

Objection to Real Property Assessment

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

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <u>Shelly Alvarado</u>				Agent name (if applicable)			
Owner mailing address <u>P.O. Box 404</u>				Agent mailing address			
City <u>Waterford</u>		State <u>WI</u>	Zip <u>53185</u>	City		State	Zip
Owner phone <u>(262) 994 6044</u>		Email		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>1665 Perry Ave</u>		Legal description or parcel no. (on changed assessment notice) <u>22088056</u>	
City <u>Racine</u>		State <u>WI</u>	Zip <u>53406</u>
Assessment shown on notice - Total <u>\$154,000.00</u>		Your opinion of assessed value - Total <u>\$124,000.00</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>Based on current market analysis - City value exceeds potential sale price</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>See attached appraisal & market analysis</u>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <u>49,900</u> Date <u>6-15-2013</u> <input checked="" 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 - - - - - Cost of changes \$ - - - - - Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) - - - - - to - - - - - (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ - - - - - List all offers received - - - - -	
D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <u>10-03-2017</u> Value <u>\$114,000</u> Purpose of appraisal <u>refinance</u> (mm-dd-yyyy) If this property had more than one appraisal, provide the requested information for each appraisal. _____	

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

Property owner or Agent signature	Date (mm-dd-yyyy)
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**2019 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, Shelly Alvarado, as the property owner or as agent for _____ (property owner's name) with an address of P.O. Box 404, Waterford WI 53185 hereby give notice of an intent to file an objection to the assessment for the following property: 1665 Perry Avenue, Racine, WI for the 2019 Assessment Year in the City of Racine.

Name: Shelly Alvarado
Best contact phone number: 262 994-1604
Mailing Address: P.O. Box 404, Waterford, WI 53185
(date) 5/13/19

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).

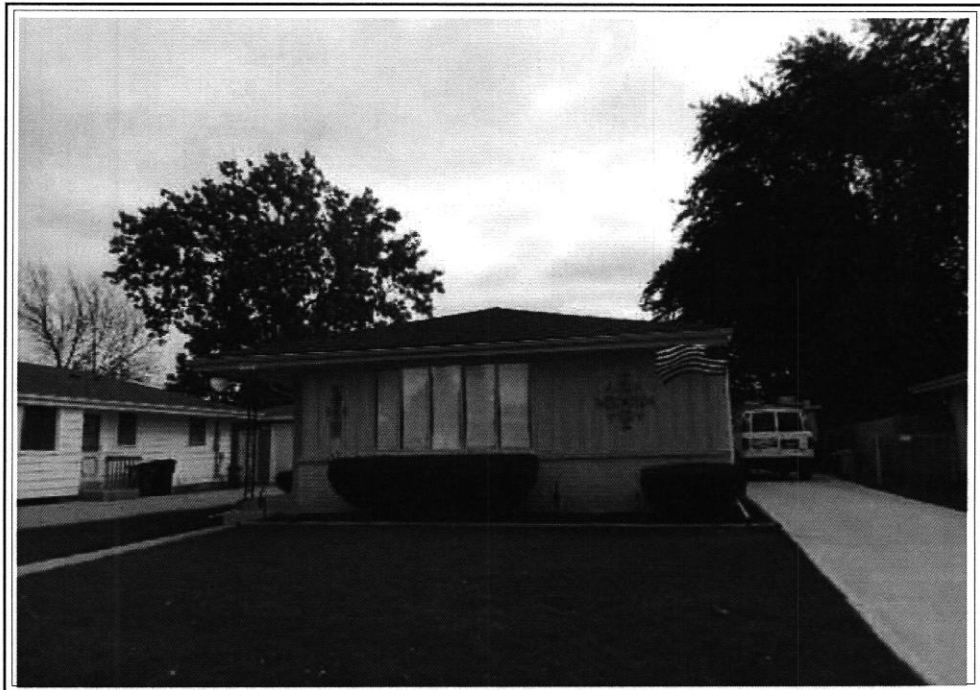
Filing of this form does not relieve the objector from the requirement of timely filing a fully completed written objection on the proper form with the Clerk of the Board of Review.

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.

APPRAISAL OF



A Single Family Home

LOCATED AT:

1665 Perry Ave
Racine, WI 53406-4823

FOR:

The Equitable Bank S.S.B.
2290 N Mayfair Road
Wauwatosa, WI 53226

BORROWER:

Shelly L Alvarado

10/03/2017

The Equitable Bank S.S.B.
2290 N Mayfair Road
Wauwatosa, WI 53226

File Number: 13976-17

To Whom It May Concern,

In accordance with your request, I have appraised the real property at:

1665 Perry Ave
Racine, WI 53406-4823

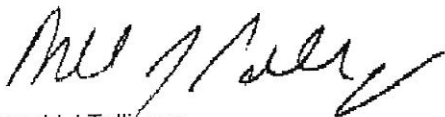
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of October 3, 2017 is:

\$114,000
One Hundred Fourteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully,

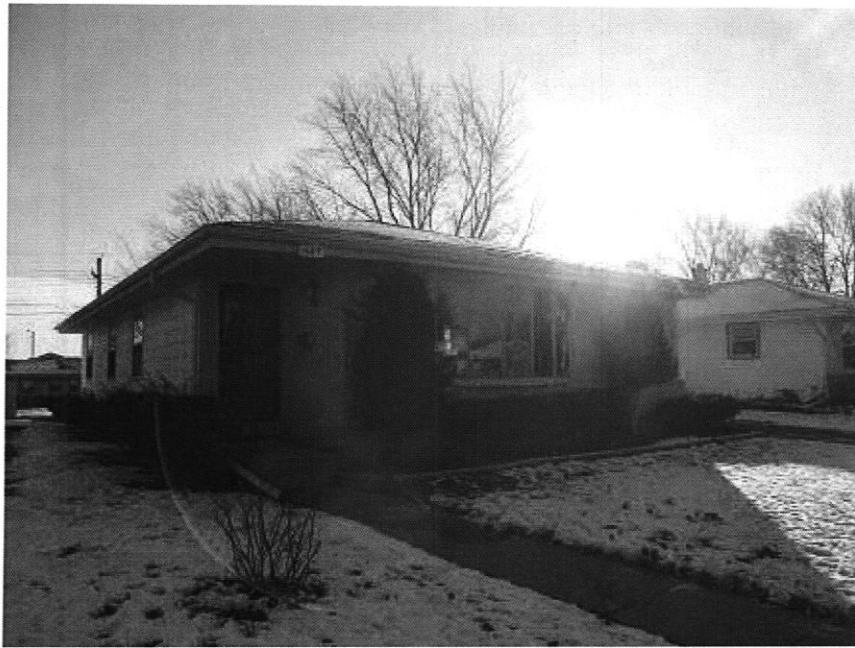


Ronald J Tallinger
WCRA #466-9

Comparable Market Analysis

1665 Perry Ave, Racine, WI, 53406

Prepared for Shelly—Wednesday, May 1, 2019



Veronica Flores
Coldwell Banker Real Estate One
6809 Green Bay Rd.
Kenosha, WI 53142
262-705-8695
wihomesflores@gmail.com
<http://www.FindMeAHomeV.com>

COMMENTS

PLEASE REMIND THEM THE HOUSE IS TRULY A 3 BEDROOM NOT 4 BEDROOM AS STATED IN THE TAX ASSESSMENT.

Map of Subject And Comparable Properties



● Active ● Sold ● Pending ● Withdrawn ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	1665 Perry Ave , Racine WI 53406			
1	4700 Kinzie Ave , Racine WI 53406	1558442	Sold	0.86m
2	4321 Wright Ave , Racine WI 53405	1589911	Sold	0.47m
3	5209 Lindermann AVE , Racine WI 53406	1574034	Sold	0.68m
4	1727 West Lawn Ave , Racine WI 53405	1597431	Sold	0.80m
5	5214 16th St , Racine WI 53406	1608659	Sold	0.21m

CMA Prepared for Shelly by Veronica Flores

1665 Perry Ave , Racine WI 53406

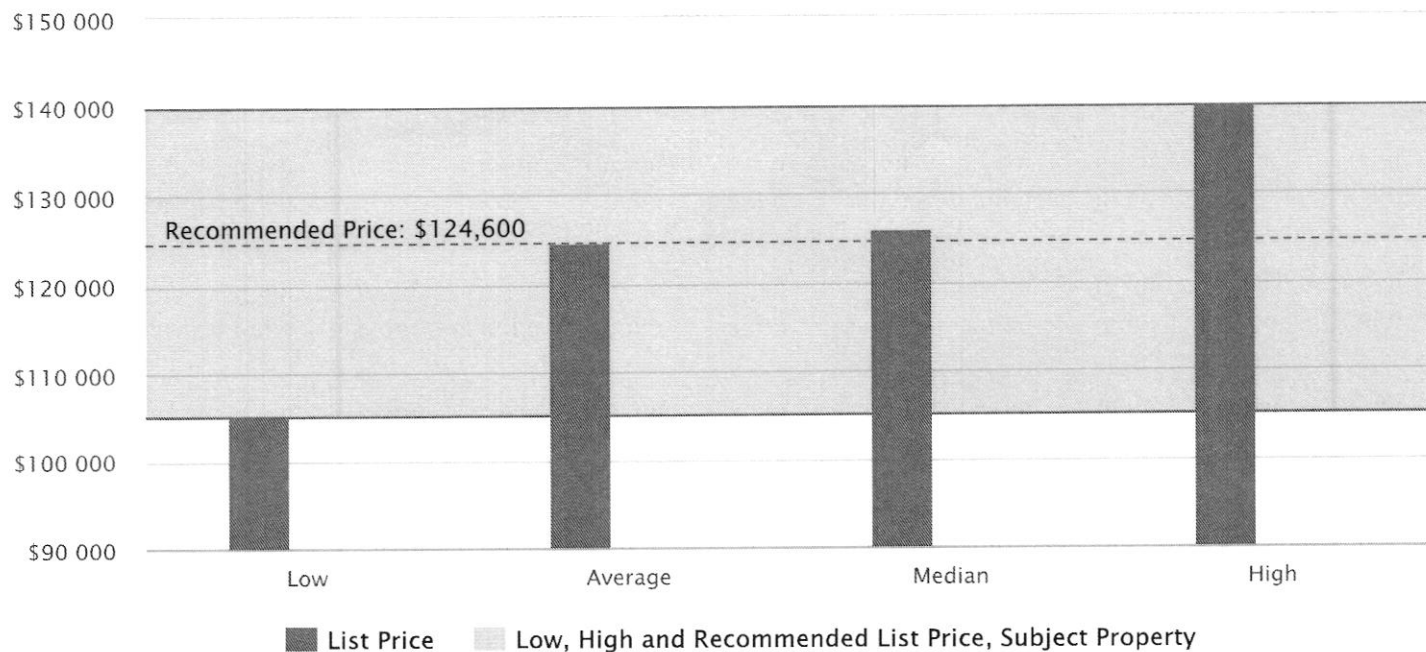
Subject

Address	1665 Perry Ave , Racine, WI 53406
Type	Single Family
County	RAC
# of Rooms	6
Bedrooms	3
Full Baths	1
Half Baths	0
Est. Total Sq. Ft.	1300.00
Architecture	Ranch
Est. Square Footage	1251-1500
Exterior	Aluminum/Steel
Style	1 Story
Lot Description	.13
Est. Acreage	0.13
Subdivision	
Water Features	
Body of Water	
School District	Racine Unified
Taxes	3671.35
Tax Year	2011
Est. Year Built	1967
Garage Spaces	2.00
Garage Type	D
Basement	Full
Heating Fuel	Natural Gas

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
1558442	4700 Kinzie Ave, Racine WI	\$119,500	169	169	05/21/2018	\$105,000	-	\$105,000
1589911	4321 Wright Ave, Racine WI	\$122,900	28	28	08/17/2018	\$115,000	-	\$115,000
1574034	5209 Lindermann AVE, Racine WI	\$124,900	1	1	05/07/2018	\$126,000	-	\$126,000
1597431	1727 West Lawn Ave, Racine WI	\$134,900	4	4	08/30/2018	\$137,000	-	\$137,000
1608659	5214 16th St, Racine WI	\$143,900	26	26	11/27/2018	\$140,000	-	\$140,000

Low, Average, Median, and High Comparisons

	Sold	Overall
Low	\$105,000	\$105,000
Average	\$124,600	\$124,600
Median	\$126,000	\$126,000
High	\$140,000	\$140,000

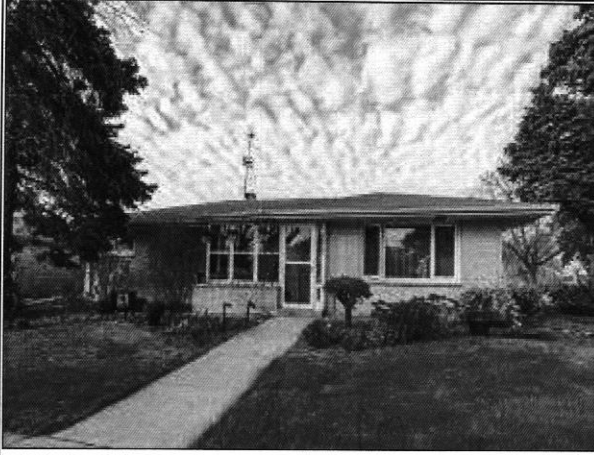
Overall Market Analysis (Unadjusted)

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	646,100	129,220	623,000	124,600	0.96	1,265	102.37	98.79	46	46
Overall	5	646,100	129,220	623,000	124,600	0.96	1,265	102.37	98.79	46	46

Listing Price Recommendation



Low	\$105,000
High	\$140,000
Recommended	\$124,600

Address: 4700 Kinzie Ave Racine, Wisconsin 53406-4122 **Taxed by:** Racine**MLS #:** 1558442

Property Type: Single-Family
Status: Sold
Tax Key: 10290001
County: Racine

List Price: \$119,500
Taxes: \$3,486
Tax Year: 2017
Est. Acreage: 0.16

Bedrooms: 3
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: 5
Est. Total Sq. Ft.: 1,332
Est. Year Built: 1957
Zoning: R2

Flood Plain: Unknown**Days On Market:** 169**Directions:** North on Ohio St towards Kinzie. On corner of Kinzie and Ohio streets.**School District:** Racine Unified

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 12	Main	Living/Great Room	24 x 20	Main
Bedroom 2	11 x 11	Main	Kitchen	15 x 12	Main
Bedroom 3	11 x 11	Main			

Lot Description: Near Public Transit**Style:** 1 Story**Architecture:** Ranch**Driveway:** Paved**Exterior:** Brick**Basement:** Full; Block**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** At least one Bathtub; Shower Over Tub**Documents:** Seller Condition; LeadPaint Disclosure**Appliances Incl.:** Oven/Range; Refrigerator; Washer; Dryer**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: Solid 3 bedroom mid century modern BRICK ranch in an area convenient to shopping, restaurants & schools. Eat-in kitchen was remodeled about 10 years ago and includes all appliances (refrigerator only 2 years old). Bathroom tub and surround remodeled about 5 years ago. Replacement windows & hardwood floors throughout. Basement has dry bar area, toilet & 2 year old washer & dryer. Outside gardens are professionally done and full of perennials & flowering bushes.

Inclusions: Stove, refrigerator, washer, dryer**Sold Price:** \$105,000**Closing Date:** 05/21/2018

Listing Office: Berkshire Hathaway HomeServices
 Metro Realty-Racine: BHHS3

LO License #: 936715-91

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 2019 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Veronica Flores on Tuesday, May 14, 2019 8:54 AM.

Address: 4321 Wright Ave Racine, Wisconsin 53405-3160 **Taxed by:** Racine**MLS #:** 1589911

Property Type: Single-Family
Status: Sold
Tax Key: 22093001
County: Racine

List Price: \$122,900
Taxes: \$3,709.88
Tax Year: 2017
Est. Acreage: 0.14

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

Rooms:
Est. Total Sq. Ft.: 1,248
Est Fin Above Grade SqFt: 1,248
Est Fin Below Grade SqFt: 0
Est. Year Built: 1963
Zoning: R2 RES

Flood Plain: No**Days On Market:** 28**Directions:** Ohio to Wright Ave, East past Oregon to property.**School District:** Racine Unified**High School:** Park**Middle School:** Starbuck**Elem. School:** Giese

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 11	Main	Living/Great Room	12 x 16	Main
Bedroom 2	11 x 11	Main	Kitchen	16 x 9	Main
Bedroom 3	11 x 10	Main	Dining Room	10 x 11	Main

Style: 1 Story**Architecture:** Ranch**Garage:** Electric Door Opener**Documents:** Seller Condition; LeadPaint Disclosure**Appliances Incl.:** Oven/Range; Refrigerator; Washer; Dryer**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Outbuildings:** Storage Shed**Exterior:** Aluminum/Steel; Vinyl**Basement:** Full; Poured Concrete; Sump Pump**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air

Remarks: 3 bed 1.5 bath ranch with lots of space in living area to customize your layout! Fenced backyard with landscaped privacy, nice 1.5 car garage, and dog-run allowing for a lot of potential on a city lot. Exterior is a low/no maintenance vinyl/aluminum siding.

Inclusions: Refrigerator, Range, Washer, Dryer**Exclusions:** sellers personal property**Concession Remarks:** Seller paid 2000.00 credit.**Sold Price:** \$115,000**Closing Date:** 08/17/2018**Transaction Type:** Arms Length**Listing Office:** RE/MAX Newport Elite: 00288**LO License #:** 834348-91

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 Prepared by Veronica Flores on Tuesday, May 14, 2019 8:54 AM.

Address: 5209 Lindermann AVE Racine, Wisconsin 53406-4234 **Taxed by:** Racine**MLS #:** 1574034

Property Type: Single-Family
Status: Sold
Tax Key: 12852003
County: Racine

List Price: \$124,900
Taxes: \$3,651
Tax Year: 2017
Est. Acreage: 0.18

Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Detached

Rooms: 6
Est. Total Sq. Ft.: 1,221
Est Fin Above Grade SqFt: 1,221
Est Fin Below Grade SqFt: 208
Est. Year Built: 1965
Zoning: Residential

Flood Plain: No**Days On Market:** 1**Directions:** Washington Ave east of Hwy 31 to Sycamore, north to Lindermann, east to home.**School District:** Racine Unified**High School:** Park**Middle School:** Starbuck**Elem. School:** Goodland

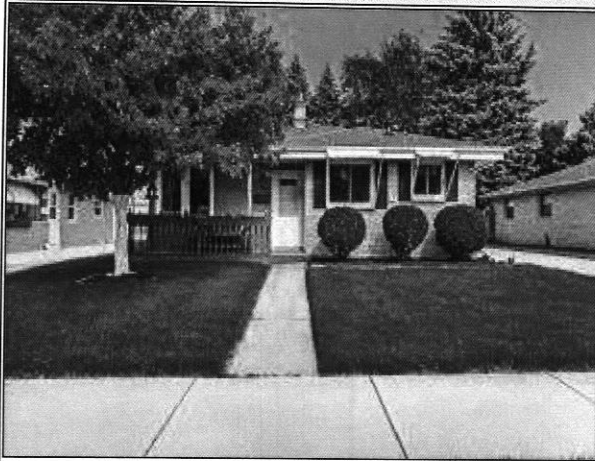
Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 11	Main	Living/Great Room	16 x 12	Main
Bedroom 2	12 x 9	Main	Kitchen	16 x 8	Main
Bedroom 3	11 x 10	Main	Dining Room	16 x 10	Main
			Rec Room	16 x 13	Lower

Lot Description: Sidewalk; Fenced Yard; Near Public Transit**Style:** 1 Story**Architecture:** Ranch**Garage:** Electric Door Opener**Driveway:** Paved; Parking Space**Exterior:** Aluminum/Steel**Basement:** Full; Block; Sump Pump; Partial Finished**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Dual Entry Off MBR; Shower Over Tub; Ceramic Tile**Documents:** Seller Condition; LeadPaint Disclosure**Appliances Incl.:** Oven/Range; Refrigerator; Disposal**Misc. Exterior:** Patio**Misc. Interior:** Cable TV Available; High Speed Internet 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: Nicely maintained 3 bedroom ranch with a huge u-shaped Kitchen/Diningroom to accommodate a growing family...or big family gatherings. Bright livingroom. Hardwood floors in all bedrooms and hall. MBR has access to 1/2 bath. Lower level has nice sized Rec Room/Bedroom, tons of storage, laundry area, workroom and glass block windows. Partially fenced yard with patio area. Close to shopping and restaurants. High Efficiency Furnace 2010, Water Htr 2012.

Sold Price: \$126,000**Closing Date:** 05/07/2018**Listing Office:** RE/MAX Newport Elite: 00288**LO License #:** 834348-91

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 Prepared by Veronica Flores on Tuesday, May 14, 2019 8:54 AM.

Address: 1727 West Lawn Ave Racine, Wisconsin 53405 **Taxed by:** Racine**MLS #:** 1597431

Property Type: Single-Family
Status: Sold
Tax Key: 10653018
County: Racine

List Price: \$134,900
Taxes: \$3,739.51
Tax Year: 2017
Est. Acreage: 0.16

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

Rooms: 6
Est. Total Sq. Ft.: 1,313
Est. Year Built: 1962
Zoning: RES

Flood Plain: Unknown**Days On Market:** 4**Directions:** Highway 20 (Washington Ave), South on Ohio St, East on 16th St, South on W. Lawn Ave.**School District:** Racine Unified

Name	Dim	Level	Name	Dim	Level
Master Bedroom	10 x 13	Main	Living/Great Room	10 x 15	Main
Bedroom 2	9 x 12	Main	Kitchen	10 x 15	Main
Bedroom 3	9 x 12	Main	Family Room	11 x 18	Main
			Laundry Room	x	Main

Type: Subdivision**Lot Description:** Fenced Yard**Style:** 1 Story**Architecture:** Ranch**Garage:** Electric Door Opener**Driveway:** Paved**Exterior:** Brick; Vinyl**Basement:** Full; Partial Finished**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Off MBR**Documents:** Seller Condition; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator; Microwave; Washer; Dryer; Freezer; Other**Misc. Interior:** Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Grab Bars in Bath; Level Drive

Remarks: Enjoy the warmth and history of this single family owned home of over 50 years. Extremely well maintained exterior with adorable awnings and wooden front porch. There is a fenced-in yard for family activities. This home boasts a living room and family room as well as a main floor laundry area. The eat-in kitchen allows for great socializing. The full and half bathrooms are both located on the main level. The three bedrooms have hardwood floors. The kitchen counter and bathrooms have recently been upgraded as well as the living room floor. The full basement is partially finished. Enjoy living in this nice neighborhood!

Inclusions: washer/dryer combo, dehumidifier, stove/oven, refrigerator, microwave, chest freezer**Exclusions:** Sellers personal property, pool table**Sold Price:** \$137,000**Closing Date:** 08/30/2018

Listing Office: Keller Williams Realty-Milwaukee
 Southwest: keller8

LO License #: 937913-91

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Prepared by Veronica Flores on Tuesday, May 14, 2019 8:54 AM.

Address: 5214 16th St Racine, Wisconsin 53406-4562 **Taxed by:** Racine**MLS #:** 1608659

Property Type: Single-Family
Status: Sold
Tax Key: 10549016
County: Racine

List Price: \$143,900
Taxes: \$3,651
Tax Year: 2017
Est. Acreage: 0

Bedrooms: 4
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Detached

Rooms: 7
Est. Total Sq. Ft.: 1,213
Est. Year Built: 1965
Zoning: RES

Flood Plain: No**Days On Market:** 26**Directions:** Ohio St to 16th St to property**Coordinates:** 183S 44E**School District:** Racine Unified**High School:** Case**Middle School:** Starbuck**Elem. School:** Giese

Name	Dim	Level	Name	Dim	Level
Master Bedroom	10 x 13	Main	Living/Great Room	16 x 12	Main
Bedroom 2	10 x 11	Main	Kitchen	10 x 6	Main
Bedroom 3	9 x 12	Main	Dining Area	x	Main
Bedroom 4	9 x 11	Main			

Lot Description: Sidewalk**Style:** 1 Story**Architecture:** Ranch**Garage:** Electric Door Opener**Driveway:** Paved**Exterior:** Vinyl**Basement:** Full; Block; Sump Pump**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Dual Entry Off MBR; At least one Bathtub; Shower Over Tub**Documents:** Seller Condition; LeadPaint Disclosure**Appliances Incl.:** None**Misc. Interior:** Cable TV Available**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level

Remarks: This house is ready for new owners to move in and enjoy the recent updates: Flooring and Paint '18, Roof '16, Concrete Drive '13, Siding '07, and Windows '06. There is a living room, large kitchen and dinette, 4 good size bedrooms, full bath and walk through bath off the master bedroom. Finish the lower level and add more living space. Large lot. Conveniently located near school, shopping and recreation. Make sure to see this one it won't last long.

Exclusions: Sellers personal property**Concession Remarks:** Closing Concession Paid \$3500**Sold Price:** \$140,000**Closing Date:** 11/27/2018**Listing Office:** Lake Country Flat Fee: lakecc**LO License #:** 937587

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CMA Prepared for Shelly by Veronica Flores

1665 Perry Ave , Racine WI 53406

Comparable Properties

1558442



4700 Kinzie Ave
Racine WI

1589911



4321 Wright Ave
Racine WI

1574034



5209 Lindermann AVE
Racine WI

List Price	\$119,500	\$122,900	\$124,900
Original List Price	\$129,900	\$129,900	\$124,900
Sold Price	\$105,000	\$115,000	\$126,000

1558442

1589911

1574034



4700 Kinzie Ave
Racine WI



4321 Wright Ave
Racine WI



5209 Lindermann AVE
Racine WI

Status	Sold	Sold	Sold
Status Date	05/22/2018	08/20/2018	05/07/2018
Days on Market	169	28	1
Cumulative Days on Market	169	28	1
Type			
County	Racine	Racine	Racine
# of Rooms	5	0	6
Bedrooms	3	3	3
Full Baths	1	1	1
Half Baths	0	1	1
Est. Total Sq. Ft.	1,332	1,248	1,221
Architecture	Ranch	Ranch	Ranch
Est. Square Footage			
Exterior	Brick	Aluminum/Steel; Vinyl	Aluminum/Steel
Style	1 Story	1 Story	1 Story
Lot Description			
Est. Acreage	0.16	0.14	0.18
Subdivision			
Water Features			
Body of Water			
School District	Racine Unified	Racine Unified	Racine Unified
Taxes	3,486	3,709.88	3,651
Tax Year	2017	2017	2017
Est. Year Built	1957	1963	1965
Garage Spaces	2	1.5	2.5
Garage Type	Detached	Detached	Detached
Basement	Full; Block	Full; Poured Concrete; Sump Pump	Full; Block; Sump Pump; Partial Finished
Heating Fuel	Natural Gas	Natural Gas	Natural Gas
Price	\$105,000	\$115,000	\$126,000

1597431



1727 West Lawn Ave
Racine WI

1608659



5214 16th St
Racine WI

List Price	\$134,900	\$143,900
Original List Price	\$134,900	\$143,900
Sold Price	\$137,000	\$140,000
Status	Sold	Sold
Status Date	09/05/2018	11/29/2018
Days on Market	4	26
Cumulative Days on Market	4	26
Type	Subdivision	
County	Racine	Racine
# of Rooms	6	7
Bedrooms	3	4
Full Baths	1	1
Half Baths	1	1
Est. Total Sq. Ft.	1,313	1,213
Architecture	Ranch	Ranch
Est. Square Footage		
Exterior	Brick; Vinyl	Vinyl
Style	1 Story	1 Story
Lot Description		
Est. Acreage	0.16	0
Subdivision		
Water Features		
Body of Water		
School District	Racine Unified	Racine Unified
Taxes	3,739.51	3,651
Tax Year	2017	2017
Est. Year Built	1962	1965
Garage Spaces	1.5	2.5
Garage Type	Detached	Detached
Basement	Full; Partial Finished	Full; Block; Sump Pump
Heating Fuel	Natural Gas	Natural Gas
Price	\$137,000	\$140,000