

**2019 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, WILLIAM E SCHARDING, as the property owner or as
agent for WILLIAM E & NANCY E SCHARDING (property owner's name) with an address of
3802 ALDEN CT RACINE WI hereby give notice of an intent to file an objection to the assessment
for the following property: 3802 ALDEN CT for the 2019 Assessment Year in the
City of Racine.

Name: WILLIAM SCHARDING
Best contact phone number: 262-989-6567
Mailing Address: 3802 ALDEN CT RACINE WI 53405
(date) MAY 21, 2019

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.

Objection to Real Property Assessment

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

Complete all sections:

Section 1: Property Owner / Agent Information			* If agent, submit written authorization (Form PA-105) with this form		
Property owner name (on changed assessment notice) WILLIAM E SCHARDING NANCY E SCHARDING			Agent name (if applicable)		
Owner mailing address 3802 ALDEN CT			Agent mailing address		
City RACINE	State WI	Zip 53405	City	State	Zip
Owner phone (262) 989 6567 nancy_scharding@SBCglobal.net			Owner phone () - Email		

Section 2: Assessment Information and Opinion of Value		
Property address 3802 ALDEN CT		
City RACINE	State WI	Zip 53405
Assessment shown on notice - Total 186,000		Legal description or parcel no. (on changed assessment notice) 23427008
		Your opinion of assessed value - Total 174,000

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) PROPERTY WOULD BE OVER VALUED	Basis for your opinion of assessed value: (Attach additional sheets if needed) PLEASE SEE ATTACHED SHEET

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

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____	
Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing 45 minutes.	
Property owner or Agent signature William Scharding	Date (mm-dd-yyyy) 05-21-2019

Buttons: Add, Modify, Delete, Calc, Print, Refresh, Close Parcel, Lock Parcel, Print Setup, Print Current, Print

Edit Buttons

Buttons: Add, Modify, Delete, Calc, Print, Transfers

In Proc Appr: \$186,000 In Proc Asstd: \$186,000 Roll Appr: \$169,000 Roll Asstd: \$169,000 LUC: 101 - On... Bldg: 01-Ranch Total SF: 1,685 Ratio: 1.10

Account Detail Transfers Land Buildings Prev Values Permits Owners

Account Information

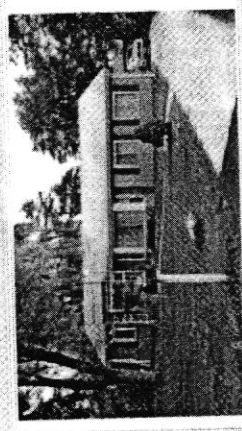
Parcel ID:	23427008
Property ID:	25212
User Account:	17200180
Property LUC:	101 - One-Family
Primary Juris:	
Assessed Size:	9933.00000
District Group:	7 - 7
Council District:	

Sales Information

Legal Ref:	1151-594	Sold As Vacant:
Date:	9/28/1972	Price: \$0
Grantor:	WILLIAM E + NANCY E SCHARDING	
Validity:	D	LUC: 101

Legal Ref:	1105-600	Sold As Vacant:
Date:	9/30/1971	Price: \$28,000
Grantor:	WILLIAM E + WIFE SCHARDING	
Validity:	D	LUC: 101

Picture (1 of 1)



#: 1 7/25/2011

Sketch - Last Modified: 9/9/2014

Valuation Information

Appraised:	In Process	Override
Calc Area:		
Total Land:	\$27,000	\$27,000
Ag Credit:		
Land:	\$27,000	\$27,000
Building:	\$159,000	\$142,000
Yard:		
Mkt Total:	\$186,000	\$169,000
Total:	\$186,000	\$169,000
Assessed:		
Land:	\$27,000	\$27,000
Building:	\$159,000	\$142,000
Yard:		
Total:	\$186,000	\$169,000
Limited Total:	\$169,000	
Limited Taxable:	\$169,000	

Owner (1 of 1)

SCHARDING WILLIAM E
SCHARDING NANCY E
3802 ALDEN CT
RACINE, WI 53405

Narrative

This Parcel contains 9,933.000 S of land mainly classified as One-Family. It has 1 building(s) with a total of 1,685 square feet. There are 1 living unit(s).

Legal Description

BLK 28 ELMWOOD NO 6 LOT 8

Location (1 of 1)

3802 ALDEN CT
RACINE, WI 53405

Associated Parcels

Record 0 of 0

NOTICE OF ASSESSMENT

City of Racine

THIS IS NOT A BILL

In Accordance with sec. 70.365 of the Wisconsin Statutes, Assessment Notice is hereby given on Property

LOCATED AT: 3802 ALDEN CT

PARCEL ID: 23427008

CLASS: Residential

ASSESSMENT DISTRICT: 17

WILLIAM E SCHARDING
NANCY E SCHARDING
3802 ALDEN CT
RACINE, WI 53405

BOARD OF REVIEW DATE 05/28/2019

Location: City Hall
730 Washington Avenue
Racine, Wisconsin 53403
Time: 8:30 AM to 10:30 AM

2019	REAL ESTATE ASSESSMENT AT 100% MARKET VALUE	TOTAL	186,000
2018	REAL ESTATE ASSESSMENT	TOTAL	169,000

REASON FOR CHANGE: Revaluation

Preliminary General Level Of Assessment 100%

This property ___ is X is not subject to a conversion charge under sec 74.485, Wis.

ASSESSMENT ROLLS WILL BE AVAILABLE FOR YOUR REVIEW

05/06/2019 - 05/10/2019 DURING OPEN BOOK

ASSESSMENT APPEALS PROCEDURE

All property in the City of Racine is assessed at 100% of full market value. If your opinion of value differs significantly from the value shown above, contact this office and personally discuss the assessment with the assessor who set the value. If an error was made or if you have evidence that the assessment is more than actual fair market value of your property, we would welcome the opportunity to review all pertinent facts. The best evidence of value is the recent sale price of your property or the sale prices of properties comparable to yours. If you need further clarification, please come in and talk to our staff between 8 a.m. and 4:30 p.m., Monday through Friday during the OPEN BOOK period shown above. The Assessor is located in room 106, City Hall. Please call (262) 636-9119 if you wish to have an appointment set up to discuss the assessment with your assessor.

After talking with us, if you still find a significant difference between our assessment and what you feel is your property's market value, you have the right to appeal your assessment before the local Board of Review. You will need to file a written or oral intent to object with the City Clerk at least 48 hours before the opening of the Board of Review. In addition, you must complete an approved objection form and file with the City Clerk prior to or within the first two hours of the Board's first scheduled meeting. The City prefers you file the objection form 48 hours prior to the first Board meeting. The City Clerk's office is located in room 103, City Hall. City Clerk telephone number is 262-636-9171.

The Board of Review operates similarly to a court and has the responsibility of resolving differences of opinion of under or over valuation. Its function is not one of valuation, but of deciding the validity of the facts presented orally before it. You or your representative must provide testimony to the Board in objection to your assessment. An assessor from the Assessor's Office will also present evidence relating to the market value of your property. After hearing the evidence, the Board will decide to either raise, lower, or leave unchanged the assessment of your property.

You may appeal the Board of Review's determination to the Circuit Court of Racine or to the Department of Revenue. The Circuit Court decision also may be appealed to the State of Wisconsin Court of Appeals.

PLEASE CHECK TO SEE THAT YOUR MAILING ADDRESS IS CORRECT. PLEASE NOTIFY THIS OFFICE TO MAKE THE NECESSARY CORRECTIONS.

NOTICE OF ASSESSMENT

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In Accordance with sec. 70.365 of the Wisconsin Statutes, Assessment Notice is hereby given on Property

LOCATED AT: 3802 ALDEN CT

PARCEL ID: 23427008

CLASS: Residential

ASSESSMENT DISTRICT: 17

WILLIAM E SCHARDING
NANCY E SCHARDING
3802 ALDEN CT
RACINE, WI 53405

BOARD OF REVIEW DATE 06/04/2018

Location: City Hall
730 Washington Avenue
Racine, Wisconsin 53403

Time: 8:30 AM to 10:30 AM

2018 REAL ESTATE ASSESSMENT AT 100% MARKET VALUE

TOTAL 169,000

2017 REAL ESTATE ASSESSMENT

TOTAL 155,000

REASON FOR CHANGE: Revaluation

Preliminary General Level Of Assessment 100%

This property is X is not subject to a conversion charge under sec 74.485, Wis.

ASSESSMENT ROLLS WILL BE AVAILABLE FOR YOUR REVIEW

05/21/2018 - 05/25/2018 DURING OPEN BOOK

ASSESSMENT APPEALS PROCEDURE

All property in the City of Racine is assessed at 100% of full market value. If your opinion of value differs significantly from the value shown above, contact this office and personally discuss the assessment with the assessor who set the value. If an error was made or if you have evidence that the assessment is more than actual fair market value of your property, we would welcome the opportunity to review all pertinent facts. The best evidence of value is the recent sale price of your property or the sale prices of properties comparable to yours. If you need further clarification, please come in and talk to our staff between 8 a.m. and 4:30 p.m., Monday through Friday during the OPEN BOOK period shown above. The Assessor is located in room 106, City Hall. Please call (262) 636-9119 if you wish to have an appointment set up to discuss the assessment with your assessor.

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NOTICE OF ASSESSMENT**City of Racine****THIS IS NOT A BILL**

In Accordance with sec. 70.365 of the Wisconsin Statutes, Assessment Notice is hereby given on Property:

LOCATED AT: 3802 ALDEN CT**PARCEL ID:** 23427008**CLASS:** Residential**ASSESSMENT DISTRICT:** 17SCHARDING WILLIAM E SCHARDING NANCY E
3802 ALDEN CT

RACINE WI 53405

BOARD OF REVIEW DATE**05/08/2017****Location:** City Hall730 Washington Avenue
Racine, Wisconsin 53403**Time:** 8:30 AM to 10:30 AM**2017 REAL ESTATE ASSESSMENT AT 100% MARKET VALUE****TOTAL 155,000****2016 REAL ESTATE ASSESSMENT****TOTAL 149,000****REASON FOR CHANGE:** Revaluation

Preliminary General Level Of Assessment 100%

This property ___ is X is not subject to a conversion charge under sec 74.485, Wis.**Closed Friday, April 14th****ASSESSMENT ROLLS WILL BE AVAILABLE FOR YOUR REVIEW 04/05/2017 - 04/13/2017 DURING OPEN BOOK****ASSESSMENT APPEALS PROCEDURE**

All property in the City of Racine is assessed at 100% of full market value. If your opinion of value differs significantly from the value shown above, contact this office and personally discuss the assessment with the assessor who set the value. If an error was made or if you have evidence that the assessment is more than actual fair market value of your property, we would welcome the opportunity to review all pertinent facts. The best evidence of value is the recent sale price of your property or the sale prices of properties comparable to yours. If you need further clarification, please come in and talk to our staff between 8 a.m. and 4:30 p.m., Monday through Friday during the OPEN BOOK period shown above. The Assessor is located in room 106, City Hall. Please call (262) 636-9119 if you wish to have an appointment set up to discuss the assessment with your assessor.

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Counter Listing of Land & Building

Parcel ID	Owner1/Owner2	Location	Land Value	Building Value	Tot Valt
RACINE					
08200001	WISCONSIN, STATE OF	1407 ALBERT ST	0	0	0
08248000	WISCONSIN, STATE OF (RACINE YOUTHFUL OFFENDER)	1414 ALBERT ST	0	0	0
08214000	WISCONSIN, STATE OF	1501 ALBERT ST	0	0	0
07417000	BURMAN SHARON A	1600 ALBERT ST	5,200	122,800	128,000
07418000	BURMAN SHARON A	1602 ALBERT ST	5,200	34,800	40,000
07419000	ROMERO RAUL	1612 ALBERT ST	5,800	34,200	40,000
07358000	GALLO INVESTMENTS	1613 ALBERT ST	8,100	61,900	70,000
07420000	KOLSTEDT PROPERTIES	1614 ALBERT ST	5,800	27,200	33,000
07357000	VENTURA RAQUEL AGUIRRE	1615 ALBERT ST	8,100	23,900	32,000
07421000	AGUIRRE RAQUEL	1616 ALBERT ST	5,800	73,200	79,000
07422000	DOMANOSKI JUSTIN / DOMANOSKI CHRISTINA	1618 ALBERT ST	5,800	66,200	72,000
07423000	ORTEGA JOSE ANTONIO ROMERO	1620 ALBERT ST	4,300	81,700	86,000
07356000	RABUCK JOHN P	1621 ALBERT ST	7,800	1,200	9,000
07424000	CARO JOSE G / CARO MARIA DEL ROCIO	1624 ALBERT ST	5,800	33,200	39,000
07425000	VIDEKOVICH DORIS G	1626 ALBERT ST	5,800	9,000	14,800
07426000	VIDEKOVICH ROBERT L AND DORIS G	1630 ALBERT ST	5,800	0	5,800
07427000	DREWS STEVEN DUANE	1634 ALBERT ST	6,600	60,400	67,000
08037000	PICHELMAN DAVID	1715 ALBERT ST	7,500	27,000	34,500
07982000	RUELAS MARIA CRUZ	1720 ALBERT ST	9,200	46,800	56,000
08050000	SHLAYEN MURYA / OBERMAN LYUBOV	1723 ALBERT ST	8,900	50,100	59,000
07837000	HUAROTA CARLA	1810 ALBERT ST	9,100	0	9,100
08083000	MC RAY CHARLES W	1819 ALBERT ST	7,700	60,300	68,000
08423003	VLW INVESTMENTS	1914 ALBERT ST	53,600	193,400	247,000
08311000	RACINE, CITY OF (MARINO PARK)	1949 ALBERT ST	0	0	0
03427008	SCHARDING WILLIAM E / SCHARDING NANCY E	3802 ALDEN CT	27,000	159,000	186,000
03427009	HARRINGTON MICHAEL / HARRINGTON PENNY	3803 ALDEN CT	28,000	140,000	168,000
03427007	BAUGHER DAVID H / BAUGHER JOAN E	3806 ALDEN CT	25,300	115,700	141,000
03427010	FALSTAD HARLON / FALSTAD THERESA	3807 ALDEN CT	25,400	165,600	191,000
03427006	LASCH ROBERT F	3812 ALDEN CT	25,800	129,200	155,000
03427011	STEWART KYLE	3815 ALDEN CT	26,300	147,700	174,000
03427012	GUETZLAFF ALBERT J / GUETZLAFF SHARON K	3821 ALDEN CT	22,100	170,900	193,000
03427004	PFEIFFER THOMAS A	3828 ALDEN CT	38,700	171,300	210,000
03427013	HANSEN DONNA L	3829 ALDEN CT	23,900	162,100	186,000
03427014	CARBAJAL JESUS / CARBAJAL JODI M	3835 ALDEN CT	28,100	160,900	189,000
08470000	RACINE, CITY OF (PARKING LOT)	1422 ANN ST	0	0	0
08444000	SAVIN PROPERTIES	1425 ANN ST	7,600	0	7,600
08447000	RACINE, CITY OF (PARKING LOT)	1429 ANN ST	0	0	0
08451000	HERMES TIMOTHY W	1431 ANN ST	19,400	37,600	57,000
08456000	R AND S MONEY MANAGERS	1441 ANN ST	38,400	193,600	232,000
08475000	MALDONADO LAURA	1500 ANN ST	9,700	30,300	40,000
08476000	CUELLAR MARGIE S	1504 ANN ST	9,700	34,300	44,000
08477000	WALD MICHAEL / WALD ANGIE	1510 ANN ST	9,700	49,300	59,000
08478000	NORBY MARK A	1514 ANN ST	9,700	30,300	40,000
08479000	RACINE MUTUAL HOUSING	1518 ANN ST	0	0	0
08480000	ZAPOTEC INVESTMENT	1526 ANN ST	7,800	34,200	42,000
7783001	KINZIE RACINE	2300 ANTHONY LN	52,000	410,000	462,000
1195036	BURDETT RUTH M	2309 ANTHONY LN	14,700	0	14,700
1195023	KINZIE RACINE	2407 ANTHONY LN	16,400	0	16,400
7783003	KINZIE RACINE	2408 ANTHONY LN	62,100	487,900	550,000
9223001	KINZIE RACINE	2409 ANTHONY LN	53,100	319,900	373,000
9223004	RACINE, CITY OF	2429 ANTHONY LN	0	0	0
7783006	KINZIE RACINE	2432 ANTHONY LN	53,900	518,100	572,000
9223005	RACINE COMMUNITY OUTPOST- 6TH STREET	2437 ANTHONY LN	0	0	0
8250001	AMSAH	2500 ANTHONY LN	60,700	2,300	63,000
8837001	KINZIE RACINE	2525 ANTHONY LN	92,300	644,700	737,000
8250003	KINZIE RACINE	2600 ANTHONY LN	34,400	235,600	270,000
8250004	KINZIE RACINE	2608 ANTHONY LN	34,300	235,700	270,000
8837005	KINZIE RACINE	2627 ANTHONY LN	92,300	644,700	737,000
8250005	KINZIE RACINE	2700 ANTHONY LN	105,600	631,400	737,000

May 7, 2019

To: Brian

If you go to the second light pole east of Lathrop Avenue along the southern edge of the back parking lot at Elmwood Plaza you will find a large amount of debris on the ground. This debris is the result of dumping fallen tree branches and fallen leaves.

Just south of this light pole in the grassed area is a lot of paper debris. The wind blows the paper around so there might be fewer debris.

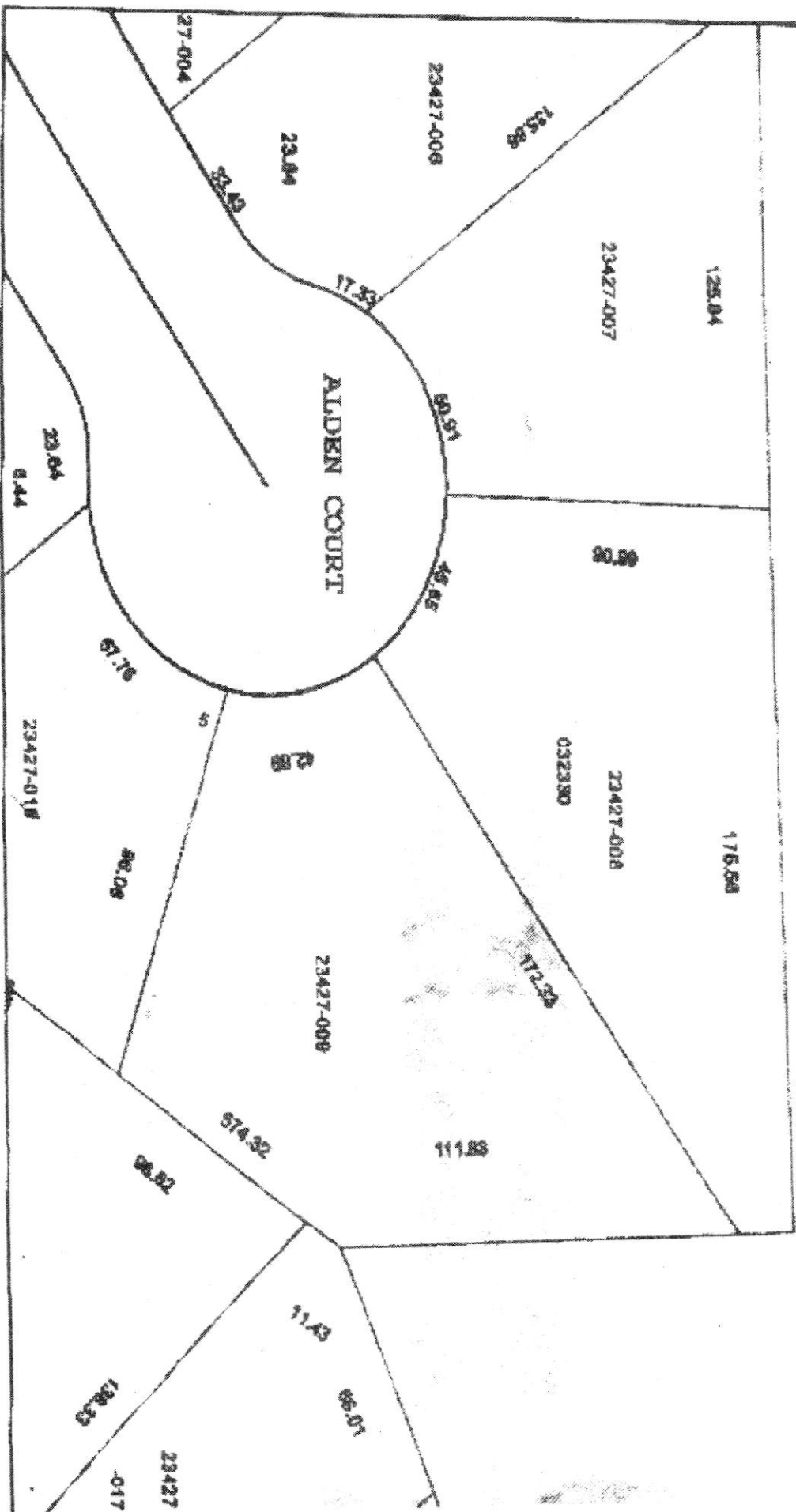
If you continue south, going around a small hill, you should see a metal cyclone fence running north and south. East of this fence is a number of large evergreen trees that sit over accumulations of leaves. It is my opinion this situation is a fire hazard.

The pole lights along the edge of the parking lot are not turned at night any more. They mounted a new light fixture on an existing light pole near the building.

From: William Scharding
3802 Alden Ct.
Racine, WI 53405
262-989-6567

**FRUIT TREES
IN THIS AREA**

NORTH



SHARE

City, State, or Zip



3815 Alden Ct, Racine, WI 53405

**3815 Alden Ct,**
Racine, WI 53405

4 beds · 2.5 baths · 2,040 sqft

OFF MARKET

Zestimate®: \$186,479

Rent Zestimate®: \$1,400 /mo

EST. REFI PAYMENT

Est. Refi Payment: \$757/mo



3815 Alden Ct, Racine, WI is a single family home that contains 2,040 sq ft and was built in 1965. It contains 4 bedrooms and 2.5 bathrooms. This home last sold for \$133,500 in August 2014.

The Zestimate for this house is \$186,479, which has decreased by \$1,784 in the last 30 days. The Rent Zestimate for this home is \$1,400/mo, which has increased by \$24/mo in the last 30 days. The property tax in 2017 was \$4,391. The tax assessment in 2017 was \$148,000, an increase of 5.0% over the previous year.

Facts and Features

**Type**

Single Family

**Year Built**

1965

**Heating**

Forced air

**Cooling**

Central

**Parking**

No Data

**Lot**

10,161 sqft

INTERIOR FEATURES

Bedrooms

Beds: 4

Heating and Cooling

Heating: Forced air

Cooling: Central

Flooring

Floor size: 2,040 sqft

Other Interior Features

Room count: 8

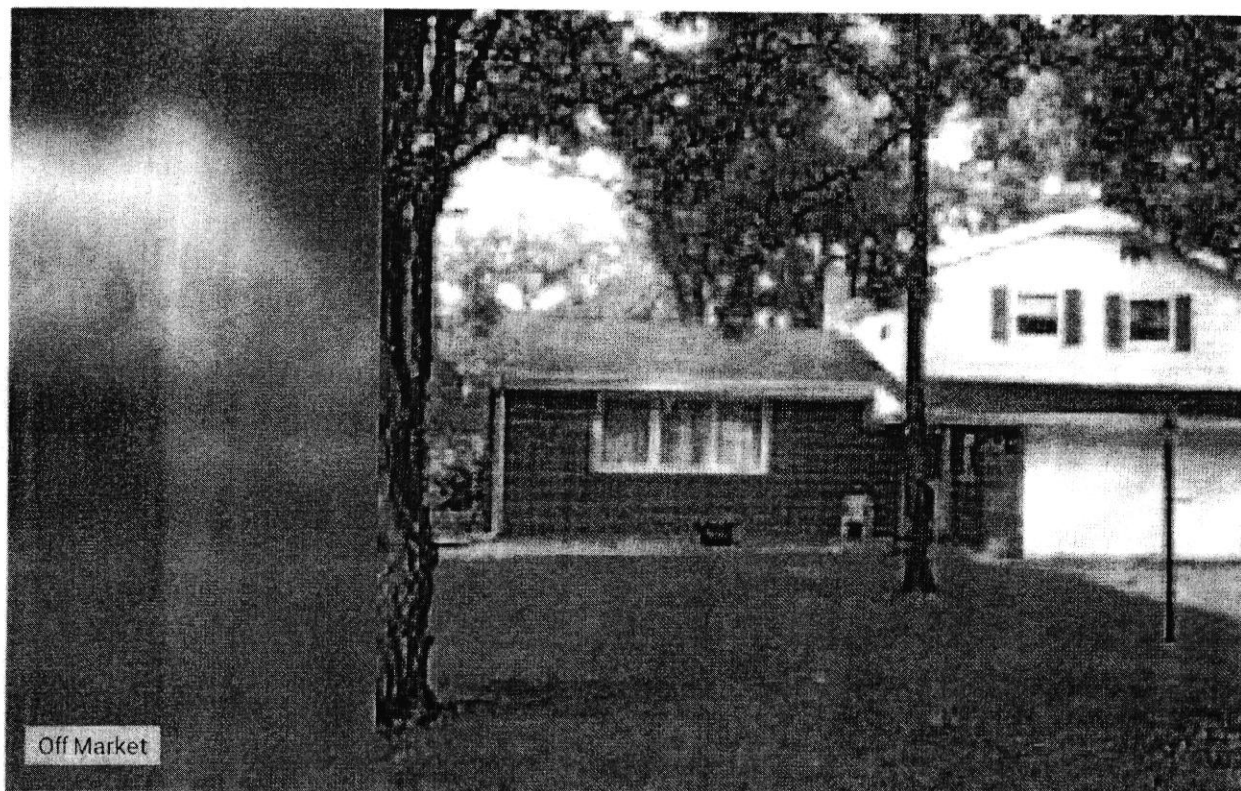
SPACES AND AMENITIES

Size

Unit count: 1

10

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Off Market

What is Your Home Worth?



Your Name



Email



Phone

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[Request a FREE Analysis](#)

By clicking "Request a FREE Analysis," you consent to receive texts and calls (including by automated means and prerecorded/artificial voices) from realtor.com and real estate professionals about your request. Your consent is not required as a condition to buy. [More](#)

1/1

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Map

4

beds

2.5

baths

2,040

sq ft

Commute Time [3815 Alden Ct, Racine, WI 53405](#)[Get Up To 4 Free Moving Quotes](#)Est. **\$157,300**[Track Your Home Value](#)[Racine](#)[Housing Market](#)[Schools](#)[Popular Searches](#)[Newest Listings](#)[Open Houses](#)[Refi Rates](#)[Price Reduced](#)