

Tara Coolidge
City Clerk/Treasury Manager

Amber Pfeiffer
Asst. Clerk/ Treasury Manager



City of Racine, Wisconsin

Office of the City Clerk

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

July 22, 2020

ALISA I. PICHELMAN
828 AUGUSTA ST
RACINE, WI 53402

PROPERTY: 828 AUGUSTA ST

The City of Racine, Board of Review has concluded its deliberations 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:

That the Assessor's valuation is correct.

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: 05490000

Personal Property Account Number (if applicable) _____

Property Address: 828 Augusta St. Racine, WI 53402

Property Owner: Alisa I. Pichelman

Mailing Address: 828 Augusta St. Racine, WI 53402

January 1, 2020 Assessment Value: \$153,000.00

Land: _____ Improvements: _____ Total: _____

Hearing Date: Thursday, June 25th, 2020 Time: 11:00 AM

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: Mattes, Chulew, Moskonan, Wisner, Coolidge

Board Members removed (if any): None

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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 Moskonas, Tara 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}:

Alisa Pichelman - property owner
Dan Murphy - City of Racine Assessors Office
Bill Bowers - City of Racine assessors Office

1. Sworn testimony by Property Owner/Objector: Alisa Pichelman 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 N/A other properties were presented.

Addresses of other properties:

N/A

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):

Garage Floor Damage.

False roof assessment

Assess valuations of properties.

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): None

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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 N/A %.

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:

2507 Green St 823 William St
2125 Superior St
2714 Green St

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

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

See Exhibit 2

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

Bill Bowers

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

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

Yes ___ No X

a. The sale was an arms-length transaction.

Yes ___ No X

b. The sale was representative of the value as of January.

Yes ___ No X

c. The board finds that the sale supports the assessment.

Yes ___ No X

d. If all answers are 'yes'

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 N/A

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:

Properties listed in Exhibit 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: _____

What was the most credible evidence presented: _____

D. DECISION (Motion must be made and seconded)

1. Carol 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: Dennis Wisar 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

Board of Review

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2. 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 determine: Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____
- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at _____

Land: _____
Improvements: _____
Total: _____

through Deputy Clerk
- Amber Pfeiffer
City of Racine

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:

Yes

No

Tim Mattes
Carolyn Moskonas
Natalie Chulew
Dennis Wiser
Tara Coolidge

X	
X	
X	
X	
Not Present	

to adopt these Findings of Fact, Determination and Decision on this 13th

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.

Received

OWNER PACKET

nent

JUN 01 2020

To file an appeal
under state law (sec.

evidence of property value, see the Wisconsin Department of Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

City Clerk - Racine, WI

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>Alisa I. Pichelman</u>				Agent name (if applicable)			
Owner mailing address <u>828 Augusta St.</u>				Agent mailing address			
City <u>Racine</u>	State <u>WI</u>	Zip <u>53402</u>		City	State	Zip	
Owner phone <u>(262) 220-5732</u>		Email <u>aip8888@icloud.com</u>		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>828 Augusta St.</u>		Legal description or parcel no. (on changed assessment notice) <u>0549000</u>	
City <u>Racine</u>	State <u>WI</u>	Zip <u>53402</u>	
Assessment shown on notice - Total <u>\$153,000</u>		Your opinion of assessed value - Total <u>\$121,000</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>City assessment is too high -- see attachment</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>Surrounding properties are assessed lower - see attachment/pictures</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>149,900</u> Date <u>08-27-2018</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe <u>Required repayment of partial driveway and apron</u> Date of changes <u>Sept/Oct 2019</u> Cost of changes \$ <u>3500</u> Does this cost include the value of all labor (including your own)? <input checked="" 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? <u>not by me</u> <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 type="checkbox"/> No If Yes, provide: Date - - Value Purpose of appraisal (mm-dd-yyyy)</p> <p>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 <u>15</u> minutes.</p>	

Property owner or Agent signature <u>Alisa Pichelman</u>	Date (mm-dd-yyyy) <u>05-29-2020</u>
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**2020 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, Alisa I Pichelman, as the property owner or as
agent for Alisa I Pichelman (property owner's name) with an address of
828 Augusta St. hereby give notice of an intent to file an objection to the assessment
for the following property: 828 Augusta St Racine WI 53402 for the 2020 Assessment Year in the
City of Racine.

Name: Alisa I Pichelman
Best contact phone number: 262-220-5732
Mailing Address: 828 Augusta St Racine WI 53402
(date) 05.29.2020

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.

Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board may allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.

Municipality <u>City of Racine</u>	County
Property owner's name <u>Alisa I Pichelman</u>	Agent name (if applicable)
Owner's mailing address <u>828 Augusta St. Racine WI 53402</u>	Agent's mailing address
Owner's telephone number <u>(262) 220-5732</u> <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number () <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address <u>aip8888@icloud.com</u>	Agent's email address

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

- Property address 828 Augusta St Racine WI 53402
- Legal description or parcel number from the current assessment roll
05490000
- Total Property Assessment \$153,000

4. If agent, attach signed Agent Authorization form, PA-105

☒ Testify by telephone* ☐ Submit sworn written statement

Basis for request pandemic / Covid 19

* If the request is approved, provide the best telephone number to reach you 262-220-5732

Owner's or Agent's signature <u>Alisa Pichelman</u>	Date <u>05.29.2020</u>
--------------------------------------------------------	---------------------------

For Board Use Only

☐ Approved ☐ Denied

Reason _____

☐ Taxpayer advised _____

Date

Alisa Pichelman

From: Alisa <aip8888@icloud.com>
Sent: Monday, May 25, 2020 7:41 PM
To: Alisa Pichelman
Subject: Fwd: City Assessment of Racine for 828 Augusta St 53402 - objection

OUTSIDE Email

Sent from my iPhone

Begin forwarded message:

From: A P <aip8888@icloud.com>
Date: May 19, 2020 at 11:56:20 AM CDT
To: daniel.murphy@cityofracine.org
Cc: carolyn.moskonas@cityofracine.org, timothy.mattes@cityofracine.org, jennifer.levie@cityofracine.org
Subject: City Assessment of Racine for 828 Augusta St 53402 - objection

Dan,

Further to our conversation on 05.18.2020 and at your request, I am sending you this email protesting the City Assessment for 828 Augusta Street, Racine, WI 53402.

You mentioned I paid \$149,900 for this house in 2018. And, as I advised, I paid too much for this house. At the time of purchasing, it was a seller's market; there were overly inflated housing prices due to recent Foxconn news; and prior homes I had tried purchasing during that same time had slipped through my fingers due to the fast-paced buying environment. In addition, unfortunately, the home inspection of current residence was not adequate as well as this home does not have 30 year roofing shingles as was previously advised on the home nor the garage. Also, the garage floor's concrete requires total re-paving.

Equally important, my research shows the three homes directly across from 828 Augusta St (bungalows like mine) are currently assessed at \$124,000; \$127,000; and \$137,000 respectfully. The home next to my house East is currently at \$121,000 (a bungalow as well). The home next to my house West is currently assessed at \$100,000.

Since 2018, my house assessment climbed \$20,000; and in 2019, it went up again by \$9,000. That is \$29,000 in two years. It is currently assessed at \$153,000 per the City Assessor.

This requires review.

★ = see attached pictures

Please forward me an Objection Form to fill out as I could not locate one on the city's website.

Alisa I Pichelman
aip8888@icloud.com

Current Assessment

\$153,000 ↘

Current Assessment

\$121,000 ↓

828 Augusta St.
House

826 Augusta St.
House





826 Augusta St.

828 Augusta St.





\$121,000 ↗

↙
\$153,000
↘

826 Augusta St
Garage

828 Augusta St
Garage

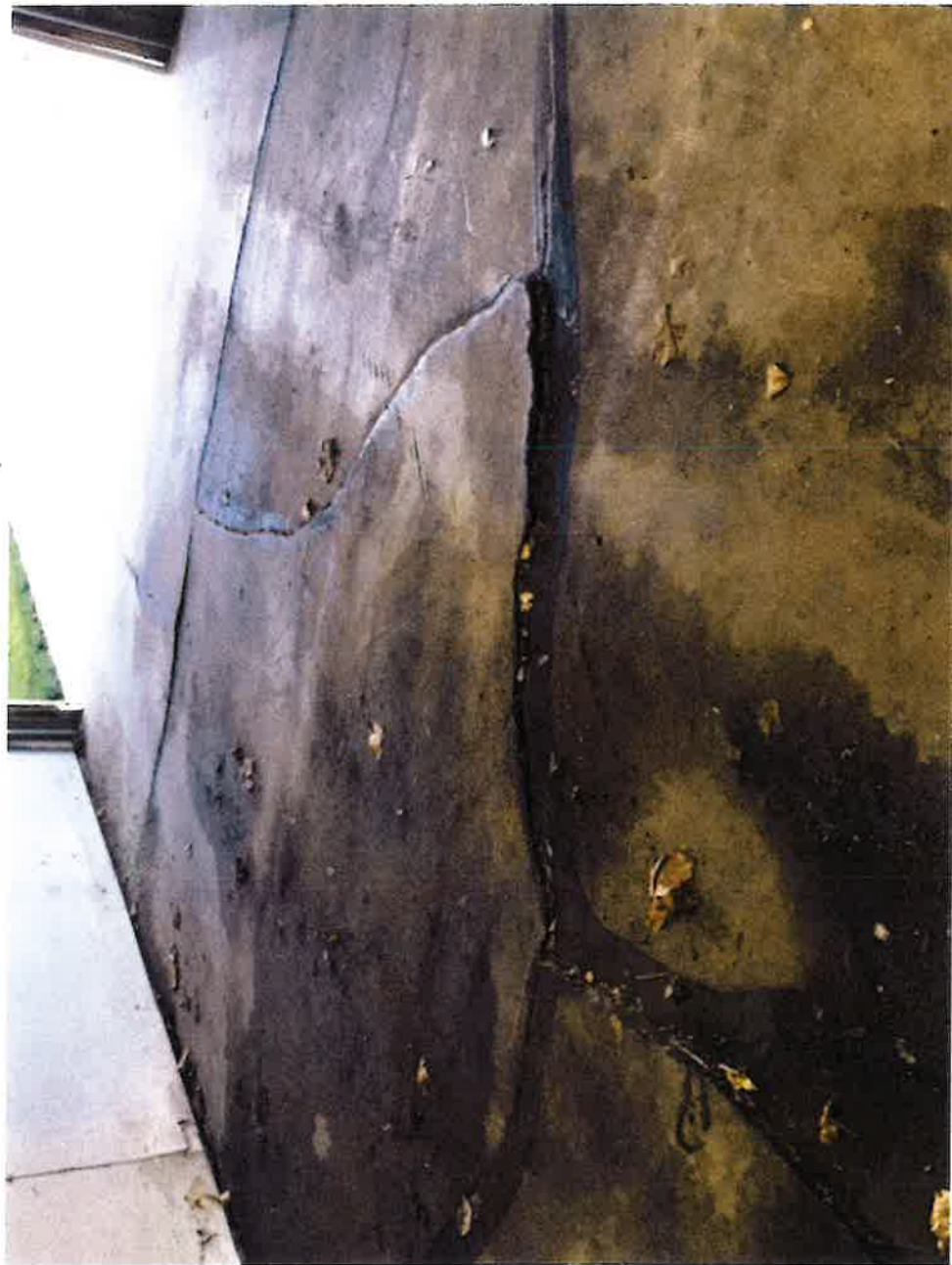


826 Augusta St.
↓

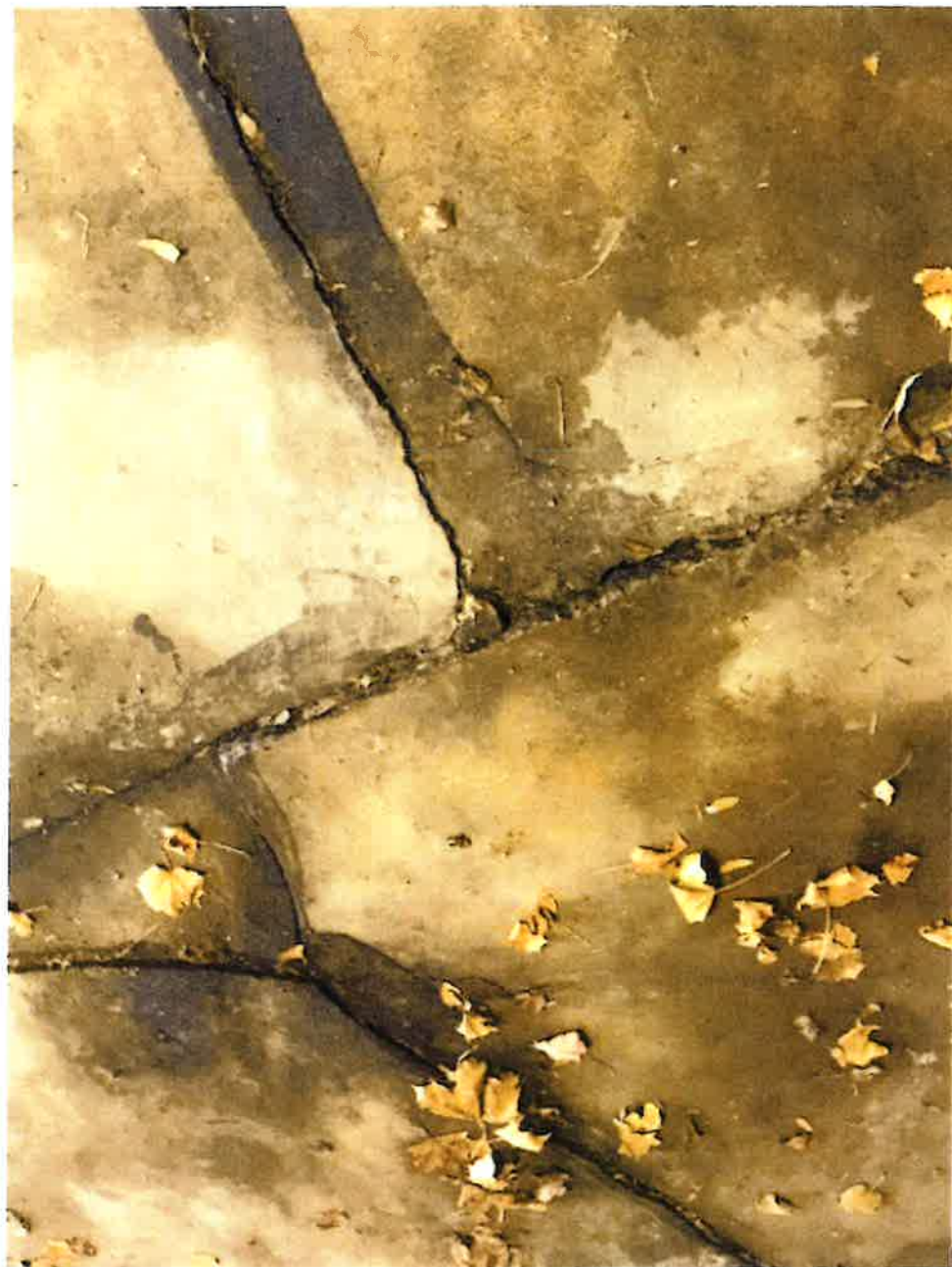
828 Augusta St.
↓



828 Augusta St.
Garage Floor



828 Augusta St.
Basement Floor



828 Augusta St.
Garage Floor



828 Augusta St.
Garage Floor



828 Augusta St.
= Garage floor

SUBJECT PROPERTY



PARCEL NUMBER-----05490000
ADDRESS.....828 Augusta St
SALES PRICE.....\$149,900/\$ 98.68 sq. ft. / July 2018
ASSESSED VALUE..... \$153,000/100.72 sq. ft.
STYLE.....Bungalow
SIZE.....1519 sq. ft.
EXTERIOR.....Siding
YR BUILT.....1929
GARAGE.....2 Car Detached
ROOMS.....7-3-1.5
CONDITION.....Good

ASSESSOR PACKET

COMPARABLE #1



PARCEL NUMBER.....05447000
PROXIMITY.....2 Blocks South of the Subject
ADDRESS.....823 William St
SALES PRICE..... \$114,500/\$ 94.01 sq. ft. / Feb 2019
STYLE.....Bungalow
SIZE.....1218 sq. ft.
EXTERIOR..... Brick
YR BUILT.....1936
GARAGE.....1.5 Car Detached
ROOMS.....6-3-1
CONDITION.....Average

COMPARABLE #2



PARCEL NUMBER..... 04940000
PROXIMITY.....4 Blocks Southeast of the Subject
ADDRESS..... 2125 Superior St.
SALES PRICE.....\$92,500/\$111.58 sq. ft. /Nov 2019
STYLE.....Bungalow
SIZE.....829 sq. ft.
EXTERIOR.....Siding
YR BUILT.....1920
GARAGE.....3 Car Detached
ROOMS..... 5-2-1
CONDITION.....Average-Good

COMPARABLE #3



PARCEL NUMBER.....05452000
PROXIMITY.....2 Blocks Northeast of the Subject
ADDRESS.....2714 Green St.
SALES PRICE.....\$179,500/\$121.61 sq. ft. /May 2019
STYLE.....Bungalow
SIZE.....1476 sq. ft.
EXTERIOR.....Brick
YR BUILT.....1928
GARAGE.....1 Car Detached
ROOMS.....7-3-1.5
CONDITION.....Very Good

COMPARABLE #4



PARCEL NUMBER.....05556000
PROXIMITY.....1 Block Southeast of the Subject
ADDRESS.....2507 Green St
SALES PRICE.....\$130,000/\$129.87 sq. ft./Sept 2019
STYLE..... Bungalow
SIZE.....1001 sq. ft.
EXTERIOR..... Sided
YR BUILT.....1927
GARAGE.....1.5 Car Detached
ROOMS.....5-2-1
CONDITION.....Good

The subject property is a sided Bungalow style homes built in 1929 of Average quality of construction. The subject property is in Average 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 Bungalows 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. 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.	AreaSaleDate	SalePrice	2019	2020	2019 Ratio	2020 Ratio	SP/Sq Ft	CDU	BSMT	GA	Ext	
Comps																	
05447000	823 WILLIAM ST	0060	1936	Bungalow	1,218	02/27/19	114,500	128,000	133,000	1.118	1.162	\$ 94.01	AV	Y	1.5	BV	
04940000	2125 SUPERIOR ST	0060	1920	Bungalow	829	11/04/19	92,500	79,000	84,000	.854	.908	\$ 111.58	AV-GD	Y	3	Sid	
05452000	2714 GREEN ST	0060	1928	Bungalow	1,476	05/24/19	179,500	137,000	147,000	.763	.819	\$ 121.61	VG	Y	1	BV	
05556000	2507 GREEN ST	0060	1927	Bungalow	1,001	09/16/19	130,000	97,000	102,000	.746	.785	\$ 129.87	GD	Y	1.5	Sid	
												Average	\$ 114.27				
												Median	\$ 116.60				
Subject																	
05490000	828 Augusta St	0060	1929	Bungalow	1519	8/27/18	\$149,900	\$144,000	\$153,000	Assessmnt/Ft			\$100.72	GD	Y	2	Sid

The average sales price per square foot of comparable sales is \$114.27 and the median sale's price per square foot is \$116.60 per foot. The subject's 2020 assessment is \$153,000 which is \$100.72 per square foot. Additionally, the subject sold in 2018 for \$149,900 or \$98.68 per square foot and applying a time adjustment of 3% annually produces an adjusted sale price of \$155,896 rounded to \$156,000 or \$102.69 per foot.

Parcel	Address	NBHD	Type	Yr Blt	Sq Ft	2020 Value	Per Ft
05027000	419 WOLFF ST	0060	09	1926	1,602	135,000	84.29
04551000	2412 GREEN ST	0060	09	1926	1,774	150,000	84.54
05113000	429 AUGUSTA ST	0060	09	1926	1,774	150,000	84.55
04927000	2124 GREEN ST	0060	09	1920	1,521	132,000	86.77
04309000	2323 GREEN ST	0060	09	1929	1,329	116,000	87.31
03913000	2115 LA SALLE ST	0060	09	1927	1,728	152,000	87.95
04570000	2329 SUPERIOR ST	0060	09	1928	1,396	123,000	88.13
04942000	2201 SUPERIOR ST	0060	09	1927	1,686	149,000	88.35
04569000	2327 SUPERIOR ST	0060	09	1928	1,414	125,000	88.43
03896000	2216 SUPERIOR ST	0060	09	1924	1,758	156,000	88.72
04470000	718 GOOLD ST	0060	09	1923	1,341	119,000	88.75
04177000	2201 ST CLAIR ST	0060	09	1928	1,407	125,000	88.81
04291000	2416 ST CLAIR ST	0060	09	1929	1,302	116,000	89.12
04472000	2115 GREEN ST	0060	09	1925	1,479	132,000	89.24
03924000	2225 LA SALLE ST	0060	09	1920	1,588	142,000	89.44
05503000	905 AUGUSTA ST	0060	09	1929	1,476	132,000	89.46
04566000	2315 SUPERIOR ST	0060	09	1926	1,341	120,000	89.48
05487000	816 AUGUSTA ST	0060	09	1925	1,535	138,000	89.88
04943000	2205 SUPERIOR ST	0060	09	1927	1,653	149,000	90.15
04462000	2126 ST CLAIR ST	0060	09	1923	1,440	130,000	90.30
04926000	2130 GREEN ST	0060	09	1926	1,349	123,000	91.19
05513000	2508 GREEN ST	0060	09	1927	1,401	128,000	91.34
05518000	820 ROMAYNE AVE	0060	09	1930	1,664	152,000	91.36
05130000	2911 ERIE ST	0060	09	1949	1,706	156,000	91.46
04317000	2423 GREEN ST	0060	09	1930	1,519	139,000	91.50
05392000	2914 GREEN ST	0060	09	1930	1,672	153,000	91.51
05546000	612 ROMAYNE AVE	0060	09	1928	1,737	159,000	91.55
05115000	437 AUGUSTA ST	0060	09	1927	1,670	153,000	91.61
03909000	916 GOOLD ST	0060	09	1925	1,364	125,000	91.68
05111000	421 AUGUSTA ST	0060	09	1926	1,619	149,000	92.04
04307000	2315 GREEN ST	0060	09	1930	1,564	144,000	92.05
04552000	2408 GREEN ST	0060	09	1926	1,583	146,000	92.21
04463000	2122 ST CLAIR ST	0060	09	1924	1,441	133,000	92.32
04155000	2220 ERIE ST	0060	09	1929	1,548	143,000	92.35
03922000	2217 LA SALLE ST	0060	09	1927	1,623	150,000	92.44
05561000	713 WOLFF ST	0060	09	1930	1,459	135,000	92.54
04183002	622 GOOLD ST	0060	09	1929	1,351	125,000	92.56
04468000	710 GOOLD ST	0060	09	1900	1,522	141,000	92.62
03916000	2127 LA SALLE ST	0060	09	1925	1,498	139,000	92.79
05583000	710 AUGUSTA ST	0060	09	1928	1,476	137,000	92.84
03915000	2123 LA SALLE ST	0060	09	1929	1,614	150,000	92.96
04568000	2323 SUPERIOR ST	0060	09	1929	1,409	131,000	92.99
04170000	620 GOOLD ST	0060	09	1929	1,344	125,000	93.01
04178000	2205 ST CLAIR ST	0060	09	1927	1,408	131,000	93.04
05586000	2607 GREEN ST	0060	09	1920	1,502	140,000	93.20
03901000	2126 SUPERIOR ST	0060	09	1920	1,459	136,000	93.20
04475000	2125 GREEN ST	0060	09	1924	1,435	134,000	93.35
04935000	2107 SUPERIOR ST	0060	09	1926	1,510	141,000	93.37
04148000	2405 ST CLAIR ST	0060	09	1929	1,604	150,000	93.51
05506000	827 AUGUSTA ST	0060	09	1926	1,411	132,000	93.58
04567000	2319 SUPERIOR ST	0060	09	1929	1,344	126,000	93.75
05426000	814 WILLIAM ST	0060	09	1928	1,482	139,000	93.79
05560000	2615 GREEN ST	0060	09	1927	1,363	128,000	93.92
04168000	610 GOOLD ST	0060	09	1919	1,478	139,000	94.02
05492000	904 AUGUSTA ST	0060	09	1929	1,456	137,000	94.09
05498000	2523 LA SALLE ST	0060	09	1928	1,581	149,000	94.26
05564000	701 WOLFF ST	0060	09	1928	1,475	139,000	94.27
05026000	423 WOLFF ST	0060	09	1926	1,333	126,000	94.52
05584000	712 AUGUSTA ST	0060	09	1930	1,428	135,000	94.54
05504000	901 AUGUSTA ST	0060	09	1928	1,542	146,000	94.69
05462000	904 WOLFF ST	0060	09	1927	1,614	153,000	94.78
04156000	2216 ERIE ST	0060	09	1929	1,709	162,000	94.80
05534000	701 AUGUSTA ST	0060	09	1922	1,471	140,000	95.20
05430000	830 WILLIAM ST	0060	09	1929	1,383	132,000	95.43
05505000	829 AUGUSTA ST	0060	09	1929	1,414	135,000	95.45
05015000	424 AUGUSTA ST	0060	09	1926	1,456	139,000	95.47
04555000	2330 GREEN ST	0060	09	1927	1,338	128,000	95.66
03898000	2208 SUPERIOR ST	0060	09	1924	1,304	125,000	95.85
04456000	2218 ST CLAIR ST	0060	09	1923	1,333	128,000	96.04
04303000	2302 ST CLAIR ST	0060	09	1929	1,395	134,000	96.04
04841000	508 AUGUSTA ST	0060	09	1927	1,435	138,000	96.18
04613000	512 WOLFF ST	0060	09	1929	1,548	149,000	96.23
05116000	441 AUGUSTA ST	0060	09	1928	1,679	162,000	96.46
03917000	2131 LA SALLE ST	0060	09	1927	1,429	138,000	96.54
05500000	2515 LA SALLE ST	0060	09	1929	1,542	149,000	96.64
05501000	913 AUGUSTA ST	0060	09	1929	1,655	160,000	96.68
04180000	2213 ST CLAIR ST	0060	09	1923	1,469	142,000	96.70
05018000	436 AUGUSTA ST	0060	09	1927	1,344	130,000	96.73
05017000	432 AUGUSTA ST	0060	09	1927	1,380	134,000	97.10
05496000	2607 LA SALLE ST	0060	09	1925	1,791	174,000	97.17
05439000	2719 LA SALLE ST	0060	09	1929	1,428	139,000	97.34
05393000	2910 GREEN ST	0060	09	1936	1,579	154,000	97.52
04556000	2326 GREEN ST	0060	09	1920	1,565	153,000	97.75
04842000	504 AUGUSTA ST	0060	09	1928	1,696	166,000	97.88
04174000	2123 ST CLAIR ST	0060	09	1925	1,338	131,000	97.93
04843000	500 AUGUSTA ST	0060	09	1928	1,744	171,000	98.02
04175000	2127 ST CLAIR ST	0060	09	1928	1,568	154,000	98.20
04315000	2413 GREEN ST	0060	09	1927	1,639	161,000	98.21
05014000	420 AUGUSTA ST	0060	09	1926	1,578	155,000	98.23
05024000	431 WOLFF ST	0060	09	1927	1,671	165,000	98.74
05596000	625 WILLIAM ST	0060	09	1928	1,725	171,000	99.14
05587000	2611 GREEN ST	0060	09	1929	1,578	157,000	99.51
05452000	2714 GREEN ST	0060	09	1938	1,476	147,000	99.59
05019000	440 AUGUSTA ST	0060	09	1924	1,523	153,000	100.45
04256000	416 WOLFF ST	0060	09	1928	1,751	176,000	100.51
05490000	828 AUGUSTA ST	0060	09	1929	1,519	153,000	100.74
05689000	435 WILLIAM ST	0060	09	1929	1,566	158,000	100.92
03970000	426 ROMAYNE AVE	0060	09	1928	1,351	138,000	102.15
05428000	822 WILLIAM ST	0060	09	1929	1,362	140,000	102.77
05533000	705 AUGUSTA ST	0060	09	1930	1,772	185,000	104.38
05539000	615 AUGUSTA ST	0060	09	1930	1,361	156,000	114.64
Median							93.75

I've also included a report showing assessments of similar properties in the subject's neighborhood with square footage between 1302 and 1791. I've sorted the report by assessment per foot; the range is \$84.29 per foot to \$114.64 and a median value of \$93.75 per foot. Below is the report with subject property highlighted in yellow.

In summation, the subject property is assessed at \$100.72 per foot and sold in 2018 for \$98.68 per foot. The comparable sales have a range of \$94.01 to \$129.87 per foot with a median value of \$116.60. The neighborhood assessment of similar Bungalow properties is between \$84.29 and \$114.64 with a median value of \$93.75 per foot. My 2020 assessment of \$153,000 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 well within the range of like properties in the subject's neighborhood.

Yearly Market Comparison

Comparing Entire MLS

As of Wednesday, June 10, 2020 9:04:01 AM

Search Parameters: Property type Single-Family; Sold Date between '1/1/2018' and '12/31/2019'; County of 'Racine'; Municipality of 'Racine'.

	Number of Sold Listings				Dollar Volume of Sold Listings				Median Sale Price			
	2018	2019	Diff	Chg	2018	2019	Diff	Chg	2018	2019	Diff	Chg
January	44	48	4	9.1%	\$ 4,694,196	\$ 5,243,111	548,915	11.6%	96,000	114,250	18,250	19.0%
February	62	55	-7	-11.3%	\$ 6,851,289	\$ 6,236,567	-614,722	-9.0%	105,000	114,500	9,500	9.0%
March	70	57	-13	-18.6%	\$ 7,437,013	\$ 7,353,275	-83,738	-1.2%	110,500	129,000	18,500	16.7%
April	77	59	-18	-23.4%	\$ 9,925,109	\$ 7,044,085	-2,881,024	-29.1%	123,000	123,900	900	0.7%
May	94	81	-13	-13.8%	\$ 11,379,346	\$ 10,947,558	-431,788	-3.8%	115,900	126,900	11,000	9.5%
June	86	85	-1	-1.2%	\$ 11,646,751	\$ 11,472,200	-174,551	-1.5%	125,500	126,000	500	0.4%
July	75	87	12	16.0%	\$ 8,875,543	\$ 11,422,418	2,546,875	28.6%	117,000	129,924	12,924	11.0%
August	98	78	-20	-20.4%	\$ 12,512,141	\$ 10,867,136	-1,645,005	-13.2%	127,700	135,500	7,800	6.1%
September	64	72	8	12.5%	\$ 7,578,480	\$ 9,950,993	2,372,513	31.3%	120,000	132,500	12,500	10.4%
October	75	74	-1	-1.3%	\$ 10,047,064	\$ 9,272,250	-774,814	-7.8%	125,000	125,450	450	0.4%
November	77	64	-13	-16.9%	\$ 8,668,145	\$ 7,749,176	-918,969	-10.7%	114,000	119,500	5,500	4.8%
December	50	62	12	24.0%	\$ 6,210,772	\$ 7,735,485	1,524,713	24.5%	120,950	127,950	7,000	5.8%
Total	872	822	-50	-5.7%	\$ 105,825,849	\$ 105,294,254	-531,595	-0.6%	117,900	126,250	8,350	7.1%

	Number of New Listings				Dollar Volume of New Listings				Median List Price			
	2018	2019	Diff	Chg	2018	2019	Diff	Chg	2018	2019	Diff	Chg
January	52	56	4	7.7%	\$ 5,753,877	\$ 6,602,599	848,722	14.7%	107,400	121,700	14,300	13.3%
February	46	46	0	0.0%	\$ 5,460,199	\$ 6,573,600	1,113,401	20.3%	118,750	129,900	11,150	9.4%
March	101	49	-52	-51.5%	\$ 12,749,090	\$ 6,087,500	-6,661,590	-52.3%	119,000	126,000	7,000	5.9%
April	71	73	2	2.8%	\$ 9,505,847	\$ 10,006,997	501,150	5.2%	120,000	135,000	15,000	12.5%
May	85	91	6	7.1%	\$ 10,961,249	\$ 12,644,897	1,683,648	15.3%	124,900	125,000	100	0.1%
June	81	93	12	14.8%	\$ 9,846,675	\$ 13,083,849	3,237,174	32.8%	119,900	134,900	15,000	12.5%
July	83	69	-14	-16.9%	\$ 10,760,797	\$ 8,699,037	-2,061,760	-19.2%	129,900	123,900	-6,000	-4.6%
August	73	66	-7	-9.6%	\$ 9,301,397	\$ 8,958,900	-342,497	-3.7%	124,000	136,450	12,450	10.0%
September	97	68	-29	-29.9%	\$ 12,369,650	\$ 8,698,624	-3,671,026	-29.7%	120,000	125,000	5,000	4.2%
October	81	53	-28	-34.6%	\$ 9,217,006	\$ 6,345,799	-2,871,207	-31.2%	115,000	124,900	9,900	8.6%
November	66	15	-51	-77.3%	\$ 7,683,445	\$ 1,694,850	-5,988,595	-78.0%	110,450	129,900	19,450	17.6%
December	30	2	-28	-93.3%	\$ 3,200,390	\$ 162,500	-3,037,890	-95.0%	104,700	81,250	-23,450	-22.4%
Total	866	681	-185	-21.4%	\$ 106,809,622	\$ 89,559,152	-17,250,470	-16.2%	119,900	129,900	10,000	8.3%

Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).