Unified</u>		<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> <tr> <td>Bedroom 2</td> <td>0 x 0</td> <td>Upper</td> </tr> <tr> <td>Bedroom 3</td> <td>0 x 0</td> <td>Upper</td> </tr> <tr> <td>Bedroom 4</td> <td>0 x 0</td> <td>Upper</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	0 x 0	Main	Bedroom 2	0 x 0	Upper	Bedroom 3	0 x 0	Upper	Bedroom 4	0 x 0	Upper	<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
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Lot Description: Sidewalk; Fenced Yard; Near Public Transit Style: 1.5 Story Architecture: Cape Cod		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																									
Exterior: Aluminum/Steel Basement: Full; Other Heating Fuel: Natural Gas H/C Type: Forced Air		Accessibility: Bedroom on Main Level; Full Bath on Main Level																									
Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile																											
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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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: <u>Racine Unified</u>																									
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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																							
Listing Office: Homestead Realty, Inc-Milw: hmsd		Transaction Type: Arms Length																								
		LO License #: 833274-91																								

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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

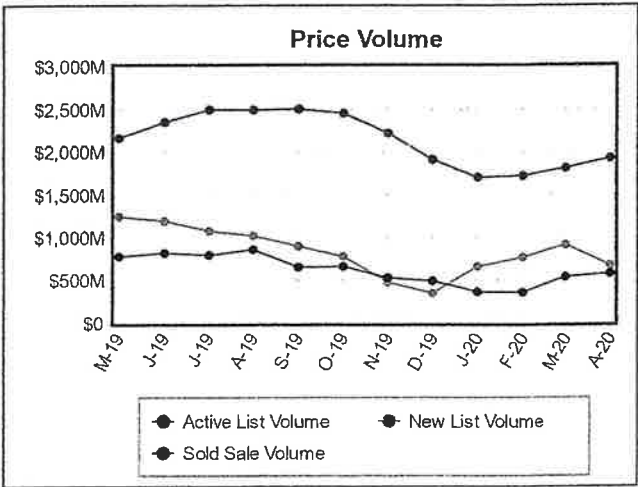
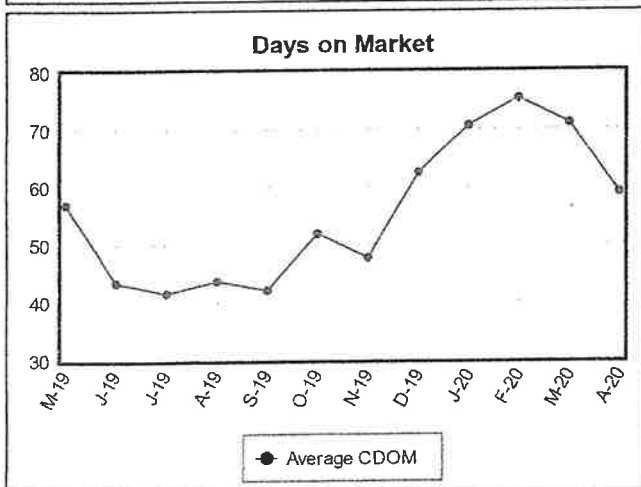
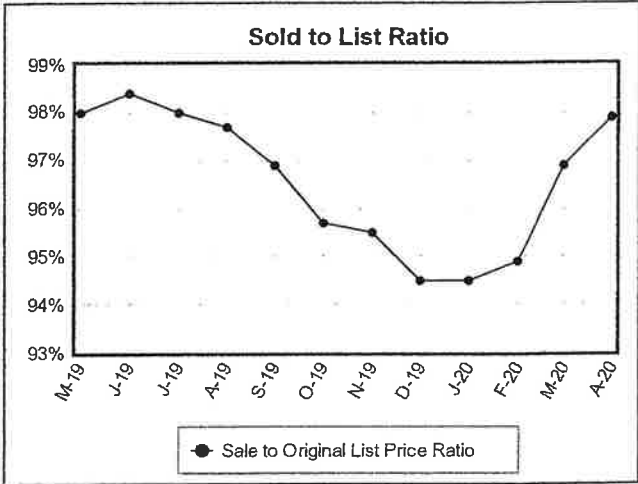
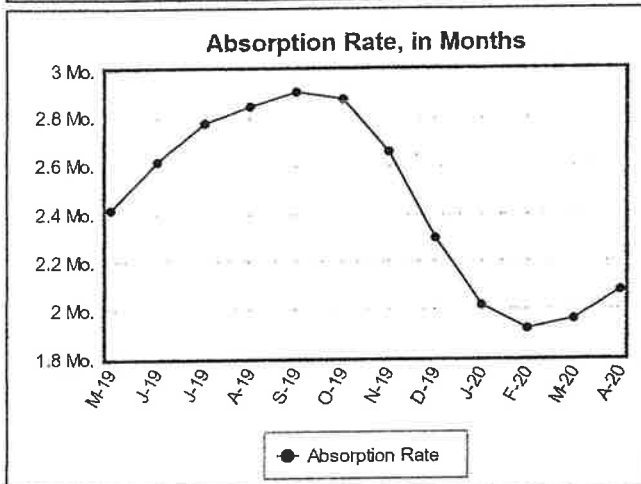
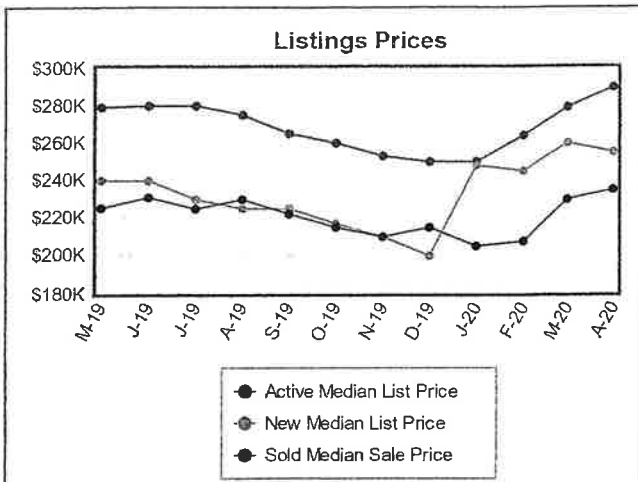
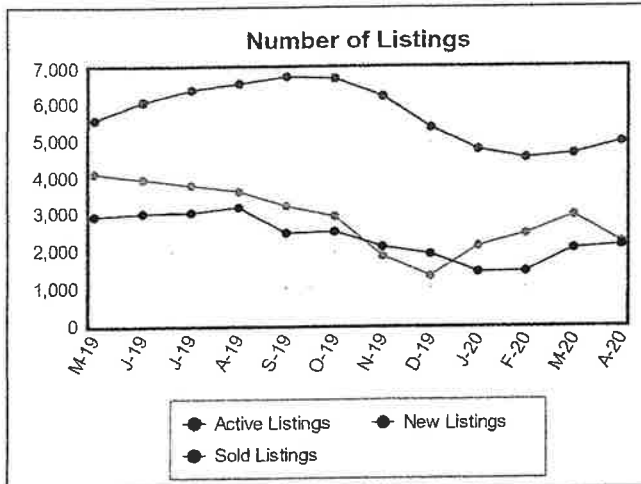
Active Listings							New Listings						
	This Month			Year to Date				This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg		2020	2019	% Chg	2020	2019	% Chg
0-29,999	100	94	6.4	212	195	8.7	0-29,999	24	19	26.3	104	106	-1.9
30,000-39,999	49	58	-15.5	112	136	-17.6	30,000-39,999	15	26	-42.3	68	78	-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

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 9:05 AM.

Market Summary

Single-Family, April 2020



SUBJECT PROPERTY

Ex 2



PARCEL NUMBER-----05904000
ADDRESS.....816 High St
ASSESSED VALUE..... \$51,000/\$55.50 sq. ft.
STYLE.....Res O/S
SIZE.....919 sq. ft.
EXTERIOR.....Siding
YR BUILT.....1900
GARAGE.....None
ROOMS.....4-2-1
CONDITION.....Fair

ASSESSOR PACKET

COMPARABLE #1



PARCEL NUMBER.....04801000
PROXIMITY.....4 Blocks Northeast of the Subject
ADDRESS.....1826 Erie St
SALES PRICE..... \$89,000/\$ 89.83 sq. ft. / Mar 2018
STYLE.....Res O/S
SIZE.....946 sq. ft.
EXTERIOR..... Siding
YR BUILT.....1877
GARAGE.....2 Car Detached
ROOMS.....4-3-1
CONDITION.....Very Good

COMPARABLE #2



PARCEL NUMBER..... 0480200
PROXIMITY.....4 Blocks Northeast of the Subject
ADDRESS..... 1820 Erie St.
SALES PRICE.....\$120,000/\$123.07 sq. ft. /May 2018
STYLE.....Res O/S
SIZE.....1024 sq. ft.
EXTERIOR.....Siding
YR BUILT.....1879
GARAGE.....2 Car Detached
ROOMS..... 5-3-1
CONDITION.....Average

COMPARABLE #3



PARCEL NUMBER.....04877000
PROXIMITY.....6 Blocks Northeast of the Subject
ADDRESS.....2015 N Wisconsin St.
SALES PRICE.....\$129,400/\$62.35 sq. ft. /Jan 2019
STYLE.....Res O/S
SIZE.....2069 sq. ft.
EXTERIOR.....Brick
YR BUILT.....1881
GARAGE.....None
ROOMS.....8-3-2
CONDITION.....Very Good

COMPARABLE #4



PARCEL NUMBER.....03907000
PROXIMITY.....6 Blocks Northwest of the Subject
ADDRESS.....2104 Superior St
SALES PRICE.....\$116,000/\$100.84 sq. ft./April 2018
STYLE..... Res O/S
SIZE.....1400 sq. ft.
EXTERIOR..... Sided
YR BUILT.....1924
GARAGE.....1 Car Detached
ROOMS.....6-2-1
CONDITION.....Good

The subject property is a sided Res O/S style home built in 1900 of Average quality of construction. The subject property is in Fair overall condition. I received a phone call during open book and conducted a formal review of assessment. I told the owner that his assessment per foot was well within the range of recent sales of O/S properties in the subject's neighborhood and I am unable to change the 2020 assessment.

The comparable sales listed have similar condition and age as the subject, except for comp #3 which is double the subject's square footage, but was included because of the recent sale. Comp 3 is not used in the following grid calculation and wouldn't typically be used in appraising the subject provided other comparables are available. In selecting comparables, I've selected sales in the subject's neighborhood. Below is a grid showing the comparables.

Parcel ID	Location	NBC	YearBuilt	Bldg Type	Sq. Ft.	ArSaleDate	SalePrice	2019 Assessment	2020 Assessment	2019 Ratio	2020 Ratio	SP/Sq Ft	CDU	BSMT	GA	Ext
04135000	2310 ERIE ST	0060	1928	Res/OS	1,400	09/20/18	127500	125,000	134,000	0.98	1.051	\$89.29	GD	Y	2	Sid
03907000	2104 SUPERIOR ST	0060	1924	Res/OS	1,041	04/26/18	116000	105,000	120,000	0.91	1.034	\$100.84	GD	Y	1	Sid
04801000	1826 ERIE ST	0110	1877	Res/OS	946	03/22/18	89000	85,000	80,000	0.96	.899	\$89.83	VG	N	2	Sid
04802000	1820 ERIE ST	0110	1879	Res/OS	1,024	05/23/18	120000	126,000	107,000	1.05	.892	\$123.07	AV	Y	2	Sid
04877000	2015 N WISCONSIN ST	0110	1881	Res/OS	2,069	01/04/19	129400	129,000	113,000	1.00	.873	\$62.35	VG	Y	0	BV
										Average	1.03	100.76				
										Median	1.00	95.33				
												Assessment/Ft				
Subject	05904000	816 High St	0110	1900 Res O/S	919				\$51,000			\$55.50	FR	Y	N	Sid

The average sales price per square foot of comparable sales is \$100.76 and the median sale's price per square foot is \$95.33 per foot. The subject's 2020 assessment is \$51,000 which is \$55.50 per square foot.

I've also included a report showing assessments of similar properties in the subject's district with square footage less than 1300. I've sorted the report by assessment per foot; the range is \$55.53 per foot to \$157.20, the average value is \$85.08 and the median value is \$80.42 per foot. Below is the report with subject property highlighted in yellow.

Parcel	Address	Sq Ft	Assessment	Per Ft
05904000	816 HIGH ST	919	\$ 51,000	\$ 55.53
04039001	1631 EAST ST	999	\$ 57,000	\$ 57.06
03984000	1837 ERIE ST	1,065	\$ 62,000	\$ 58.22
04698000	1637 SUPERIOR ST	1,273	\$ 77,000	\$ 60.47
04651000	1724 CHATHAM ST	1,242	\$ 78,000	\$

04860000	1628 N WISCONSIN ST	1,241	\$	79,000	\$	62.79
05906000	904 HIGH ST	1,140	\$	73,000	\$	63.66
04797000	1809 ST CLAIR ST	1,201	\$	77,000	\$	64.04
04996000	2025 ERIE ST	1,238	\$	81,000	\$	64.11
04394000	1632 EAST ST	1,221	\$	80,000	\$	65.42
04066000	611 HAGERER ST	900	\$	59,000	\$	65.50
04955000	1733 ERIE ST	801	\$	53,000	\$	65.56
05081000	1727 N WISCONSIN ST	1,281	\$	85,000	\$	66.21
04396000	1629 ST CLAIR ST	1,172	\$	78,000	\$	66.35
04819000	1813 N WISCONSIN ST	1,027	\$	69,000	\$	66.55
05907000	914 HIGH ST	1,181	\$	80,000	\$	67.19
04645000	1712 CHATHAM ST	1,194	\$	81,000	\$	67.77
05784000	1809 N WISCONSIN ST	1,003	\$	69,000	\$	67.82
04405000	616 ST PATRICK ST	1,190	\$	82,000	\$	68.83
04901002	1642 SUPERIOR ST	1,276	\$	88,000	\$	68.89
05818000	1915 ST CLAIR ST	1,060	\$	74,000	\$	68.98
05801000	1928 N WISCONSIN ST	1,274	\$	89,000	\$	69.84
05861000	1800 GREEN ST	1,028	\$	72,000	\$	69.88
04857000	1633 ERIE ST	1,170	\$	82,000	\$	70.07
05922000	807 HAGERER ST	1,237	\$	87,000	\$	70.09
04116000	2006 ERIE ST	1,220	\$	86,000	\$	70.33
04901008	1653 LA SALLE ST	1,068	\$	76,000	\$	70.50
05792000	1737 ERIE ST	881	\$	63,000	\$	71.16
05824000	2029 LA SALLE ST	1,014	\$	73,000	\$	71.55
04999000	2037 ERIE ST	1,132	\$	82,000	\$	72.03
04804000	1808 ERIE ST	1,039	\$	76,000	\$	72.46
04392000	1639 ST CLAIR ST	1,049	\$	77,000	\$	73.15
04058000	618 HIGH ST	1,169	\$	86,000	\$	73.40
04901007	925 HIGH ST	949	\$	70,000	\$	73.55
04901001	1646 SUPERIOR ST	918	\$	68,000	\$	73.74

					74.07
03980000	1826 N WISCONSIN ST	1,040	\$	77,000	\$
					74.07
04433000	2020 ST CLAIR ST	1,215	\$	90,000	\$
					74.07
04711000	1611 SUPERIOR ST	1,050	\$	78,000	\$
					74.26
04594000	400 ENGLISH ST	1,050	\$	78,000	\$
					74.29
04082000	2005 LA SALLE ST	1,277	\$	95,000	\$
					74.40
04224000	2010 GREEN ST	1,182	\$	88,000	\$
					74.48
04885000	2059 N WISCONSIN ST	1,065	\$	80,000	\$
					75.15
04340000	514 ENGLISH ST	1,025	\$	77,000	\$
					75.16
04251000	1733 CHATHAM ST	1,223	\$	92,000	\$
					75.22
04325000	1619 N MAIN ST	1,206	\$	91,000	\$
					75.46
04369000	1615 N WISCONSIN ST	1,007	\$	76,000	\$
					75.51
03982000	1830 N WISCONSIN ST	861	\$	65,000	\$
					75.54
04849000	1651 ERIE ST	989	\$	75,000	\$
					75.81
04597000	306 ENGLISH ST	1,098	\$	84,000	\$
					76.48
04080000	1657 CHATHAM ST	1,006	\$	77,000	\$
					76.52
05813000	1910 ERIE ST	1,063	\$	82,000	\$
					77.15
05894000	1828 SUPERIOR ST	1,069	\$	83,000	\$
					77.68
04860008	1641 ERIE ST	872	\$	68,000	\$
					78.03
05912000	909 HAGERER ST	1,025	\$	80,000	\$
					78.09
04685000	1629 N WISCONSIN ST	985	\$	77,000	\$
					78.16
04879000	2029 N WISCONSIN ST	1,049	\$	82,000	\$
					78.17
05167000	3428 LA SALLE ST	882	\$	69,000	\$
					78.23
04852000	1646 N WISCONSIN ST	1,108	\$	87,000	\$
					78.56
05908000	916 HIGH ST	831	\$	66,000	\$
					79.42
05760000	1742 CHATHAM ST	1,020	\$	81,000	\$
					79.45
04652000	1726 CHATHAM ST	1,031	\$	82,000	\$
					79.53
05819000	616 ENGLISH ST	1,000	\$	80,000	\$
					80.03
04655000	1730 CHATHAM ST	1,047	\$	84,000	\$
					80.23
03956000	1607 CHATHAM ST	945	\$	76,000	\$
					80.42
05817000	630 ENGLISH ST	945	\$	76,000	\$

05794000	1922 N MAIN ST	1,251	\$	101,000	\$	80.42
04871000	2008 N MAIN ST	1,022	\$	83,000	\$	80.77
04034000	1616 ERIE ST	918	\$	75,000	\$	81.21
04695000	1646 ST CLAIR ST	917	\$	75,000	\$	81.73
04598000	304 ENGLISH ST	1,096	\$	90,000	\$	81.79
05750000	1632 CHATHAM ST	1,142	\$	94,000	\$	82.13
03974000	1814 N WISCONSIN ST	872	\$	72,000	\$	82.35
04091000	617 GOOLD ST	1,135	\$	94,000	\$	82.54
04205000	2046 GREEN ST	904	\$	75,000	\$	82.83
05003000	2057 ERIE ST	1,058	\$	88,000	\$	82.98
05176000	900 SHORELAND DR	1,249	\$	104,000	\$	83.22
04329000	1627 N MAIN ST	898	\$	75,000	\$	83.28
05769000	1817 N MAIN ST	1,088	\$	91,000	\$	83.52
05823000	2023 LA SALLE ST	907	\$	76,000	\$	83.68
04848000	1658 N WISCONSIN ST	933	\$	79,000	\$	83.79
03942000	1647 N MAIN ST	1,063	\$	90,000	\$	84.67
04324000	1613 N MAIN ST	997	\$	85,000	\$	84.71
04319001	308 ST PATRICK ST	685	\$	59,000	\$	85.23
05782000	1806 N MAIN ST	908	\$	79,000	\$	86.13
04327000	1622 CHATHAM ST	1,056	\$	92,000	\$	87.05
04595000	318 ENGLISH ST	1,001	\$	88,000	\$	87.10
04165000	2114 ERIE ST	1,284	\$	113,000	\$	87.91
05826000	824 YOUT ST	994	\$	88,000	\$	88.01
04242000	1709 CHATHAM ST	1,070	\$	95,000	\$	88.50
05744000	1647 CHATHAM ST	967	\$	86,000	\$	88.82
04502000	2030 SUPERIOR ST	894	\$	80,000	\$	88.93
04801000	1826 ERIE ST	946	\$	85,000	\$	89.46
04862000	2060 N MAIN ST	1,079	\$	98,000	\$	89.83
05748000	1640 CHATHAM ST	891	\$	81,000	\$	90.82
05762000	1735 N MAIN ST	862	\$	79,000	\$	90.91

05550000	628 ROMAYNE AVE	960	\$	89,000	\$	91.65
05493000	910 AUGUSTA ST	1,084	\$	101,000	\$	92.67
04306000	2311 GREEN ST	1,019	\$	95,000	\$	93.15
05517000	818 ROMAYNE AVE	1,160	\$	109,000	\$	93.27
04622000	2002 CHATHAM ST	1,020	\$	97,000	\$	93.97
05771000	1825 N MAIN ST	837	\$	80,000	\$	95.10
04941000	2127 SUPERIOR ST	1,097	\$	105,000	\$	95.60
05407000	2911 LA SALLE ST	1,232	\$	119,000	\$	95.69
05551000	700 ROMAYNE AVE	989	\$	97,000	\$	96.59
03936000	1827 CHATHAM ST	927	\$	92,000	\$	98.13
03920000	2209 LA SALLE ST	955	\$	95,000	\$	99.24
05084000	1722 N MAIN ST	1,150	\$	115,000	\$	99.53
04204000	2050 GREEN ST	819	\$	82,000	\$	100.04
05512000	2514 GREEN ST	986	\$	99,000	\$	100.18
05969006	3644 ERIE ST	1,142	\$	116,000	\$	100.45
04029000	430 SHORELAND DR	1,217	\$	125,000	\$	101.54
05552000	704 ROMAYNE AVE	983	\$	103,000	\$	102.75
05446000	827 WILLIAM ST	1,087	\$	114,000	\$	104.78
05464000	912 WOLFF ST	988	\$	105,000	\$	104.92
04596000	312 ENGLISH ST	890	\$	95,000	\$	106.28
05595000	629 WILLIAM ST	1,095	\$	122,000	\$	106.74
04024000	2711 N MAIN ST	1,247	\$	143,000	\$	111.47
03907000	2104 SUPERIOR ST	1,041	\$	120,000	\$	114.68
05434000	912 WILLIAM ST	812	\$	95,000	\$	115.24
05116001	2516 N MAIN ST	1,035	\$	122,000	\$	117.00
05565000	629 WOLFF ST	918	\$	109,000	\$	117.93
04802000	1820 ERIE ST	1,024	\$	126,000	\$	118.74
04802000	1820 ERIE ST	1,024	\$	126,000	\$	123.07
04802000	1820 ERIE ST	1,024	\$	126,000	\$	123.07
04802000	1820 ERIE ST	1,024	\$	126,000	\$	123.07

05961001	3440 N MAIN ST	1,293	\$	165,000	\$	123.07
05739000	1640 MICHIGAN	1,131	\$	152,000	\$	127.61
	BLVD					
03965004	1618 MICHIGAN	785	\$	114,000	\$	134.39
	BLVD					
03954000	1600 MICHIGAN	986	\$	155,000	\$	145.19
	BLVD					
						157.20
						\$
		Average				85.08
						\$
		Median				80.42

In summation, the subject property is assessed at \$55.50 per foot. The comparable sales have a range of \$89.83 to \$123.07 per foot with an average value of \$100.76 and a median value of \$95.33. The district assessment of similar style properties is between \$55.53 and \$157.20, the average value is \$85.08 and the median value of \$80.42 per foot. My 2020 assessment of \$51,000 for the subject property is fully supported in light of the aforementioned City of Racine sales. Additionally, reviewing the above chart you'll find that the subject's assessment per foot is at the bottom of the range of like properties in the subject's neighborhood. Upon further investigation it appears the field record card reflected incorrect square footage, listed as 653 when should have been 919 as in AssessPro CAMA system. The sketch was reviewed and confirmed as correct at 919 square feet utilizing Pictometry the City of Racine's GIS system. As a result of the faulty square footage the assessment had only reductions to value since 2009 until the most recent revaluation which increased from \$46,000 to \$51,000.

Comparable Market Analysis

816 High St, Racine, WI, 53402

Prepared for 816 high—Wednesday, May 20, 2020



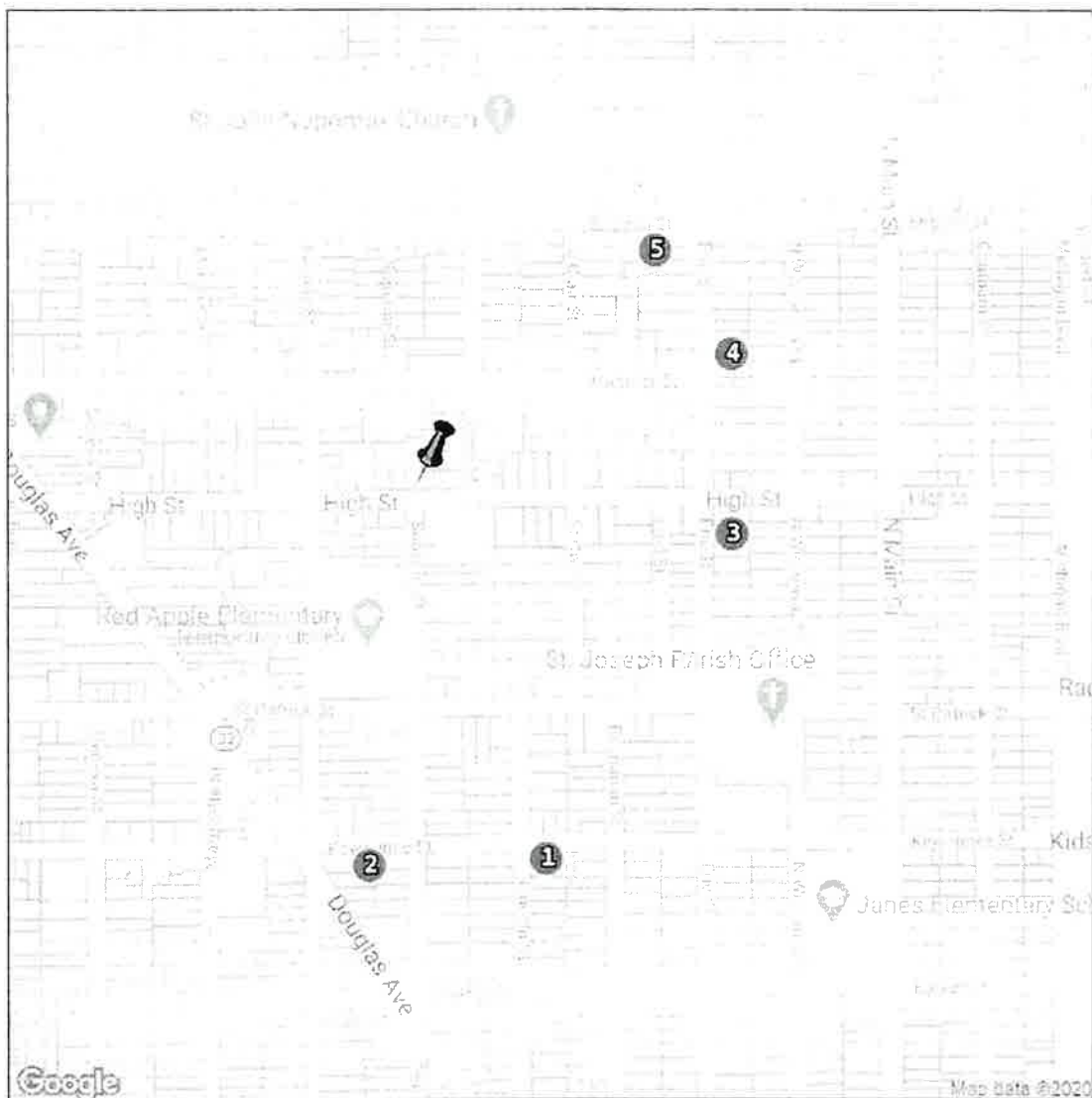
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262-498-2739
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CMA Prepared for 816 High by Debra Swenson

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	8
Bedrooms	2	5	4
Full Baths	1	1	1
Half Baths	0	0	0
Est. Total Sq. Ft.	919	2,215	1,892
Architecture	Ranch	Victorian/Federal	Colonial
Est. Square Footage			Cape Cod
Exterior	Stone; Partial-Steel	Brick	Aluminum/Steel
Style	1 Story	2 Story	1.5 Story; 2 Story
Lot Description			2 Story
Est. Acreage	0.19	0.09	0.06
Subdivision			0.2
Water Features			
Body of Water			
School District	Racine Unified	Racine Unified	Racine Unified
Taxes	1,456	2,839.64	1,370.52
Tax Year	2013	2018	2019
Est. Year Built	1900	1900	1890
Garage Spaces	0	1	2
Garage Type	N	Detached	Detached
Basement	Walk Out/Outer Door	Full	Full; Block
Heating Fuel	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**

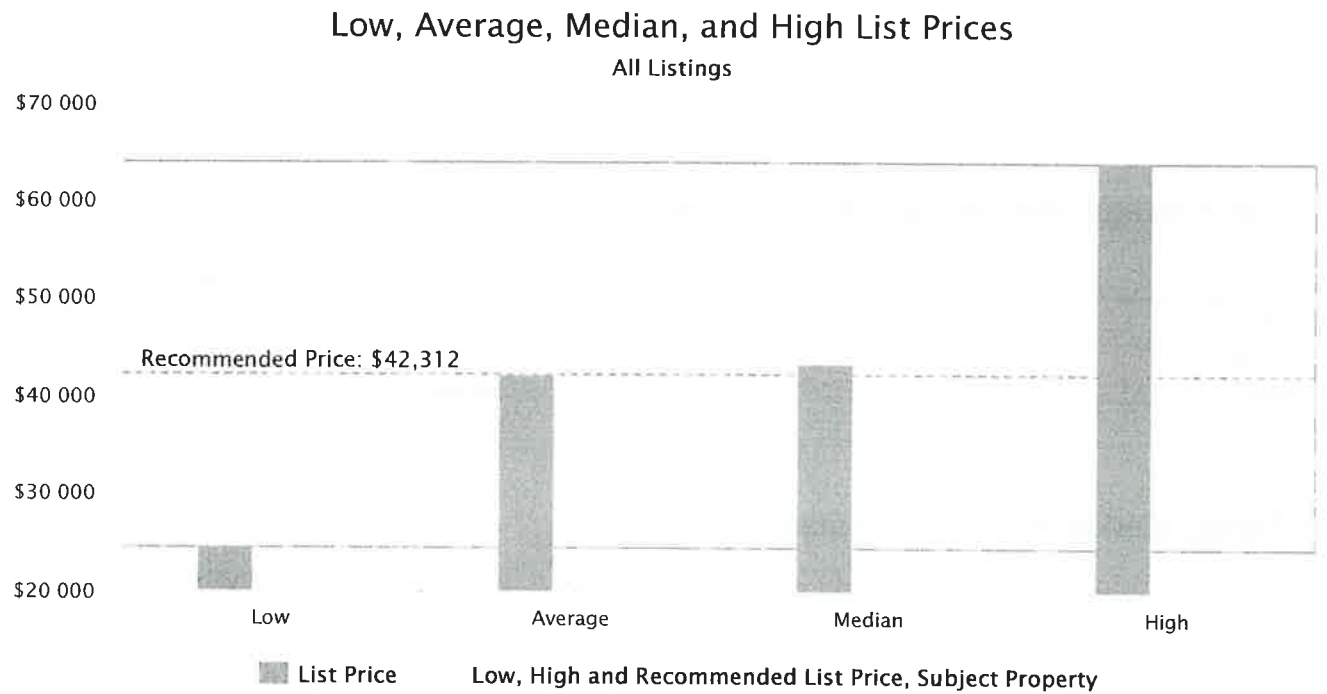
**613 English St
Racine WI**

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

CMA Prepared for 816 high by Debra Swenson

816 High St , Racine WI 53402

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:

1


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													
		Days On Market: 11													
Directions:															
School District: <u>Racine Unified</u>	Name	Dim	Level												
	Master Bedroom	0 x 0	Main												
	Living/Great Room	0 x 0	Main												
	Kitchen	0 x 0	Main												
<table style="width: 100%;"> <tr> <td style="width: 40%;">Style: 2 Story</td> <td style="width: 60%;">Appliances Incl.: None</td> </tr> <tr> <td>Architecture: Victorian/Federal</td> <td>Water/Waste: Municipal Water; Municipal Sewer</td> </tr> <tr> <td>Exterior: Brick</td> <td>Municipality: City</td> </tr> <tr> <td>Basement: Full</td> <td></td> </tr> <tr> <td>Heating Fuel: Natural Gas</td> <td></td> </tr> <tr> <td>H/C Type: Forced Air</td> <td></td> </tr> </table>				Style: 2 Story	Appliances Incl.: None	Architecture: Victorian/Federal	Water/Waste: Municipal Water; Municipal Sewer	Exterior: Brick	Municipality: City	Basement: Full		Heating Fuel: Natural Gas		H/C Type: Forced Air	
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Architecture: Victorian/Federal	Water/Waste: Municipal Water; Municipal Sewer														
Exterior: Brick	Municipality: City														
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													

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Prepared by Debra Swenson on Friday, June 19, 2020 10:22 PM.

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: <u>Racine Unified</u>		Days On Market: 21																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">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="width: 30%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">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
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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 Friday, June 19, 2020 10:22 PM.

Address: 1655 Erie St Racine, Wisconsin 53402-4832 Taxed by: Racine		MLS #: 1650536																																					
	Property Type: Single-Family Status: Sold Tax Key: 04847000 County: Racine																																						
	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																																						
	List Price: \$44,900 Taxes: \$2,681 Tax Year: 2018 Est. Acreage: 0.2																																						
	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: <u>Racine Unified</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 25%;">Dim</th> <th style="width: 25%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 25%;">Dim</th> <th style="width: 25%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>15 x 14</td> <td>Main</td> <td>Living/Great Room</td> <td>15 x 14</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>15 x 7</td> <td>Main</td> <td>Kitchen</td> <td>15 x 12</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>17 x 11</td> <td>Upper</td> <td>Dining Room</td> <td>16 x 13</td> <td>Main</td> </tr> <tr> <td>Bedroom 4</td> <td>12 x 10</td> <td>Upper</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Den</td> <td>10 x 8</td> <td>Upper</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			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			
Name	Dim	Level	Name	Dim	Level																																		
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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 Friday, June 19, 2020 10:22 PM.

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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 Copyright 2020 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Debra Swenson on Friday, June 19, 2020 10:22 PM.

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: <u>Racine Unified</u>	<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 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>10 x 10</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>11 x 12</td> <td>Upper</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	10 x 11	Main	Bedroom 2	10 x 10	Main	Bedroom 3	11 x 12	Upper	<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>12 x 14</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>10 x 11</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>11 x 14</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	12 x 14	Main	Kitchen	10 x 11	Main	Dining Room	11 x 14	Main
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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																								

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 Prepared by Debra Swenson on Friday, June 19, 2020 10:22 PM.