



September 16, 2019

Tax Incremental District No. 23 Project Plan



Organizational Joint Review Board Meeting Held: September 16, 2019

Public Hearing Held: September 16, 2019

Adoption by Plan Commission: September 16, 2019

Adoption by Common Council: September 30, 2019

Approval by the Joint Review Board: October 7, 2019

Tax Incremental District No. 23 Project Plan

City of Racine Officials

Common Council

Cory Mason	Mayor
Jeff Coe	Council Member
Mollie Jones	Council Member
John Tate II	Council Member
Tracey Larrin	Council Member
Jennifer Levie	Council Member
Sandy Weidner	Council Member
Maurice Horton	Council Member
Q.A. Shakoor, II	Council Member
Trevor Jung	Council Member
Carrie Glenn	Council Member
Mary Land	Council Member
Henry Perez	Council Member
Natalie Taft	Council Member
Jason Meekma	Council Member
Melissa Lemke	Council Member

City Staff

James Palenick	City Administrator
Matt Sadowski	Planning Manager
Tara Coolidge	City Clerk
Scott Letteney	City Attorney

Joint Review Board

Cory Mason	City Representative
Brian Nelson	Racine County
Sharon Johnson	Gateway Technical College District
Brian O' Connell	Racine Unified School District
James Palenick	Public Member

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SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 23 (“District”) is a proposed “in need of rehabilitation or conservation” district comprising approximately 126 acres bounded generally by 12th Street to the north, Lake Michigan to the east, De Koven Avenue to the south, and Center Street to the west. A map of preliminary boundaries can be found in Section 3 of this Project Plan (“Plan”) that provides a more complete identification of the territory to be included within the District. Based on its assessment of the general conditions of property and infrastructure within the District, the City has determined that undertaking of urban renewal programs (“Project”) for the purpose of rehabilitating or conserving real property and public infrastructure will preserve and grow the City’s tax base, prevent further deterioration of property and infrastructure, and the potential development of blight.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$6.62 million (“Project Costs”) to undertake the projects listed in this Plan. Project Costs include an estimated \$4.48 million in funding for residential homeowner repair loans, and \$1.49 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; preservation of historic roadway surfaces; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; and installation or repair of broadband internet infrastructure. Project costs also included an estimated \$650,000 for professional service, organizational and administrative costs related to the creation and administration of the District and its programs throughout its life. The City expects to fund Project Costs on a cash basis as tax increments are collected.

Incremental Valuation

The City projects that increasing property values will generate approximately \$10.7 million in incremental value over the next three years that would provide a source of funding to pay the costs of this Plan. While not quantified, it is expected that further increases in valuation will result from the Project Costs made within the District. To the extent additional value is realized, it could provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established for the District and the ability to shorten its term and return the increased value to the general tax base.

Expected Termination of District

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2041. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

- 1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** The City finds that but for the undertaking of an urban renewal

project within the District, that there is the potential for the development or spread of slums or blighted, deteriorated or deteriorating areas that will be detrimental to all taxing jurisdictions. The City does not have other funds to make the required investments needed within the District and seeks approval for the use of tax incremental financing to fund the urban renewal project which will benefit all taxing jurisdictions.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - That the projected tax increments to be collected from the Project will be sufficient to pay the related Project Costs given that the City intends to fund Project Costs only to the extent cash is available.
 - Activities related to implementation of the Project will create opportunity for business and individuals in the form of employment, private contracts for rehabilitation of property and public contracts for rehabilitation of public infrastructure and facilities.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in Section 17 of this plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is “in need of rehabilitation or conservation” work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a rehabilitation and conservation district.
6. The Project Costs relate directly to the rehabilitation and conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 2.66% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b).
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District is a proposed “in need of rehabilitation or conservation” district comprising approximately 126 acres bounded generally by 12th Street to the north, Lake Michigan to the east, De Koven Avenue to the south, and Center Street to the west. A map of preliminary boundaries can be found in Section 3 of this Project Plan that provides a more complete identification of the territory to be included within the District. Based on its assessment of the general conditions of property and infrastructure within the District, the City has determined that undertaking of urban renewal programs for the purpose of rehabilitating or conserving real property and public infrastructure will preserve and grow the City’s tax base, prevent further deterioration of property and infrastructure, and the potential development of blight.

SECTION 3: District Boundary Map



SECTION 4: Maps Showing Existing Uses and Conditions



Existing Uses



Existing Conditions

SECTION 5: Preliminary Parcel List and Analysis

The proposed District includes approximately 126 acres. A preliminary parcel list is attached as Appendix A to this Plan. The City Assessor's office rates property condition using a scale ranging from excellent to very poor condition. Properties of average or worse condition comprise 63.70% of the territory within the District, which the City has determined to be "in need of rehabilitation or conservation." Certain public infrastructure improvements within the District are similarly "in need of rehabilitation and conservation."

To address these concerns, the City will undertake an urban renewal project as defined in Wis. Stat. § 66.1337(2m)(a) to eliminate and prevent the development or spread of slums or blighted, deteriorated or deteriorating areas, and which will consist of the following activities:

1. Carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements.
2. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$179,116,023. This value is less than the maximum of \$446,276,460 in equalized value that is permitted for the City.

City of Racine, Wisconsin	
Tax Increment District # 23	
Valuation Test Compliance Calculation	
District Creation Date	9/30/2019
Valuation Data Currently Available 2019	
Total EV (TID In)	3,718,970,500
x 12% = Valuation Test Limit	446,276,460
Increment of Existing TIDs	74,949,400
Plus	
Projected Base of District	104,166,623
Total Value Subject to 12% Test	179,116,023
Compliance	PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 9 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Residential TID Homeowner Repair Loans

The following description of the City's planned Residential TID Homeowner Repair Loans program is proposed and may need to be modified based on available funding and to meet the objectives of the City for rehabilitation and conservation of property within the District. The City may amend or otherwise modify this program without seeking amendment to this Plan. Depending on specific program structure, loans made could constitute cash grants made to property owners, lessees, or developers of land as permitted by Wis. Stat. 66.1005(2)(f)2.d.

Funds drawn from the TIDs will be used to support loans, grants, and other financial mechanisms that will extend the economic life and/or increase the assessed valuation of homeowner occupied housing units. The increment received from the TIDs will also be used to provide down payment and closing cost assistance to encourage homeownership. This program strives to invest 75% of the funds obtained through the TIDs in residential improvements, while

Infrastructure and Public Facilities Improvements

The remaining 25% of the funds are expected to be used for infrastructure upgrades and improvements that may include, but are not limited to, those listed below:

- Resurfacing of existing roadways.
- Preservation of historic roadway surfaces.
- Curb and gutter repair.
- Installation of ADA-compliant crosswalk ramps.
- Installation, replacement, or repair of stormwater or sanitary sewers.
- Installation or repair of broadband internet infrastructure.

Miscellaneous

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 8: Detailed List of Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified, and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. If the District's incremental value increases to levels greater than identified in this Plan, it would provide the ability to fund additional Project Costs. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 7 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Racine, Wisconsin Tax Increment District # 23 Estimated Project List		
Project ID	Project Name/Type	Totals
1	Residential Homeowner Repair Loans	4,476,783
2	Infrastructure & Public Facilities Improvements	1,492,261
3	Prof. Service, Organizational & Admin. Costs	649,058
Total Projects		<u>6,618,101</u>

SECTION 9: Maps Showing Proposed Improvements and Uses



Proposed Improvements

Project Costs, consisting of residential homeowner repair loans, and infrastructure and public facilities improvements will be undertaken throughout the District based on funding availability and prioritization of need. Specific locations where expenditures will be made are thus not yet determined and therefore not reflected on the above map. The map depicts the City's objectives with regard to improvement in property conditions as a result of implementation of the Plan.



Proposed Uses

The City expects that future uses within the District will be consistent with existing land use as shown on the above map. These uses are also consistent with the City's Comprehensive Plan and Future Land Use Map.

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The City projects that increasing property values will generate approximately \$10.7 million in incremental value over the next three years that would provide a source of funding to pay the costs of this Plan. While not quantified, it is expected that further increases in valuation will result from the Project Costs made within the District. To the extent additional value is realized, it could provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established for the District and the ability to shorten its term and return the increased value to the general tax base. For purposes of the analysis included in this Section, it is assumed that future incremental value growth will be limited to \$10.7 million during the 2019 – 2021 timeframe. Assuming the City's current equalized TID Interim tax rate of \$30.46 per thousand of equalized value, the Project would generate \$8,583,136 in incremental tax revenue over the twenty-seven-year term of the District as shown in **Table 1**. Because the Plan assumes the City will cash fund all Project Costs, a maximum of \$6.62 million is assumed to be available, reflecting projected collections through the end of the District's expenditure period in 2041.

City of Racine, Wisconsin

Tax Increment District # 23

Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value Appreciation Factor Base Tax Rate Rate Adjustment Factor	
District Creation Date	September 30, 2019			
Valuation Date	Jan 1,	2019		
Max Life (Years)	27			
Expenditure Period/Termination	22	9/30/2041		
Revenue Periods/Final Year	27	2046		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes		104,166,623 See Table \$30.46	

Construction Year	Value Added	Valuation Year	Economic Change	Economic Appreciation	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2019	0	2020	5.00%	5,208,331	5,208,331	2021	\$30.46	158,644
2 2020	0	2021	2.50%	2,734,374	7,942,705	2022	\$30.46	241,932
3 2021	0	2022	2.50%	2,802,733	10,745,438	2023	\$30.46	327,302
4 2022	0	2023			10,745,438	2024	\$30.46	327,302
5 2023	0	2024			10,745,438	2025	\$30.46	327,302
6 2024	0	2025			10,745,438	2026	\$30.46	327,302
7 2025	0	2026			10,745,438	2027	\$30.46	327,302
8 2026	0	2027			10,745,438	2028	\$30.46	327,302
9 2027	0	2028			10,745,438	2029	\$30.46	327,302
10 2028	0	2029			10,745,438	2030	\$30.46	327,302
11 2029	0	2030			10,745,438	2031	\$30.46	327,302
12 2030	0	2031			10,745,438	2032	\$30.46	327,302
13 2031	0	2032			10,745,438	2033	\$30.46	327,302
14 2032	0	2033			10,745,438	2034	\$30.46	327,302
15 2033	0	2034			10,745,438	2035	\$30.46	327,302
16 2034	0	2035			10,745,438	2036	\$30.46	327,302
17 2035	0	2036			10,745,438	2037	\$30.46	327,302
18 2036	0	2037			10,745,438	2038	\$30.46	327,302
19 2037	0	2038			10,745,438	2039	\$30.46	327,302
20 2038	0	2039			10,745,438	2040	\$30.46	327,302
21 2039	0	2040			10,745,438	2041	\$30.46	327,302
22 2040	0	2041			10,745,438	2042	\$30.46	327,302
23 2041	0	2042			10,745,438	2043	\$30.46	327,302
24 2042	0	2043			10,745,438	2044	\$30.46	327,302
25 2043	0	2044			10,745,438	2045	\$30.46	327,302
26 2044	0	2045			10,745,438	2046	\$30.46	327,302
27 2045	0	2046			10,745,438	2047	\$30.46	327,302
Totals	0			10,745,438			Future Value of Increment	8,583,136

Notes:

¹Actual TID interim rate from DOR Form PC-202 (Tax Increment Collection Worksheet) for the 2018/19 levy year.

Table 1 – Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates making total expenditures of approximately \$6.62 million to undertake the projects listed in this Plan as follows:

- Cash funding of an estimated \$4.48 million in funding for residential homeowner repair loans.
- Cash funding for an estimated \$1.49 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; preservation of historic roadway surfaces; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; and installation or repair of broadband internet infrastructure.
- Cash funding for an estimated \$650,000 in professional service, organizational and administrative costs related to the creation and administration of the District and its programs throughout its life. To the extent that the City must incur costs prior to the availability of tax increment, such as costs related to creation of the District, it will advance funds from other City funds and repay those advances prior to funding other Project Costs.

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2041. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made. **Table 3** identifies the anticipated timing and amounts of revenue to be received, expenditures to be made, and the resultant projected District cash flows.

City of Racine, Wisconsin

Tax Increment District # 23

Cash Flow Projection

Year	Projected Revenues		Expenditures				Balances		Year	
	Tax Increments	Interest Earnings/ (Cost) ¹	Total Revenues	Residential Homeowner Repair Loans ¹	Infrastructure & Public Facilities	Prof. Service, Organizational & Admin. Costs	Total Expenditures	Annual	Cumulative ¹	
2019			0		20,000	20,000	(20,000)	(20,000)		2019
2020		(400)	(400)		20,600	20,600	(21,000)	(41,000)		2020
2021	158,644	(820)	157,824	71,704	23,901	21,218	116,824	41,000	0	2021
2022	241,932	0	241,932	165,058	55,019	21,855	241,932	0	0	2022
2023	327,302	0	327,302	228,594	76,198	22,510	327,302	0	0	2023
2024	327,302	0	327,302	228,088	76,029	23,185	327,302	0	0	2024
2025	327,302	0	327,302	227,566	75,855	23,881	327,302	0	0	2025
2026	327,302	0	327,302	227,029	75,676	24,597	327,302	0	0	2026
2027	327,302	0	327,302	226,475	75,492	25,335	327,302	0	0	2027
2028	327,302	0	327,302	225,905	75,302	26,095	327,302	0	0	2028
2029	327,302	0	327,302	225,318	75,106	26,878	327,302	0	0	2029
2030	327,302	0	327,302	224,713	74,904	27,685	327,302	0	0	2030
2031	327,302	0	327,302	224,090	74,697	28,515	327,302	0	0	2031
2032	327,302	0	327,302	223,449	74,483	29,371	327,302	0	0	2032
2033	327,302	0	327,302	222,788	74,263	30,252	327,302	0	0	2033
2034	327,302	0	327,302	222,107	74,036	31,159	327,302	0	0	2034
2035	327,302	0	327,302	221,406	73,802	32,094	327,302	0	0	2035
2036	327,302	0	327,302	220,684	73,561	33,057	327,302	0	0	2036
2037	327,302	0	327,302	219,940	73,313	34,049	327,302	0	0	2037
2038	327,302	0	327,302	219,174	73,058	35,070	327,302	0	0	2038
2039	327,302	0	327,302	218,385	72,795	36,122	327,302	0	0	2039
2040	327,302	0	327,302	217,572	72,524	37,206	327,302	0	0	2040
2041	327,302	0	327,302	216,735	72,245	38,322	327,302	0	0	2041
2042	327,302	0	327,302	End of Expenditure Period						2042
2043	327,302	0	327,302							2043
2044	327,302	0	327,302							2044
2045	327,302	0	327,302							2045
2046	327,302	0	327,302							2046
2047	327,302	0	327,302							2047
Total	8,583,136	(1,220)	8,581,916	4,476,783	1,492,261	649,058	6,618,101			Total

Notes:

¹See Section 7 of this Plan for a full description of the proposed loan program.

²To include: resurfacing of existing roadways; preservation of historic roadway surfaces; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; and installation or repair of broadband internet infrastructure.

Projected TID Closure

Table 2 – Cash Flow

SECTION 11: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 12: Proposed Zoning Ordinance Changes

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances.

SECTION 13: Proposed Changes in Master Plan, Map, Building Codes and Ordinances

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan. Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 14: Relocation

Should implementation of this Plan Amendment require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92

SECTION 15: Orderly Development of the City

This Plan promotes the orderly development of the City by providing funds to undertake an urban renewal project as defined in Wis. Stat. § 66.1337(2m)(a) to eliminate and prevent the development or spread of slums or blighted, deteriorated or deteriorating areas, and which will consist of: carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements; and installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project. The City has determined that undertaking of such urban renewal programs will preserve and grow the City's tax base, prevent further deterioration of property and infrastructure, and the potential development of blight, all facilitating the orderly development of the City.

SECTION 16: **List of Estimated Non-Project Costs**

Non-Project Costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 17:

Opinion of Attorney for the City of Racine Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

Scott R. Letteney
City Attorney

Nhu H. Arn
Deputy City Attorney

Stacey Salvo
Paralegal

Office of the City Attorney



City of Racine, Wisconsin

Marisa L. Roubik
Assistant City Attorney

Robin K. Zbikowski
Assistant City Attorney

Karen J. Wirtz
Executive Legal Assistant

September 25, 2019

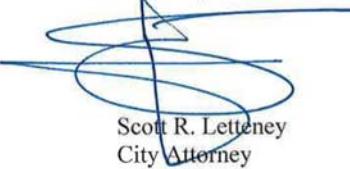
Mayor Cory Mason
City of Racine
730 Washington Avenue
Racine, Wisconsin 53403

RE: City of Racine, Wisconsin Tax Incremental District No. 23

Mayor Mason:

As City Attorney for the City of Racine, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes section 66.1105(4)(f). This opinion is provided pursuant to Wisconsin Statute section 66.1105(4)(f).

Sincerely,


Scott R. Letteney
City Attorney

Cc: Planning Manager Matt Sadowski

730 Washington Avenue, Room 201
Racine, Wisconsin 53403
Phone: 262-636-9115
Fax: 262-636-9570

SECTION 18:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated Portion of Taxes that Owners of Taxable Property in each Taxing Jurisdiction Overlaying District would pay by Jurisdiction ¹						
Statement of Taxes Data Year:			2018	Percentage		
	Racine County		11,379,217	10.87%		
	Gateway Technical College		2,688,418	2.57%		
	City of Racine		57,161,576	54.62%		
	Racine Unified School District		33,419,480	31.93%		
	Total		104,648,691			
Revenue Year	Racine County	Gateway Technical College	City of Racine	Racine Unified School District	Total	Revenue Year
2021	17,251	4,076	86,655	50,663	158,644	2021
2022	26,307	6,215	132,149	77,261	241,932	2022
2023	35,590	8,408	178,780	104,524	327,302	2023
2024	35,590	8,408	178,780	104,524	327,302	2024
2025	35,590	8,408	178,780	104,524	327,302	2025
2026	35,590	8,408	178,780	104,524	327,302	2026
2027	35,590	8,408	178,780	104,524	327,302	2027
2028	35,590	8,408	178,780	104,524	327,302	2028
2029	35,590	8,408	178,780	104,524	327,302	2029
2030	35,590	8,408	178,780	104,524	327,302	2030
2031	35,590	8,408	178,780	104,524	327,302	2031
2032	35,590	8,408	178,780	104,524	327,302	2032
2033	35,590	8,408	178,780	104,524	327,302	2033
2034	35,590	8,408	178,780	104,524	327,302	2034
2035	35,590	8,408	178,780	104,524	327,302	2035
2036	35,590	8,408	178,780	104,524	327,302	2036
2037	35,590	8,408	178,780	104,524	327,302	2037
2038	35,590	8,408	178,780	104,524	327,302	2038
2039	35,590	8,408	178,780	104,524	327,302	2039
2040	35,590	8,408	178,780	104,524	327,302	2040
2041	35,590	8,408	178,780	104,524	327,302	2041
2042	35,590	8,408	178,780	104,524	327,302	2042
2043	35,590	8,408	178,780	104,524	327,302	2043
2044	35,590	8,408	178,780	104,524	327,302	2044
2045	35,590	8,408	178,780	104,524	327,302	2045
2046	35,590	8,408	178,780	104,524	327,302	2046
2047	35,590	8,408	178,780	104,524	327,302	2047
Total	933,307	220,500	4,688,310	2,741,018	8,583,136	

Notes:

¹The projection shown above is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Preliminary Parcel List (Appendix A)

See Attached List.

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation		
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition
276-00-00-00374-001	1638 MAIN ST	ANDERSON ROBERT L	0.106	28,800	263,200		292,000	98.30%	29,298	267,752	0	297,050	GD - Good
276-00-00-00374-002	1637 WISCONSIN AVE	DEMKE NICHOLAS A	0.101	22,700	128,300		151,000	98.30%	23,093	130,519	0	153,611	GD - Good
276-00-00-00375-000	1641 WISCONSIN AVE	MARTINEZ MICHAEL	0.296	65,800	179,200		245,000	98.30%	66,938	182,299	0	249,237	GD - Good
276-00-00-00376-000	1645 WISCONSIN AVE	BARLOW WILLIAM	0.103	29,600	162,400		192,000	98.30%	30,112	165,209	0	195,320	GD - Good
276-00-00-00377-000	216 SEVENTEENTH ST	CUNEGIN DANIEL	0.173	43,500	318,500		362,000	98.30%	44,252	324,008	0	368,260	EX - Excellent
276-00-00-00378-000	1633 WISCONSIN AVE	FELLNER ANDREW J	0.101	22,700	136,300		159,000	98.30%	23,093	138,657	0	161,750	GD - Good
276-00-00-00379-000	1635 WISCONSIN AVE	NIGRAKED JENICE	0.092	22,000	130,000		152,000	98.30%	22,380	132,248	0	154,629	GD - Good
276-00-00-00380-000	1634 MAIN ST	LARSEN AMY S	0.247	58,100	233,900		292,000	98.30%	59,105	237,945	0	297,050	GD - Good
276-00-00-00381-000	1645 MAIN ST	RACINE, CITY OF	2,413	0	0		0	98.30%	0	0	0	0	AV - Average
276-00-00-00400-000	1642 WISCONSIN AVE	PETSAK KATINA M	0.115	23,200	134,800		158,000	98.30%	23,601	137,131	0	160,732	GD - Good
276-00-00-00401-000	1632 WISCONSIN AVE	CARUSO ROSS A	0.115	23,200	150,800		174,000	98.30%	23,601	153,408	0	177,009	VG - Very Good
276-00-00-00402-000	1638 WISCONSIN AVE	BREDF JACOB	0.115	23,200	119,800		143,000	98.30%	23,601	121,872	0	145,473	VG - Very Good
276-00-00-00403-000	1646 WISCONSIN AVE	WHISTLER CYNTHIA A	0.115	23,200	155,800		179,000	98.30%	23,601	158,194	0	182,096	GD - Good
276-00-00-00404-000	1635 COLLEGE AVE	PRUANSKY MARTIN H	0.230	39,400	155,600		195,000	98.30%	40,081	158,291	0	198,372	FR - Fair
276-00-00-00405-000	1655 COLLEGE AVE	STEER RYAN S	0.115	23,200	165,800		189,000	98.30%	23,601	168,667	0	192,269	GD - Good
276-00-00-00406-000	1648 WISCONSIN AVE	FAHY CATHALL	0.115	23,200	137,800		161,000	98.30%	23,601	140,183	0	163,784	GD - Good
276-00-00-00407-000	1654 WISCONSIN AVE	MURPHY JOHN J	0.115	23,200	121,800		145,000	98.30%	23,601	123,906	0	147,508	GD - Good
276-00-00-00408-000	1651 COLLEGE AVE	ALDERSON JEFFREY L	0.115	23,200	165,800		189,000	98.30%	23,601	168,667	0	192,269	GD - Good
276-00-00-00409-000	1643 COLLEGE AVE	GARNETT ALMER M	0.230	39,400	210,600		250,000	98.30%	40,081	214,242	0	254,323	GD - Good
276-00-00-00410-000	1200 WISCONSIN AVE	COOK BRUCE S	0.281	48,000	20,000		3,630	97,630	48,830	20,346	3,693	72,869	DL - Dilapidated
276-00-00-00412-000	1201 COLLEGE AVE	MAGCANELLI KATHERINE E	0.169	23,700	79,300		103,000	98.30%	24,110	80,711	0	104,781	AV - Average
276-00-00-00413-000	1209 COLLEGE AVE	REFD KRISTINA	0.112	15,200	52,800		68,000	98.30%	15,463	53,713	0	69,176	AV - Average
276-00-00-00414-000	1213 COLLEGE AVE	SMITH EMERY V	0.223	25,800	87,200		113,000	98.30%	26,446	88,708	0	114,954	FA - Fair-Avg
276-00-00-00415-000	1210 WISCONSIN AVE	721 CENTER LLC	0.123	16,700	99,300		116,000	98.30%	16,989	101,017	0	118,006	AG - Avg-Good
276-00-00-00416-000	1212 WISCONSIN AVE	ROGERS ROBBIN Y	0.102	24,500	62,500		87,000	98.30%	24,224	63,281	0	88,505	AV - Average
276-00-00-00417-000	1218 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.225	0	0		0	98.30%	0	0	0	0	0
276-00-00-00418-000	1221 COLLEGE AVE	ALL SAINTS MEDICAL CENT	0.115	0	0		0	98.30%	0	0	0	0	0
276-00-00-00419-000	1225 COLLEGE AVE	ALL SAINTS MEDICAL CENT	0.112	0	0		0	98.30%	0	0	0	0	0
276-00-00-00420-000	1226 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.112	0	0		0	98.30%	0	0	0	0	0
276-00-00-00421-000	1226 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.112	0	0		0	98.30%	0	0	0	0	0
276-00-00-00422-000	1226 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.112	0	0		0	98.30%	0	0	0	0	0
276-00-00-00423-000	1226 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.112	0	0		0	98.30%	0	0	0	0	0
276-00-00-00424-000	1244 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	0.478	111,200	1,600,800		3,460	97,15,460	113,123	1,628,484	3,520	1,745,127	GD - Good
276-00-00-00425-000	1244 WISCONSIN AVE	APPLE TIMOTHY C	0.241	46,400	232,600		279,000	98.30%	47,202	236,623	0	283,825	AG - Avg-Good
276-00-00-00426-000	107 TWELFTH ST	HEPKEMA WALLACE H	0.385	59,000	492,000		551,000	98.30%	60,020	500,509	0	560,529	EX - Excellent
276-00-00-00427-000	1211 MAIN ST	FIEENE JAMES R AND ROBEI F	0.543	190,500	539,800		730,000	98.30%	193,489	549,135	0	742,625	EX - Excellent
276-00-00-00428-000	1219 MAIN ST	JOTTO FAMILY TRUST	0.515	189,500	377,500		567,000	98.30%	192,777	384,028	0	576,806	EX - Excellent
276-00-00-00429-000	1225 MAIN ST	GOODWIN III PHILIP R	0.543	188,800	378,200		567,000	98.30%	192,065	384,741	0	576,806	EX - Excellent
276-00-00-00430-000	1235 MAIN ST	HARRISON JOHN H	0.691	260,700	390,300		651,000	98.30%	265,209	397,050	0	667,258	EX - Excellent
276-00-00-00431-000	1247 MAIN ST	JILL BRITTON TRUST	0.450	187,000	316,000		503,000	98.30%	190,234	321,465	0	511,699	EX - Excellent
276-00-00-00432-000	1311 MAIN ST	BADGER PATRICIA	0.222	77,800	209,200		287,000	98.30%	79,445	212,818	0	291,963	EX - Excellent
276-00-00-00433-000	1315 MAIN ST	KONOPSKI LAURA	0.210	78,300	283,700		362,000	98.30%	79,554	288,606	0	368,260	EX - Excellent
276-00-00-00434-000	1319 MAIN ST	SZYMCAZ THOMAS J	0.343	123,700	254,300		378,000	98.30%	125,839	258,998	0	384,537	VG - Very Good
276-00-00-00435-000	1227 MAIN ST	STEGNER MATTHEW D	0.313	117,600	0		254,000	98.30%	119,34	138,759	0	258,393	AV - Average
276-00-00-00436-000	1327 MAIN ST	FURRMAN JEFFREY L	0.267	98,100	334,900		433,000	98.30%	99,797	340,692	0	440,488	EX - Excellent
276-00-00-00437-000	1327 MAIN ST	ALL SAINTS MEDICAL CENT	3,380	0	0		16,860	98.30%	0	0	0	17,152	AV - Average

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation	
													Equalized Value	In Need of Rehabilitation or Conservation		
276-00-00-00687-000	1400 WISCONSIN AVE	RODRIGUEZ MARIA D	0.076	20,300	81,700	102,000	98.30%	11,801	42,116	0	0	103,764	GD - Good	No	0.000	
276-00-00-00688-000	309 FOURTEENTH ST	DORVAL LAWRENCE E	0.037	11,600	41,400	53,000	98.30%	112,000	23,601	90,336	0	53,917	FR - Fair	Yes	0.037	
276-00-00-00689-000	1404 WISCONSIN AVE	HILLIESIA M	0.112	23,200	88,800	98.30%	158,000	23,601	137,731	0	113,937	GD - Good	No	0.000		
276-00-00-00690-000	1401 COLLEGE AVE	DAMBROWSKI VINCENT M	0.113	23,200	111,800	135,000	98.30%	23,601	113,733	0	160,732	AV - Average	Yes	0.113		
276-00-00-00691-000	1405 COLLEGE AVE	HAWK STEPHEN R	0.112	23,200	111,800	135,000	98.30%	23,601	0	137,335	0	150,560	GD - Good	No	0.000	
276-00-00-00692-000	1413 COLLEGE AVE	KNUDSON MEGAN NY	0.113	23,200	124,800	148,000	98.30%	23,601	126,558	0	0	151,577	GD - Good	No	0.000	
276-00-00-00693-000	1409 COLLEGE AVE	ERVEN ELIZABETH ANNE B	0.112	23,200	125,800	149,000	98.30%	130,000	23,601	108,647	0	132,248	GD - Good	No	0.000	
276-00-00-00694-000	1410 WISCONSIN AVE	RENTALS UNLIMITED LLC	0.112	23,200	106,800	130,000	98.30%	87,000	23,601	64,903	0	88,505	FA - Fair-Avg	Yes	0.113	
276-00-00-00695-000	1414 WISCONSIN AVE	BALDWIN BROOKE M	0.113	23,200	63,800	87,000	98.30%	145,000	23,601	123,906	0	147,508	GD - Good	No	0.000	
276-00-00-00696-000	1420 WISCONSIN AVE	TSICHLIS GREGORY	0.113	23,200	121,800	145,000	98.30%	120,000	23,601	18,922	0	149,886	GD - Good	No	0.000	
276-00-00-00697-000	1418 WISCONSIN AVE	BOOKER MARVIN L	0.112	23,200	62,800	86,000	98.30%	144,000	23,601	122,889	0	146,490	GD - Good	No	0.000	
276-00-00-00698-000	1417 COLLEGE AVE	JACKSON CAROLYN J	0.112	23,200	120,800	144,000	98.30%	116,000	23,601	94,005	0	118,006	FA - Fair-Avg	Yes	0.091	
276-00-00-00699-000	1423 COLLEGE AVE	CONTRERAS JORG C	0.113	23,200	92,800	113,000	98.30%	113,000	23,601	96,033	0	114,954	AV - Average	Yes	0.000	
276-00-00-00700-000	1431 COLLEGE AVE	WOODS TERRENCE	0.091	18,600	94,400	120,000	98.30%	27,800	28,281	93,795	0	122,075	GD - Good	No	0.000	
276-00-00-00701-000	1429 COLLEGE AVE	BERGEN KEITH R	0.134	27,800	92,200	120,000	98.30%	23,601	126,958	0	0	150,560	GD - Good	No	0.000	
276-00-00-00702-000	1424 WISCONSIN AVE	RAYATI JASVIR	0.112	23,200	124,800	148,000	98.30%	131,000	23,601	109,654	0	133,266	GD - Good	No	0.000	
276-00-00-00703-000	1417 COLLEGE AVE	HOLMES JOSHUA	0.113	23,200	107,800	130,000	98.30%	126,000	23,601	104,778	0	128,179	GD - Good	No	0.000	
276-00-00-00704-000	1432 WISCONSIN AVE	WILSON KATHLI	0.112	23,200	102,800	120,000	98.30%	112,000	23,601	90,336	0	113,937	AV - Average	Yes	0.113	
276-00-00-00705-000	1436 WISCONSIN AVE	MOTTI THOMAS G	0.113	23,200	88,800	100,000	98.30%	179,000	23,601	158,944	0	182,096	GD - Good	No	0.000	
276-00-00-00706-000	1433 COLLEGE AVE	CALLAGHAN JR ROBERT S	0.112	23,200	155,800	179,000	98.30%	132,000	23,601	110,682	0	134,283	AV - Average	Yes	0.113	
276-00-00-00707-000	1437 COLLEGE AVE	WOLLMAN MARC J	0.113	23,200	108,800	132,000	98.30%	173,000	23,601	152,391	0	175,992	GD - Good	No	0.000	
276-00-00-00708-000	1441 COLLEGE AVE	GRIFFIN VICTORIA S	0.112	23,200	149,800	173,000	98.30%	177,000	23,601	156,460	0	180,061	GD - Good	No	0.000	
276-00-00-00710-000	1440 WISCONSIN AVE	VARGAS RODRIGUEZ MAN	0.112	23,200	153,800	182,000	98.30%	82,000	23,601	59,817	0	83,418	AV - Average	Yes	0.113	
276-00-00-00711-000	1444 WISCONSIN AVE	DERDEIAN SUSAN K	0.113	23,200	58,800	173,000	98.30%	166,400	23,601	16,887	0	175,992	AV - Average	Yes	0.086	
276-00-00-00711-002	310 FIFTEENTH ST	ZOLD TIMOTHY S	0.027	8,000	47,000	55,000	98.30%	0	23,601	8,138	47,813	0	55,951	AV - Average	Yes	0.027
276-00-00-00712-000	1423 MAIN ST	RACINE, CITY OF (PT SIMOI	1.243	0	0	0	98.30%	0	0	0	0	0	0	0	0.1243	
276-00-00-00713-000	1533 MAIN ST	RACINE, CITY OF (PT SIMOI	0.987	0	0	0	98.30%	150,000	23,601	134,079	0	0	0	0	0.987	
276-00-00-00714-000	1502 WISCONSIN AVE	NELIAN REV TRUST	0.113	23,200	131,800	155,000	98.30%	119,000	23,601	97,517	0	157,681	GD - Good	No	0.000	
276-00-00-00715-000	1445 COLLEGE AVE	BELLANT FRANK J	0.112	23,200	95,800	119,000	98.30%	0	23,601	97,517	0	121,058	GD - Good	No	0.000	
276-00-00-00716-000	1501 COLLEGE AVE	BOOTH LAUREN	0.113	23,200	144,800	168,000	98.30%	164,000	23,601	147,304	0	170,905	VG - Very Good	No	0.000	
276-00-00-00717-000	1505 COLLEGE AVE	DASHNER DANIEL J	0.138	28,800	135,200	143,700	98.30%	143,000	23,601	135,298	0	166,836	AG - Avg-Good	No	0.000	
276-00-00-00718-000	1511 COLLEGE AVE	GRILL PENELope	0.198	34,700	108,300	143,000	98.30%	120,000	23,601	35,300	110,173	0	145,473	AV - Average	Yes	0.198
276-00-00-00719-000	1508 WISCONSIN AVE	HART PATRICIA G	0.112	23,200	96,800	120,000	98.30%	0	23,601	98,474	0	122,075	AV - Average	Yes	0.112	
276-00-00-00720-000	1514 WISCONSIN AVE	HROUDA CYNTHIA A	0.113	23,200	89,800	113,000	98.30%	0	23,601	91,353	0	114,954	GD - Good	No	0.000	
276-00-00-00721-000	1520 WISCONSIN AVE	THOMPSON JESSICA	0.112	23,200	74,800	98,000	98.30%	0	23,601	76,094	0	99,695	GD - Good	No	0.000	
276-00-00-00722-000	1522 WISCONSIN AVE	NISTER PAUL T	0.113	23,200	96,800	120,000	98.30%	140,000	23,601	118,320	0	142,421	AV - Average	Yes	0.112	
276-00-00-00723-000	1517 COLLEGE AVE	SAASKI DAVID H	0.113	23,200	116,800	140,000	98.30%	137,000	23,601	115,768	0	139,369	AV - Average	Yes	0.113	
276-00-00-00724-000	1521 COLLEGE AVE	BLOOM GERALD	0.214	37,500	113,800	227,000	98.30%	189,500	23,601	38,149	192,777	0	230,926	EX - Excellent	No	0.000
276-00-00-00725-000	1527 COLLEGE AVE	NETTLES JR BARBARA JUNE	0.214	0	0	0	98.30%	0	0	0	0	0	0	0	0.000	
276-00-00-00726-000	1526 WISCONSIN AVE	MARCOETE JOSEPH H	0.112	23,200	64,800	88,000	98.30%	0	23,601	65,521	0	89,522	GD - Good	No	0.000	
276-00-00-00727-000	1530 WISCONSIN AVE	SUPRAK JOHN J	0.113	23,200	68,800	92,000	98.30%	129,000	23,601	69,990	0	93,591	AV - Average	Yes	0.113	
276-00-00-00728-000	1532 WISCONSIN AVE	BLACKARD JAMES	0.112	23,200	105,800	112,000	98.30%	0	23,601	107,630	0	131,231	VG - Very Good	No	0.000	
276-00-00-00729-000	1534 WISCONSIN AVE	VANCE BRIAN J	0.113	23,200	88,800	100,000	98.30%	0	23,601	90,336	0	113,937	GD - Good	No	0.000	
276-00-00-00730-000	1537 COLLEGE AVE	GARSKI EUGENE E	0.113	23,200	165,800	189,000	98.30%	0	23,601	168,567	0	192,269	EX - Excellent	No	0.000	

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation
													Equalized Value		
276-00-00-00731-000	1533 COLLEGE AVE	KINZELMAN RANDALL T	0.123	25,500	154,500	180,000	98.30%	25,941	157,172	0	0	183,113	EX - Excellent	No	0.000
276-00-00-00732-000	1547 COLLEGE AVE	WOMENS RESOURCE CENT	0.225	0	321,600	361,000	98.30%	40,081	327,162	0	0	367,243	AV - Average	Yes	0.225
276-00-00-00732-001	304 SIXTEENTH ST	DENNEY JEANNE	0.225	39,400	114,000	144,000	98.30%	20,346	95,626	0	0	115,972	VG - Very Good	No	0.000
276-00-00-00733-000	311 SIXTEENTH ST	WEFLER JANET S	0.065	20,000	99,000	119,000	98.30%	20,346	100,712	0	0	121,058	GD - Good	No	0.000
276-00-00-00734-000	315 SIXTEENTH ST	SCHATZMAN JAMES A	0.072	20,000	88,000	108,000	98.30%	20,346	89,522	0	0	109,868	GD - Good	No	0.000
276-00-00-00735-000	1602 WISCONSIN AVE	WILTSIEY DEBORAH K	0.072	20,000	24,100	72,900	97,000	24,517	74,161	0	0	98,678	AV - Average	Yes	0.109
276-00-00-00736-000	1608 WISCONSIN AVE	FOITIK JANICE	0.109	38,700	183,300	222,000	98.30%	39,699	186,470	0	0	225,839	GD - Good	No	0.000
276-00-00-00737-000	1601 COLLEGE AVE	WAHLER KURT S	0.227	23,200	103,800	127,000	98.30%	23,601	105,955	0	0	129,196	GD - Good	No	0.000
276-00-00-00738-000	1615 COLLEGE AVE	METZGER RITA F	0.122	24,700	124,300	149,000	98.30%	25,127	126,450	0	0	151,577	GD - Good	No	0.000
276-00-00-00739-000	1611 COLLEGE AVE	HARTMANN ROBERT R	0.129	22,200	80,800	103,000	98.30%	22,584	82,197	0	0	104,781	GD - Good	No	0.000
276-00-00-00740-000	1612 WISCONSIN AVE	MARTIN AARON	0.101	21,900	52,100	74,000	98.30%	22,279	53,001	0	0	75,280	AV - Average	Yes	0.104
276-00-00-00741-000	1616 WISCONSIN AVE	MONROE JOHN M	0.104	25,000	107,000	132,000	98.30%	25,432	108,850	0	0	134,283	GD - Good	No	0.000
276-00-00-00742-000	1618 WISCONSIN AVE	MONROE JOHN M	0.121	39,400	145,600	185,000	98.30%	40,081	148,118	0	0	188,199	GD - Good	No	0.000
276-00-00-00743-000	1619 COLLEGE AVE	ZARICOR JOHN H	0.225	36,800	273,200	310,000	98.30%	37,436	277,925	0	0	315,561	VG - Very Good	No	0.000
276-00-00-00744-000	1629 COLLEGE AVE	HEMPSON DONALD A	0.205	21,700	88,300	110,000	98.30%	22,075	89,827	0	0	111,902	GD - Good	No	0.000
276-00-00-00745-000	1624 WISCONSIN AVE	GOTTSCHALK STEVEN A	0.103	20,999	21,700	79,300	101,000	22,075	80,671	0	0	102,747	AV - Average	Yes	0.099
276-00-00-00746-000	1628 WISCONSIN AVE	REED KRISTYNA	0.099	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.124
276-00-00-00747-000	1603 MAIN ST	RACINE CITY OF	0.124	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.050
276-00-00-00749-000	1617 MAIN ST	RACINE CITY OF	0.050	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.063
276-00-00-00750-000	1623 MAIN ST	RACINE CITY OF	0.063	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.048
276-00-00-00751-000	1629 MAIN ST	RACINE CITY OF	0.048	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.052
276-00-00-00751-001	1609 MAIN ST	RACINE CITY OF	0.052	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.050
276-00-00-00751-002	1613 MAIN ST	EISEL REV TRUST	0.050	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.050
276-00-00-00752-000	1600 MAIN ST	EISEL REV TRUST	0.225	58,000	358,000	416,000	98.30%	59,003	364,191	0	0	423,194	VG - Very Good	No	0.000
276-00-00-00753-000	1605 WISCONSIN AVE	RUTKIN MICHAEL	0.112	23,200	105,800	129,000	98.30%	23,601	107,630	0	0	131,231	GD - Good	No	0.000
276-00-00-00754-000	1601 WISCONSIN AVE	ROTICK MATTHEW J	0.113	23,200	106,800	130,000	98.30%	23,801	108,647	0	0	132,248	GD - Good	No	0.000
276-00-00-00755-000	1613 WISCONSIN AVE	GEARHART PATRICK	0.114	23,900	4,100	28,000	98.30%	24,313	4,171	0	0	28,484	AV - Average	Yes	0.114
276-00-00-00757-000	1608 MAIN ST	BRITIGAN MICHAEL A	0.224	52,800	306,200	359,000	98.30%	53,713	311,495	0	0	365,209	GD - Good	No	0.000
276-00-00-00758-000	1612 MAIN ST	GEARHART PATRICK	0.113	29,000	201,000	230,000	98.30%	29,502	204,476	0	0	231,978	GD - Good	No	0.000
276-00-00-00759-000	1616 MAIN ST	WINTERLE ROBERT J FAMILI	0.120	31,200	218,800	250,000	98.30%	31,740	222,584	0	0	254,323	VG - Very Good	No	0.000
276-00-00-00761-000	1617 WISCONSIN AVE	ECHEVERRIA RANDY	0.121	24,900	0	24,900	98.30%	25,331	0	0	0	25,331	AV - Average	Yes	0.121
276-00-00-00762-000	1629 WISCONSIN AVE	MICHELSON CARRIE R REV	0.141	29,000	173,000	202,000	98.30%	29,502	175,992	0	0	205,493	GD - Good	No	0.000
276-00-00-00762-001	1622 MAIN ST	POTTS RUSSELL J	0.170	44,700	465,300	510,000	98.30%	45,473	473,347	0	0	518,820	VG - Very Good	No	0.000
276-00-00-00762-003	1623 WISCONSIN AVE	MICHELSON CARRIE R REV	0.171	35,800	134,200	170,000	98.30%	36,419	136,211	0	0	172,940	GD - Good	No	0.000
276-00-00-00763-000	1500 MAIN ST	POTTS RUSSELL J	0.140	36,300	0	36,300	98.30%	36,928	0	0	0	36,928	AV - Average	Yes	0.140
276-00-00-00764-001	1503 WISCONSIN AVE	NOVOSAD KATHERINE J	0.225	54,000	227,000	281,000	98.30%	54,934	230,926	0	0	285,860	VG - Very Good	No	0.000
276-00-00-00764-002	211 EIGHTEENTH ST	WEGNER KENNETH	0.095	25,400	82,600	108,000	98.30%	25,839	84,028	0	0	109,868	AV - Average	Yes	0.095
276-00-00-00765-000	1607 WISCONSIN AVE	MC CRAY BETTY L REV TRU	0.047	15,100	80,900	96,000	98.30%	15,361	82,299	0	0	97,860	GD - Good	No	0.000
276-00-00-00766-000	1511 WISCONSIN AVE	SHORE THERESE M	0.084	17,400	54,600	72,000	98.30%	17,701	55,444	0	0	73,245	GD - Good	No	0.000
276-00-00-00767-000	1515 WISCONSIN AVE	WEAVER MARY K	0.123	25,200	70,800	96,000	98.30%	25,636	72,024	0	0	97,860	AV - Average	Yes	0.123
276-00-00-00768-000	1510 MAIN ST	FLEISCHMAN ALFRED J	0.102	21,200	167,800	189,000	98.30%	21,567	170,702	0	0	192,269	GD - Good	No	0.000
276-00-00-00770-000	1520 MAIN ST	ZIBLIS DON	0.225	213,000	637,000	850,000	98.30%	216,684	648,016	0	0	864,700	GV - Good-VG	No	0.000
276-00-00-00771-000	1524 MAIN ST	BLOOM JOSHUA A	0.155	39,900	395,100	427,000	98.30%	40,590	401,933	0	0	442,523	EX - Excellent	No	0.000
276-00-00-00772-000	1521 WISCONSIN AVE	AIKEN N MARTIN	0.155	39,900	387,100	408,000	98.30%	39,501	393,795	0	0	434,385	EX - Excellent	No	0.000
276-00-00-00773-000	1520 MAIN ST	MALONE DAVID G	0.113	23,200	84,800	108,000	98.30%	23,501	86,567	0	0	109,868	AV - Average	Yes	0.113

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation Acres	
													Equalized Value			
276-00-00-00773-000	1517 WISCONSIN AVE	NELSON ROBERT L	0.112	23,200	75,800		99,000	98.30%	23,601	77,111		0	100,712	AV - Average	Yes	0.112
276-00-00-00774-000	1525 WISCONSIN AVE	AIKEN W MARTIN	0.112	18,600	0		18,600	98.30%	18,922	0		0	18,922	AV - Average	Yes	0.112
276-00-00-00775-000	1531 WISCONSIN AVE	JENSEN KENT ALLEN	0.113	23,200	58,800		82,000	98.30%	23,601	59,817		0	83,418	GD - Good	No	0.000
276-00-00-00776-000	1530 MAIN ST	SMITH III ARTHUR P	0.140	36,300	433,700		470,000	98.30%	36,288	441,200		0	478,128	EX - Excellent	No	0.000
276-00-00-00777-000	1540 MAIN ST	PACKARD RALPH	0.112	29,000	220,000		249,000	98.30%	29,502	223,805		0	253,306	EX - Excellent	No	0.000
276-00-00-00779-000	1535 WISCONSIN AVE	JENSEN KELLY	0.112	23,200	102,800		126,000	98.30%	23,601	104,578		0	128,179	AV - Average	Yes	0.112
276-00-00-00781-000	218 SIXTEENTH ST	COZZENS DAVID W	0.338	69,600	455,400		525,000	98.30%	70,804	463,276		0	534,079	GD - Good	No	0.000
276-00-00-00782-000	206 SIXTEENTH ST	IAIN BOYD TRUSTEE OF TH	0.338	87,000	513,000		600,000	98.30%	88,505	521,782		0	610,376	EX - Excellent	No	0.000
276-00-00-00783-000	1400 MAIN ST	GOEPFEL ROBERT R	0.107	28,700	167,300	200	196,200	98.30%	29,196	170,193		203	199,593	GD - Good	No	0.000
276-00-00-00786-000	1405 WISCONSIN AVE	ALWIN TIMOTHY A	0.112	23,200	108,800		132,000	98.30%	23,601	110,682		0	134,283	VG - Very Good	No	0.000
276-00-00-00787-000	1411 WISCONSIN AVE	PAYNE BRENDA	0.112	23,200	109,800		133,000	98.30%	23,601	111,699		0	135,300	GD - Good	No	0.000
276-00-00-00791-000	1415 WISCONSIN AVE	MIOUZSEWSKI MICHAEL	0.113	23,200	115,800		139,000	98.30%	23,601	117,803		0	141,404	GD - Good	No	0.000
276-00-00-00792-000	1417 WISCONSIN AVE	KRECHMA MARK L	0.211	54,400	237,600		292,000	98.30%	55,341	241,709		0	297,050	EX - Excellent	No	0.000
276-00-00-00793-000	1419 WISCONSIN AVE	THOMPSON W OWEN	0.112	29,000	247,000		276,000	98.30%	29,502	251,272		0	280,773	VG - Very Good	No	0.000
276-00-00-00794-000	1420 WISCONSIN AVE	SAMUELSON STEPHEN D	0.113	29,000	280,000		309,000	98.30%	29,502	284,942		0	314,344	EX - Excellent	No	0.000
276-00-00-00795-000	1416 MAIN ST	SEITZ JOHN RUSSELL	0.112	23,200	73,800		97,000	98.30%	23,601	75,076		0	98,678	FA - Fair-Avg	Yes	0.112
276-00-00-00796-000	1424 MAIN ST	BASH YASSER N	0.113	23,200	98,800		122,000	98.30%	23,601	100,509		0	124,110	GD - Good	No	0.000
276-00-00-00797-000	1427 WISCONSIN AVE	HEALY RUTH T	0.112	23,200	69,800		93,000	98.30%	23,601	71,007		0	94,608	AV - Average	Yes	0.112
276-00-00-00798-000	1430 WISCONSIN AVE	PIERCE DENNIS M	0.113	23,200	59,800		83,000	98.30%	23,601	60,334		0	84,435	AV - Average	Yes	0.113
276-00-00-00799-000	1431 WISCONSIN AVE	MATHESON ROBERT	0.112	29,000	280,000		309,000	98.30%	29,502	284,842		0	314,344	EX - Excellent	No	0.000
276-00-00-00800-000	1432 WISCONSIN AVE	BOBER PAUL	0.113	29,000	268,000		297,000	98.30%	29,502	272,635		0	302,136	EX - Excellent	No	0.000
276-00-00-00801-000	1434 MAIN ST	ENGEL CHAD J	0.112	29,000	312,000		341,000	98.30%	29,502	317,396		0	346,897	EX - Excellent	No	0.000
276-00-00-00802-000	1435 WISCONSIN AVE	DNB PROPERTIES LLC	0.165	31,200	213,800		245,000	98.30%	31,740	217,497		0	249,237	AV - Average	Yes	0.165
276-00-00-00803-000	1445 WISCONSIN AVE	COBB MAGGIE	0.112	23,200	59,800		83,000	98.30%	23,601	60,834		0	84,435	AV - Average	Yes	0.112
276-00-00-00804-000	1446 WISCONSIN AVE	HAUGE ROGER	0.076	20,300	125,700		146,000	98.30%	20,651	127,874		0	148,525	GD - Good	No	0.000
276-00-00-00805-000	1441 WISCONSIN AVE	CHITRO CYNTHIA M	0.075	20,300	65,700		86,000	98.30%	20,651	66,836		0	87,487	GD - Good	No	0.000
276-00-00-00806-000	1440 MAIN ST	DNB PROPERTIES LLC	0.299	57,600	967,400		1,025,000	98.30%	58,596	984,130		0	1,042,726	GD - Good	No	0.000
276-00-00-00807-000	1441 MAIN ST	MORIN DONALD P	0.126	32,600	235,400		268,000	98.30%	33,164	239,471		0	272,635	GD - Good	No	0.000
276-00-00-00808-000	1443 WISCONSIN AVE	HAGEL JAMES L	0.061	15,800	114,200		130,000	98.30%	16,073	116,175		0	132,248	AV - Average	Yes	0.061
276-00-00-00809-000	1444 WISCONSIN AVE	SCHOBER KEVIN R	0.081	20,900	116,100		137,000	98.30%	21,261	118,108		0	139,369	GD - Good	No	0.000
276-00-00-00805-006	219 FOURTEENTH ST	WILLIAMS GABRIEL	0.038	11,900	105,100		117,000	98.30%	12,106	106,518		0	119,023	GV - Good-VG	No	0.000
276-00-00-00806-000	1302 MAIN ST	BEUTLER FRED	0.225	39,400	198,600		238,000	98.30%	40,081	202,035		0	242,116	GD - Good	No	0.000
276-00-00-00811-000	1308 MAIN ST	HANSEN FAMILY TRUST	0.112	23,200	225,800		249,000	98.30%	23,601	229,705		0	253,306	GD - Good	No	0.000
276-00-00-00812-000	1312 MAIN ST	GOODRICH THOMAS E	0.338	55,700	202,300		258,000	98.30%	56,663	205,799		0	262,462	AV - Average	Yes	0.338
276-00-00-00814-000	1321 WISCONSIN AVE	ALL SAINTS MEDICAL CENT	1.349	0	0		0	98.30%	0	0	0		0	AV - Average	Yes	1.349
276-00-00-00814-001	1332 MAIN ST	HAY ANDREW H	0.112	29,000	340,000		369,000	98.30%	29,502	345,580		0	375,381	VG - Very Good	No	0.000
276-00-00-00817-000	1324 MAIN ST	BARAN ROGER J	0.225	58,000	536,000		594,000	98.30%	59,003	545,720		0	604,273	EX - Excellent	No	0.000
276-00-00-00819-000	1336 MAIN ST	RINDAHL DAVID J	0.113	29,000	412,000		441,000	98.30%	29,502	419,125		0	448,627	EX - Excellent	No	0.000
276-00-00-00825-000	1338 MAIN ST	WILLIAMS GABRIEL R	0.106	27,600	281,400	0	311,000	98.30%	28,077	286,267	0	0	316,378	VG - Very Good	No	0.119
276-00-00-00826-000	1346 MAIN ST	NRE 401 K TRUST	0.119	30,500	0		30,500	98.30%	31,027	0		0	31,027	AV - Average	Yes	0.119
276-00-00-00827-000	1202 MAIN ST	STINSON-HERNANDEZ SUZ	0.262	39,500	187,500		227,000	98.30%	40,183	190,743		0	230,926	GD - Good	No	0.000
276-00-00-00828-000	1201 WISCONSIN AVE	FISHER MARGARET J	0.095	15,700	116,300		132,000	98.30%	15,972	118,111	0	0	134,283	GD - Good	No	0.000
276-00-00-00830-000	1205 WISCONSIN AVE	KELSO KATIE C	0.093	13,200	99,800		113,000	98.30%	13,428	101,526		0	114,954	AV - Average	Yes	0.093
276-00-00-00831-000	1215 WISCONSIN AVE	LACHAT JOSEPH P FAMILY	0.113	15,200	107,800		123,000	98.30%	15,463	109,664	0	0	125,127	AG - Avg-Good	No	0.000
276-00-00-00831-000	1209 WISCONSIN AVE	SPALDING HARRISON W	0.112	19,200	123,800		143,000	98.30%	19,532	125,941	0	0	145,473	AV - Average	Yes	0.112

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation		
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	
276-00-00-00832-000	1208 MAIN ST	HIMES PATRICIA LENDINA	0.112	23,200	177,800	201,000	98.30%	23,601	180,875	0	204,476	GV - Good-VG	No
276-00-00-00834-000	1216 MAIN ST	SPALLA FKA ELIZABETH A	0.225	39,400	367,600	407,000	98.30%	40,081	373,957	0	414,039	VG - Very Good	No
276-00-00-00835-000	1222 MAIN ST	FOX SUSAN J	0.113	23,200	116,800	140,900	98.30%	23,601	118,820	0	142,421	GD - Good	No
276-00-00-00836-000	1219 WISCONSIN AVE	ROSSELLI LIVING TRUST	0.112	15,200	880	100,880	98.30%	15,463	86,267	895	102,625	AV - Average	Yes
276-00-00-00837-000	1221 WISCONSIN AVE	HEUHN THOMAS J	0.113	15,200	82,800	98,000	98.30%	15,463	84,232	0	99,695	GD - Good	No
276-00-00-00838-000	1225 WISCONSIN AVE	KNAPP KATHRYN E	0.093	14,400	115,600	130,000	98.30%	14,649	117,599	0	137,248	FA - Fair-Avg	Yes
276-00-00-00839-000	1229 WISCONSIN AVE	WOLFER JR MAX R	0.095	14,400	105,600	120,000	98.30%	14,649	107,426	0	122,075	FA - Fair-Avg	Yes
276-00-00-00840-000	1224 MAIN ST	BERTRAM BRIAN W	0.130	23,300	257,700	281,000	98.30%	23,703	262,157	0	285,860	VG - Very Good	No
276-00-00-00841-000	1228 MAIN ST	EICHHORN GARY	0.132	23,300	218,700	242,000	98.30%	23,703	222,482	0	246,185	VG - Very Good	No
276-00-00-00842-000	1232 MAIN ST	JACKSON QUENTIN E	0.112	23,200	206,800	230,000	98.30%	23,601	210,76	0	233,978	GD - Good	No
276-00-00-00843-000	1236 MAIN ST	GRUENER DAVID	0.113	23,200	192,800	216,000	98.30%	23,601	196,134	0	219,736	GD - Good	No
276-00-00-00844-000	1233 WISCONSIN AVE	DAAMS SAMUEL M	0.112	15,200	64,800	80,000	98.30%	15,463	65,921	0	81,384	AV - Average	Yes
276-00-00-00845-000	1237 WISCONSIN AVE	ROSSELLI LIVING TRUST	0.113	15,200	111,800	127,000	98.30%	15,463	113,733	0	129,196	AV - Average	Yes
276-00-00-00846-000	218 THIRTEENTH ST	DUKE MICHAEL	0.134	20,900	171,100	192,000	98.30%	21,261	174,059	0	195,320	GD - Good	No
276-00-00-00847-000	224 THIRTEENTH ST	COOK KREGORY E	0.091	16,200	87,800	104,000	98.30%	16,280	89,318	0	105,799	AV - Average	Yes
276-00-00-00848-000	1242 MAIN ST	POWER DAVID P	0.225	39,400	263,600	303,000	98.30%	40,081	268,159	0	308,240	VG - Very Good	No
276-00-00-00849-000	1639 PARK AVE	PUCCI MICHAEL J	0.092	22,000	112,000	134,000	98.30%	22,380	113,937	0	136,317	GD - Good	No
276-00-00-00851-000	1640 COLLEGE AVE	SODERMAN DAVID B	0.119	24,900	149,100	174,000	98.30%	25,331	151,679	0	177,009	GV - Good-VG	No
276-00-00-00852-000	1654 COLLEGE AVE	SESTO GENEVIEVE	0.119	23,200	195,800	219,000	98.30%	23,601	199,186	0	222,787	VG - Very Good	No
276-00-00-00853-000	1655 PARK AVE	HUDSPETH CHRISTOPHER	0.096	22,400	108,600	131,000	98.30%	22,787	110,478	0	133,266	AG - Avg-Good	No
276-00-00-00854-000	1641 PARK AVE	STANTON LEONARD F	0.114	22,900	89,100	112,000	98.30%	23,296	90,641	0	113,937	GD - Good	No
276-00-00-00855-000	1650 COLLEGE AVE	CALVILLO MICHAEL R	0.110	23,200	147,800	171,000	98.30%	23,601	150,356	0	173,957	GD - Good	No
276-00-00-00856-000	1651 PARK AVE	GONZALES JESSICA	0.106	22,900	62,100	85,000	98.30%	23,296	63,174	0	86,470	AV - Average	Yes
276-00-00-00857-000	1643 PARK AVE	LYNA BRIAN J	0.098	22,900	115,100	138,000	98.30%	23,296	117,091	0	140,387	GD - Good	No
276-00-00-00858-000	1646 COLLEGE AVE	STEPHEN J MERRILL AND A	0.102	21,500	156,500	178,000	98.30%	21,872	180,207	0	181,078	GD - Good	No
276-00-00-00858-001	1633 PARK AVE	KOBYLINSKI FLORIAN C	0.092	22,000	99,000	121,000	98.30%	22,380	100,712	0	123,093	GD - Good	No
276-00-00-00854-000	1641 PARK AVE	BINDER THEODORE L	0.248	46,500	257,500	304,000	98.30%	47,304	261,953	0	309,257	GD - Good	No
276-00-00-00855-000	1651 PARK AVE	QUIROZ CATHERINE G	0.139	27,800	87,200	115,000	98.30%	28,281	88,708	0	116,989	AV - Average	Yes
276-00-00-00856-000	1642 PARK AVE	PALMER MARTHA H	0.222	37,100	93,900	129,000	98.30%	37,742	93,489	0	131,231	AV - Average	Yes
276-00-00-00857-000	1650 PARK AVE	TOTTEN DONALD L	0.111	23,200	83,800	107,000	98.30%	23,601	85,541	0	108,850	AV - Average	Yes
276-00-00-00852-000	1656 PARK AVE	KK WI LIQ III LLC	0.111	23,200	80,800	104,000	98.30%	23,601	82,197	0	105,799	AV - Average	Yes
276-00-00-00853-000	1633 VILLA ST	LOZANO-RUIZ FRAIN	0.111	9,600	44,400	54,000	98.30%	9,766	45,168	0	54,934	AV - Average	Yes
276-00-00-00855-000	1643 VILLA ST	LAMBERT III JOHN B	0.111	9,600	88,400	98,000	98.30%	9,766	89,929	0	99,695	GD - Good	No
276-00-00-00856-000	1645 VILLA ST	ANDERSON RICHARD	0.111	9,600	35,400	45,000	98.30%	9,766	36,012	0	45,778	FR - Fair	Yes
276-00-00-00857-000	1647 VILLA ST	RODRIGUEZ MIGUEL A	0.111	14,500	103,500	118,000	98.30%	14,751	105,290	0	120,041	AV - Average	Yes
276-00-00-00852-000	1658 PARK AVE	WHITNEY DAVID V	0.083	18,600	89,400	108,000	98.30%	18,822	90,946	0	109,868	AV - Average	Yes
276-00-00-00853-000	1637 VILLA ST	KORILUS CURTIS L	0.111	9,600	48,400	58,000	98.30%	9,766	49,337	0	59,003	FA - Fair-Avg	Yes
276-00-00-00855-000	1641 VILLA ST	MC NEAL MARY R	0.111	51,400	61,000	68,000	98.30%	51,400	52,289	0	62,055	FA - Fair-Avg	Yes
276-00-00-00856-000	1630 VILLA ST	MC CELIAND SCOTT H	0.110	73,400	66,000	83,000	98.30%	73,400	74,669	0	84,435	AV - Average	Yes
276-00-00-00857-000	1636 VILLA ST	ANDREW'S BRENDA K	0.110	56,400	66,000	66,000	98.30%	56,400	57,375	0	67,141	FR - Fair	Yes
276-00-00-00851-000	1638 VILLA ST	KINCH ELAINE	0.110	9,600	100,400	110,000	98.30%	9,766	102,136	0	111,902	FR - Fair	Yes
276-00-00-00852-000	1642 VILLA ST	DORN JOHN M	0.147	13,700	41,300	55,000	98.30%	13,937	42,014	0	55,951	FR - Fair	Yes
276-00-00-00853-000	1643 VILLA ST	TRANQUILITY HOLDINGS G	0.110	9,600	68,400	78,000	98.30%	9,766	69,583	0	79,349	FR - Fair	Yes
276-00-00-00854-000	1645 VILLA ST	ADAMS PHILIP R	0.110	10,100	95,900	106,000	98.30%	10,275	97,558	0	107,833	FR - Fair	Yes
276-00-00-00855-000	1651 VILLA ST	RACINE, CITY OF (PT GRAN)	0.074	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-00856-000	1642 VILLA ST										0	AV - Average	Yes

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation
													Equalized Value		
276-00-00-00877-000	1643 GRAND AVE	JACOB LEE ENTERPRISES LLC	0.074	8,400	44,600	53,000	98.30%	8,545	45,371	0	0	53,917	FA - Fair-Avg	Yes	0.074
276-00-00-00878-000	1635 GRAND AVE	1635 GRAND AVE LLC	0.110	9,600	47,400	57,000	98.30%	9,766	48,210	0	0	57,986	FR - Fair	Yes	0.110
276-00-00-00879-000	1631 GRAND AVE	ZACKERY WILLIAM C	0.110	9,600	53,400	63,000	98.30%	9,766	54,323	0	0	64,090	FA - Fair-Avg	Yes	0.110
276-00-00-00880-000	1650 VILLA ST	AIMA LLC	0.110	12,600	48,400	61,000	98.30%	12,818	49,337	0	0	62,055	FR - Fair	Yes	0.110
276-00-00-00881-000	608 SEVENTEENTH ST	GERVACIO PASCUAL	0.074	8,400	40,600	49,000	98.30%	8,545	41,302	0	0	49,847	AV - Average	Yes	0.074
276-00-00-00882-000	1651 GRAND AVE	RACINE CITY OF PT OF GI	0.074	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.074
276-00-00-00889-000	1632 GRAND AVE	MALDONADO JOSE	0.113	9,600	39,400	49,000	98.30%	9,766	40,081	0	0	49,847	FA - Fair-Avg	Yes	0.113
276-00-00-00890-000	1634 GRAND AVE	MORONES TOBY	0.113	9,600	60,400	70,000	98.30%	9,766	61,445	0	0	71,211	FR - Fair	Yes	0.113
276-00-00-00901-000	1638 GRAND AVE	HOME COMPANY INC	0.113	0	0	0	98.30%	0	0	0	0	0	FR - Fair	Yes	0.113
276-00-00-00902-000	1642 GRAND AVE	MALDONADO JOSE	0.114	9,600	76,400	86,000	98.30%	9,766	77,721	0	0	87,487	AG - Avg-Good	No	0.000
276-00-00-00905-000	1633 CENTER ST	KLAPPAUF JOHN M	0.113	9,600	103,400	113,000	98.30%	9,766	105,188	0	0	114,954	GD - Good	No	0.000
276-00-00-00906-000	1631 CENTER ST	ZUNIGA REYMONDO	0.113	9,600	49,400	59,000	98.30%	9,766	50,544	0	0	60,020	AV - Average	Yes	0.113
276-00-00-00907-000	1635 CENTER ST	MEJIA JUAN	0.113	9,600	59,400	69,000	98.30%	9,766	60,427	0	0	70,193	AV - Average	Yes	0.113
276-00-00-00909-000	708 SEVENTEENTH ST	MARTINEZ MARIA G	0.130	14,900	34,100	49,000	98.30%	15,158	34,950	0	0	49,847	FR - Fair	Yes	0.130
276-00-00-00910-000	700 SEVENTEENTH ST	MARTINEZ ANTONIO B	0.094	9,800	67,200	77,000	98.30%	9,969	68,362	0	0	78,332	GD - Good	No	0.000
276-00-00-00910-004	712 SEVENTEENTH ST	VALERO HEY JOSE	0.176	15,600	96,400	112,000	98.30%	15,870	98,067	0	0	113,937	GD - Good	No	0.000
276-00-00-01133-000	1200 PARK AVE	BELL DEBORAH	0.166	15,600	96,400	112,000	98.30%	15,870	98,067	0	0	113,937	GD - Good	No	0.000
276-00-00-01134-000	1200 COLLEGE AVE	ST CATHERINE'S HIGH SCH	2.699	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	2.699
276-00-00-01135-000	1300 COLLEGE AVE	SISTERS OF ST DOMINIC	2.699	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	2.699
276-00-00-01139-000	1311 PARK AVE	ALL SAINTS MEDICAL CENT	1.162	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	1.162
276-00-00-01140-000	1325 PARK AVE	FUNDERBURG WENDELL	0.225	24,300	71,700	96,000	98.30%	24,720	72,940	0	0	97,660	FR - Fair	Yes	0.225
276-00-00-01146-000	410 FOURTEENTH ST	UNIFIED SCHOOL DIST NO 1	1.656	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	1.656
276-00-00-01149-000	1300 PARK AVE	ST LUKE'S MEMRI HOSPIT	0.366	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.366
276-00-00-01150-000	1304 PARK AVE	1300 PARK AVENUE LLC	0.113	15,200	69,800	85,000	98.30%	15,463	71,007	0	0	86,470	FA - Fair-Avg	Yes	0.113
276-00-00-01151-000	1305 VILLA ST	KELLEY JOHN D	0.112	15,200	102,800	118,000	98.30%	15,463	104,578	0	0	120,041	FR - Fair	Yes	0.112
276-00-00-01152-000	1301 VILLA ST	TREVINO-TYSSA VIRGINIA	0.112	8,000	74,000	82,000	98.30%	8,138	75,280	0	0	83,418	FR - Fair	Yes	0.112
276-00-00-01153-000	1309 VILLA ST	RAYZOR SHARP INVESTMENT	0.113	10,800	113,200	124,000	98.30%	10,987	115,158	0	0	126,144	AV - Average	Yes	0.113
276-00-00-01154-000	1313 VILLA ST	CERVANTES REFUGIO	0.112	8,000	55,000	63,000	98.30%	8,138	55,951	0	0	64,090	FA - Fair-Avg	Yes	0.112
276-00-00-01155-000	1308 PARK AVE	LINDSTROM LAND CONSOL	0.113	8,000	49,000	57,000	98.30%	8,138	49,447	0	0	57,986	FR - Fair	Yes	0.113
276-00-00-01156-000	1312 PARK AVE	AXBORG RONALD S	0.112	15,200	124,800	140,000	98.30%	15,463	126,958	0	0	142,421	FA - Fair-Avg	Yes	0.112
276-00-00-01157-000	1316 PARK AVE	DAVIS JR JAMES W	0.113	15,200	79,800	95,000	98.30%	15,463	81,180	0	0	96,643	FA - Fair-Avg	Yes	0.113
276-00-00-01158-000	1320 PARK AVE	SALZMAN JR DANIEL A.	0.112	15,200	63,800	79,000	98.30%	15,463	64,903	0	0	80,366	FA - Fair-Avg	Yes	0.112
276-00-00-01159-000	1317 VILLA ST	MALDONADO JOSE	0.113	15,200	49,800	65,000	98.30%	15,463	50,661	0	0	66,124	AV - Average	Yes	0.113
276-00-00-01160-000	1321 VILLA ST	CALZADA MARIO	0.112	8,000	33,000	41,000	98.30%	8,138	33,571	0	0	41,709	FR - Fair	Yes	0.112
276-00-00-01164-000	1340 PARK AVE	ESCH MARK C	0.113	8,000	92,000	100,000	98.30%	8,138	93,591	0	0	101,729	FR - Fair	Yes	0.113
276-00-00-01165-000	1333 VILLA ST	APPLE TIMOTHY C	0.112	15,200	44,800	60,000	98.30%	15,463	45,575	0	0	61,038	FR - Fair	Yes	0.112
276-00-00-01166-000	1347 VILLA ST	SUMMERMILL JESSE	0.113	15,200	47,800	63,000	98.30%	15,463	48,627	0	0	64,090	FR - Fair	Yes	0.113
276-00-00-01167-000	1346 PARK AVE	IAKI LLC	0.112	10,800	56,200	67,000	98.30%	10,987	57,172	0	0	68,159	PR - Poor	Yes	0.112
276-00-00-01168-000	1347 VILLA ST	JOHNSON S C AND SON IN	0.338	37,800	0	37,800	98.30%	38,454	0	0	0	38,454	AV - Average	Yes	0.338
276-00-00-01169-000	1346 PARK AVE	YALE DEBORAH A	0.166	22,100	111,900	134,000	98.30%	22,482	113,335	0	0	136,317	AV - Average	Yes	0.166
276-00-00-01170-001	1325 VILLA ST	GARCIA MARIA M	0.083	7,300	46,700	54,000	98.30%	7,426	47,508	0	0	54,934	AV - Average	Yes	0.083
276-00-00-01171-002	1327 VILLA ST	MENDOZA RICARDO	0.086	7,300	36,700	44,000	98.30%	7,426	37,335	0	0	44,761	FR - Fair	Yes	0.086
276-00-00-01172-003	1324 PARK AVE	REWALD DOROTHY M	0.141	15,300	96,700	112,000	98.30%	15,565	98,772	0	0	113,937	FR - Fair	Yes	0.141
276-00-00-01173-004	1328 PARK AVE	ROMMELFANGER JOHN R	0.139	15,300	45,700	61,000	98.30%	15,565	46,910	0	0	62,055	FA - Fair-Avg	Yes	0.139
276-00-00-01174-005	1340 PARK AVE	PANDA PAW PROPERTIES I	0.059	5,600	69,400	75,000	98.30%	5,697	70,500	0	0	76,297	FA - Fair-Avg	Yes	0.059

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation		
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition
276-00-00-01168-000	1426 COLLEGE AVE	SBOARDONE JAMES R	0.112	23,200	130,800	154,000	98.30%	23,601	133,062	0	156,663	GD - Good	No
276-00-00-01169-000	1437 PARK AVE	CRUZ FLORENCIO	0.093	22,000	55,000	77,000	98.30%	22,380	55,951	0	78,332	AV - Average	Yes
276-00-00-01170-000	1432 COLLEGE AVE	QUIRK STEPHEN J	0.143	29,700	124,300	154,000	98.30%	30,214	126,450	0	156,663	GD - Good	No
276-00-00-01171-000	1416 COLLEGE AVE	HUAROTO JESUS H	0.112	23,200	162,800	186,000	98.30%	23,601	165,615	0	189,217	GD - Good	No
276-00-00-01173-000	1412 COLLEGE AVE	MC CONNELL MICHAEL J	0.113	23,200	73,800	97,000	98.30%	23,601	75,076	0	98,978	AV - Average	Yes
276-00-00-01174-000	1408 COLLEGE AVE	MASON CHRISTOPHER E	0.112	23,200	67,800	91,000	98.30%	23,601	68,973	0	92,574	AV - Average	Yes
276-00-00-01175-000	1404 COLLEGE AVE	CROSS ROADS PROPERTIES	0.112	23,200	116,800	140,000	98.30%	23,601	118,820	0	142,421	FA - Fair-Avg	Yes
276-00-00-01176-000	1400 COLLEGE AVE	KRAHN JOHN	0.113	23,200	247,800	271,000	98.30%	23,601	252,085	0	275,687	GD - Good	No
276-00-00-01177-000	1401 PARK AVE	SHEPARD LINDA M	0.113	23,200	69,800	93,000	98.30%	23,601	71,007	0	94,608	AV - Average	Yes
276-00-00-01178-000	1405 PARK AVE	ANGEL SHELLA F	0.112	23,200	64,800	88,000	98.30%	23,601	65,921	0	89,522	AV - Average	Yes
276-00-00-01179-000	1436 COLLEGE AVE	CONRAD KEVIN R	0.130	23,300	98,700	122,000	98.30%	23,703	100,407	0	124,110	AV - Average	Yes
276-00-00-01180-000	1428 COLLEGE AVE	ABELS TAUSCHMANN JOH	0.113	23,200	156,800	180,000	98.30%	23,601	159,512	0	183,113	FA - Fair-Avg	Yes
276-00-00-01181-000	1427 PARK AVE	MARCOTTE MATTHEW J	0.113	23,200	154,800	178,000	98.30%	23,601	157,477	0	181,078	AV - Average	Yes
276-00-00-01182-000	1409 PARK AVE	ZLEVOR JOANN G	0.116	24,100	75,900	100,000	98.30%	24,517	77,213	0	101,729	AV - Average	Yes
276-00-00-01183-000	1420 COLLEGE AVE	GOLON ANGELA K	0.113	23,200	109,800	133,000	98.30%	23,601	111,699	0	135,500	VG - Very Good	No
276-00-00-01184-000	1419 PARK AVE	GARZA EDUARDO O	0.113	23,200	75,800	99,000	98.30%	23,601	77,111	0	100,712	FA - Fair-Avg	Yes
276-00-00-01185-000	1431 PARK AVE	BERGER REV TRUST	0.143	29,700	67,300	97,000	98.30%	30,214	68,464	0	98,678	AG - Avg-Good	No
276-00-00-01186-000	1415 PARK AVE	UNDERWOOD MICHAEL	0.221	39,900	92,100	132,000	98.30%	40,590	93,693	0	134,283	AV - Average	Yes
276-00-00-01187-000	1425 PARK AVE	CHERNOUSKI GARY R	0.112	23,200	76,800	100,000	98.30%	23,601	78,128	0	101,729	AV - Average	Yes
276-00-00-01188-000	1446 COLLEGE AVE	SAFFORD LANCE K	0.195	40,600	166,400	207,000	98.30%	41,302	169,778	0	210,580	AG - Avg-Good	No
276-00-00-01189-000	1445 PARK AVE	ARROYO JOSE R	0.096	20,600	87,400	108,000	98.30%	20,956	88,911	0	109,868	AV - Average	Yes
276-00-00-01190-000	1441 PARK AVE	REGAZZI SIERRA	0.099	20,600	89,400	110,000	98.30%	20,956	90,946	0	111,902	VG - Good-VG	No
276-00-00-01191-000	510 FIFTEENTH ST	ORTIZ DAWN E	0.077	7,000	32,000	39,000	98.30%	7,121	33,553	0	39,674	FR - Fair	Yes
276-00-00-01192-000	1419 VILLA ST	PATEL BHUPENDRA	0.111	8,000	66,000	74,000	98.30%	8,138	67,141	0	75,280	FR - Fair	Yes
276-00-00-01193-000	1436 PARK AVE	RHOADS DAVID M REV TR	0.118	23,200	94,800	118,000	98.30%	23,601	96,339	0	120,041	AV - Average	Yes
276-00-00-01194-000	1430 PARK AVE	MANUSSIER III JOSEPH V	0.181	34,800	84,200	119,000	98.30%	35,402	85,056	0	121,058	AV - Average	Yes
276-00-00-01195-000	1406 PARK AVE	POWERS THOMAS B	0.108	22,900	42,100	65,000	98.30%	23,296	42,828	0	66,124	FR - Fair	Yes
276-00-00-01196-000	1406 PARK AVE	GRACE MILAN TRUST TRU	0.075	7,000	47,000	54,000	98.30%	7,121	47,813	0	54,934	FR - Fair	Yes
276-00-00-01197-000	1405 VILLA ST	FABELLA JR EVERCIO	0.112	8,000	69,000	77,000	98.30%	8,138	78,193	0	78,332	AV - Average	Yes
276-00-00-01198-000	1411 VILLA ST	HICKS SR FRED E AND BOB	0.113	8,000	45,000	53,000	98.30%	8,138	45,778	0	53,917	FR - Fair	Yes
276-00-00-01199-000	1405 VILLA ST	KELLEY JOHN D	0.116	8,000	50,000	58,000	98.30%	8,138	50,665	0	59,003	PR - Poor	Yes
276-00-00-01201-000	1427 VILLA ST	WHITENEY DAVID	0.108	8,000	60,000	68,000	98.30%	8,138	61,038	0	69,176	AV - Average	Yes
276-00-00-01202-000	1435 VILLA ST	KUNASCH ROBERT D	0.117	8,000	67,000	75,000	98.30%	8,138	68,159	0	76,297	FA - Fair-Avg	Yes
276-00-00-01203-000	1441 VILLA ST	ORTEGA JAVIER	0.112	8,000	48,000	56,000	98.30%	8,138	48,830	0	56,968	AV - Average	Yes
276-00-00-01204-000	1412 PARK AVE	PATRICK J DIEM AND MAR	0.125	25,600	80,400	106,000	98.30%	26,043	81,790	0	107,833	FA - Fair-Avg	Yes
276-00-00-01205-000	1408 PARK AVE	POWERS THOMAS	0.114	23,200	59,800	83,000	98.30%	23,601	60,334	0	84,435	AV - Average	Yes
276-00-00-01206-000	1424 PARK AVE	MARTIN HUSING UNITS L	0.153	31,900	97,100	129,000	98.30%	32,452	98,779	0	131,231	AV - Average	Yes
276-00-00-01207-000	1421 VILLA ST	CORTIE MICHAEL J	0.112	8,000	71,000	79,000	98.30%	8,138	72,228	0	80,366	FR - Fair	Yes
276-00-00-01208-000	1425 VILLA ST	RHOADS DAVID M REV TR	0.112	8,000	70,000	78,000	98.30%	8,138	71,211	0	79,349	FR - Fair	Yes
276-00-00-01209-000	1440 PARK AVE	MANNING HENRY L	0.076	21,100	79,900	101,000	98.30%	21,465	81,282	0	102,747	AV - Average	Yes
276-00-00-01210-000	1438 PARK AVE	SANCHEZ JESSICA L	0.072	19,500	114,500	134,000	98.30%	19,837	116,880	0	136,317	AV - Average	Yes
276-00-00-01211-000	515 FOURTEENTH ST	SERVANTEZ JESSICA N	0.083	7,900	44,100	52,000	98.30%	8,037	44,863	0	52,899	FR - Fair	Yes
276-00-00-01212-000	1401 VILLA ST	STEWARD VERONICA R	0.076	7,000	74,000	81,000	98.30%	7,121	75,280	0	82,401	FA - Fair-Avg	Yes
276-00-00-01213-000	1413 VILLA ST	G AND N PARTNERS LLC	0.113	8,000	54,000	62,000	98.30%	8,138	54,934	0	63,072	AV - Average	Yes
276-00-00-01214-000	511 FOURTEENTH ST	COOK THOMAS E	0.032	3,300	87,700	91,000	98.30%	3,357	89,217	0	92,574	AV - Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation Acres	
													Equalized Value			
276-00-00-01215-000	1400 PARK AVE	POWER'S LINDA A	0.076	20,600	77,400		98,000	98.30%	165,000	22,177	145,677	0	99,695	FA - Fair-Avg	Yes	0.076
276-00-00-01215-001	1418 PARK AVE	CARTAGENA ARIC	0.105	21,800	143,200		94,000	98.30%	296,000	21,872	73,754	0	167,854	GV - Good-VG	No	0.000
276-00-00-01215-002	1420 PARK AVE	617 LIL	0.103	21,500	72,500		98,30%	98.30%	37,940	263,174	0	0	95,626	AV - Average	Yes	0.103
276-00-00-01216-000	406 SIXTEENTH ST	THOMSON ALICE R	0.289	37,300	258,700		203,000	98.30%	37,943	168,567	0	0	301,119	GD - Good	No	0.000
276-00-00-01217-000	1534 COLLEGE AVE	NICHOLSON DOUGLAS E	0.263	37,200	165,800		203,000	98.30%	37,943	168,567	0	0	206,511	GD - Good	No	0.000
276-00-00-01219-000	1520 COLLEGE AVE	BLOOM GERALD	0.223	37,100	222,900		260,000	98.30%	245,000	29,502	219,736	0	264,496	GD - Good	No	0.000
276-00-00-01221-000	1512 COLLEGE AVE	BUHLER R DAVID C	0.140	29,000	216,000		325,000	98.30%	51,984	278,637	0	0	249,237	GD - Good	No	0.000
276-00-00-01223-000	1504 COLLEGE AVE	LINNENKOHL WILLIAM F	0.337	51,100	273,900		163,000	98.30%	158,000	31,536	134,283	0	330,621	GD - Good	No	0.000
276-00-00-01224-000	431 SIXTEENTH ST	JEROME J MALLER LIFE EST	0.138	31,000	132,000		93,000	98.30%	22,200	22,584	72,024	0	94,608	AV - Average	Yes	0.138
276-00-00-01225-000	1501 PARK AVE	BREKKA PAMELA E	0.069	22,200	70,800		382,000	98.30%	22,200	22,584	82,197	0	104,781	FR - Fair	Yes	0.069
276-00-00-01226-000	1507 PARK AVE	CRANEN GARY D	0.069	22,200	80,800		103,000	98.30%	139,000	28,789	112,614	0	141,404	AV - Average	Yes	0.069
276-00-00-01227-000	1511 PARK AVE	BERCHER REV TRUST	0.140	28,300	110,700		152,000	98.30%	152,000	26,551	128,077	0	154,629	GD - Good	No	0.000
276-00-00-01228-000	1522 SIXTEENTH ST	HAYES JERMAINE R	0.168	26,100	125,900		158,000	98.30%	65,000	28,386	132,146	0	160,732	AV - Average	Yes	0.194
276-00-00-01229-000	418 SIXTEENTH ST	HERMAN'S JOHN R	0.194	28,100	129,900		382,000	98.30%	37,100	22,584	350,865	0	388,806	VG - Very Good	No	0.000
276-00-00-01229-001	1526 COLLEGE AVE	RAMQUIST SHARON LEE	0.223	23,200	54,800		78,000	98.30%	23,200	23,601	55,748	0	79,349	AV - Average	Yes	0.112
276-00-00-01229-002	1525 PARK AVE	PETERMAN JAMES F	0.112	23,200	112,800		136,000	98.30%	136,000	23,601	114,751	0	138,352	AV - Average	Yes	0.112
276-00-00-01229-003	1527 PARK AVE	GOLDMANN CHELSEA	0.112	23,200	120,900		134,000	98.30%	37,100	28,789	98,776	0	136,317	FR - Fair	Yes	0.223
276-00-00-01229-004	1519 PARK AVE	KELLY DIANE D	0.223	37,100	96,900		65,000	98.30%	42,100	23,296	42,828	0	66,124	FA - Fair-Avg	Yes	0.120
276-00-00-01230-000	1534 PARK AVE	WADE TIMOTHY B	0.120	22,900	42,100		45,000	98.30%	7,700	7,700	7,833	0	45,778	FR - Fair	Yes	0.101
276-00-00-01232-000	1523 VILLA ST	1533 VILLA ST LLC	0.101	14,300	186,700		201,000	98.30%	5,700	5,799	14,547	0	204,476	AV - Average	Yes	0.110
276-00-00-01235-000	512 SIXTEENTH ST	SPANIERS ALANNA	0.110	5,700	68,300		74,000	98.30%	17,100	17,396	69,981	0	75,800	FA - Fair-Avg	Yes	0.074
276-00-00-01236-000	508 SIXTEENTH ST	DAY ROBERT L	0.054	48,900	344,800		378,900	98.30%	33,200	33,774	350,763	0	384,537	AV - Average	Yes	0.170
276-00-00-01237-000	1538 PARK AVE	J AND N ASSETS III LLC	0.170	344,800	42,100		92,300	98.30%	27,700	120,430	88,396	437	122,513	FR - Fair	Yes	0.212
276-00-00-01238-000	1540 PARK AVE	ALLOUDS INVESTMENTS LLC	0.212	27,700	430		99,000	98.30%	22,900	23,296	77,416	0	100,712	AV - Average	Yes	0.102
276-00-00-01239-000	1500 PARK AVE	CALEDONIA CHIROPRACTIC	0.102	22,900	76,100		120,000	98.30%	0	0	0	0	0	FR - Fair	Yes	0.144
276-00-00-01240-000	1501 VILLA ST	RACINE HABITAT FOR HUN	0.144	0	0		108,000	98.30%	10,800	10,987	98,881	0	109,868	FR - Fair	Yes	0.143
276-00-00-01241-000	1507 VILLA ST	SANGCHEZ SYLVIA ANN	0.143	10,800	97,200		80,000	98.30%	10,200	23,296	80,087	0	81,384	AV - Average	Yes	0.102
276-00-00-01242-000	1504 PARK AVE	JETS ENTERPRISES LLC	0.102	22,900	76,100		99,000	98.30%	430	28,179	93,896	437	100,712	AV - Average	Yes	0.102
276-00-00-01243-000	1508 PARK AVE	CURRY JAMES J	0.102	22,900	76,100		78,000	98.30%	78,000	10,071	118,108	0	128,179	FA - Fair-Avg	Yes	0.132
276-00-00-01244-000	1511 VILLA ST	SULAI GINA	0.132	9,900	116,100		126,000	98.30%	58,000	98.30%	23,296	0	59,003	FA - Fair-Avg	Yes	0.102
276-00-00-01246-000	1516 PARK AVE	MARTINEZ JESUS CRUZ	0.102	22,900	35,100		86,000	98.30%	8,000	81,388	79,349	0	87,487	FA - Fair-Avg	Yes	0.112
276-00-00-01247-000	1521 VILLA ST	HERNANDEZ ROBERTO E	0.112	8,000	78,000		64,000	98.30%	56,000	8,138	56,968	0	65,107	FA - Fair-Avg	Yes	0.112
276-00-00-01248-000	1529 VILLA ST	CARSON DENNIE	0.112	8,000	56,000		78,000	98.30%	8,000	8,138	71,211	0	79,349	AV - Average	Yes	0.114
276-00-00-01249-000	1519 VILLA ST	SULAI GINA M	0.114	8,000	70,000		78,000	98.30%	8,037	71,312	0	0	79,349	AV - Average	Yes	0.109
276-00-00-01250-000	1531 VILLA ST	GONZALES JOSE A	0.109	7,900	70,100		78,000	98.30%	62,800	86,000	63,886	0	87,487	FR - Fair	Yes	0.114
276-00-00-01251-000	1518 PARK AVE	SAUCEDO MARCIAL	0.114	23,200	53,100		77,000	98.30%	24,113	54,018	78,332	0	81,384	AV - Average	Yes	0.115
276-00-00-01252-000	1524 PARK AVE	BROWN GHAD	0.115	22,500	57,500		80,000	98.30%	23,500	51,679	0	0	75,280	FR - Fair	Yes	0.111
276-00-00-01253-000	1528 PARK AVE	BOOKER REGGIE L	0.111	23,200	50,800		74,000	98.30%	23,601	0	0	0	0	0	0	0.112
276-00-00-01254-000	1520 PARK AVE	LOTT RODGER H	0.112	23,200	50,800		74,000	98.30%	23,601	0	0	0	0	0	0	0.112
276-00-00-01256-000	1628 COLLEGE AVE	REEVES STEVE A	0.421	60,700	202,300		263,000	98.30%	61,750	205,799	0	0	267,248	GD - Good	No	0.000
276-00-00-01257-000	1615 PARK AVE	LEONARD DANIEL J	0.106	23,200	70,800		94,000	98.30%	23,601	72,024	0	0	95,626	AV - Average	Yes	0.106
276-00-00-01258-000	1621 PARK AVE	LAIOR MARILYN	0.118	23,200	124,800		148,000	98.30%	23,601	126,58	0	0	150,560	GD - Good	No	0.000
276-00-00-01259-000	1618 COLLEGE AVE	HALL GEORGIA A	0.106	22,000	183,000		205,000	98.30%	22,380	186,165	0	0	208,545	GD - Good	No	0.000
276-00-00-01260-000	1622 COLLEGE AVE	SURENDONK JR JOHN W	0.117	24,400	128,600		153,000	98.30%	24,822	130,824	0	0	155,646	GD - Good	No	0.000

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation Acres		
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Condition
276-00-00-01260-0002 419 SIXTEENTH ST	ANGUS CHARLES N	0.135	28,900	90,100	119,000	98.30%	29,400	91,658	0	121,058	FR - Fair	Yes	0.135
276-00-00-01260-0003 1602 COLLEGE AVE	MC NULTY BRIAN PATRICK	0.155	31,200	180,800	212,000	98.30%	31,740	183,927	0	215,666	GD - Good	No	0.000
276-00-00-01260-0004 1610 COLLEGE AVE	REINHOLD ANTHONY D	0.315	49,200	274,800	324,000	98.30%	50,051	279,552	0	329,603	GD - Good	No	0.000
276-00-00-01260-0005 1611 PARK AVE	SCHAFF KURT D	0.144	31,500	80,500	112,000	98.30%	32,045	81,892	0	113,937	AV - Average	Yes	0.144
276-00-00-01260-0006 1607 PARK AVE	ANGUS CHARLES N	0.144	20,500	0	20,500	98.30%	20,855	0	0	20,855	AV - Average	Yes	0.144
276-00-00-01261-000 1629 VILLA ST	DAO DANIA	0.104	9,400	62,600	72,000	98.30%	9,563	63,683	0	73,245	FR - Fair	Yes	0.104
276-00-00-01262-000 1625 VILLA ST	VALENCIA MIGUEL	0.104	9,400	55,600	65,000	98.30%	9,563	55,562	0	66,124	FR - Fair	Yes	0.104
276-00-00-01263-000 1605 VILLA ST	YUEN FUTAT	0.114	9,600	58,400	68,000	98.30%	9,766	59,910	0	69,176	FR - Fair	Yes	0.114
276-00-00-01264-000 1609 VILLA ST	MORA JOSE G	0.112	9,600	66,400	76,000	98.30%	9,766	67,548	0	77,314	FA - Fair-Avg	Yes	0.112
276-00-00-01265-000 1611 VILLA ST	MCCRAY GLORIA	0.111	9,600	70,400	80,000	98.30%	9,766	71,617	0	81,384	FR - Fair	Yes	0.111
276-00-00-01266-001 1617 VILLA ST	BAUMSTARK CRAIG R	0.114	9,600	75,400	85,000	98.30%	9,766	76,704	0	86,470	FA - Fair-Avg	Yes	0.114
276-00-00-01266-002 1621 VILLA ST	HELSN KANDY	0.111	9,600	54,400	64,000	98.30%	9,766	55,541	0	65,107	FR - Fair	Yes	0.111
276-00-00-01267-000 1620 PARK AVE	THE ELIZABETH B MCCALL	0.214	35,700	73,300	109,000	98.30%	36,317	74,568	0	110,885	AV - Average	Yes	0.214
276-00-00-01268-000 1628 PARK AVE	CARNEY RICHARD W	0.113	23,200	101,800	125,000	98.30%	23,601	103,561	0	127,162	AV - Average	Yes	0.113
276-00-00-01269-000 1608 PARK AVE	BARCLAY MELESSA M	0.111	23,200	82,800	106,000	98.30%	23,601	84,232	0	107,733	VG - Very Good	No	0.000
276-00-00-01270-000 1612 PARK AVE	HOPKINS KURT E	0.111	23,200	99,800	123,000	98.30%	23,601	101,526	0	125,127	AV - Average	Yes	0.111
276-00-00-01271-000 1624 PARK AVE	HUCK LAURENCE D	0.105	21,900	92,100	114,000	98.30%	22,279	93,693	0	115,972	GD - Good	No	0.000
276-00-00-01272-000 1609 SIXTEENTH ST	SHOUP TONY D	0.065	17,800	58,200	76,000	98.30%	18,108	59,207	0	77,314	FR - Fair	Yes	0.065
276-00-00-01273-000 1600 PARK AVE	WALTON BRIAN E	0.078	20,800	101,200	122,000	98.30%	21,160	102,950	0	124,110	FR - Fair	Yes	0.078
276-00-00-01274-000 1604 PARK AVE	US BANK NATIONAL ASSOC	0.081	20,800	100,200	121,000	98.30%	21,160	101,933	0	123,093	FR - Fair	Yes	0.081
276-00-00-01275-000 515 SIXTEENTH ST	LANE TRACY	0.053	7,200	44,800	52,000	98.30%	7,325	45,575	0	52,899	FR - Fair	Yes	0.053
276-00-00-01276-000 1601 VILLA ST	ALIQUIS INVESTMENTS LLC	0.056	11,100	37,900	49,000	98.30%	11,292	38,555	0	49,847	FR - Fair	Yes	0.056
276-00-00-01277-000 1201 GRAND AVE	SOTO CIRO	0.085	7,300	40,700	48,000	98.30%	7,426	41,404	0	48,830	AV - Average	Yes	0.085
276-00-00-01278-000 613 TWELFTH ST	DE MARCO TOM	0.028	3,000	28,000	31,000	98.30%	3,052	28,484	0	31,536	FR - Fair	Yes	0.028
276-00-00-01279-000 1205 GRAND AVE	SOTO ANTONIO	0.112	8,000	46,000	54,000	98.30%	8,138	46,796	0	54,934	AV - Average	Yes	0.112
276-00-00-01280-000 1209 GRAND AVE	REICH WILLIAM E	0.112	8,000	43,000	51,000	98.30%	8,138	43,744	0	51,882	FR - Fair	Yes	0.112
276-00-00-01281-000 1213 GRAND AVE	MARTIN JESSIE MAE LIVINC	0.113	8,000	50,000	58,000	98.30%	8,138	50,865	0	59,003	FR - Fair	Yes	0.113
276-00-00-01282-000 1220 VILLA ST	FRIENDS OF ANGELL LTD	0.113	0	0	0	98.30%	0	0	0	0	GD - Good	No	0.000
276-00-00-01283-000 1218 VILLA ST	HAEGERL ROSEMARY	0.112	8,000	69,000	77,000	98.30%	8,138	70,193	0	78,332	FR - Fair	Yes	0.112
276-00-00-01284-000 1217 GRAND AVE	KIWI HOMES LLC	0.112	8,400	93,600	102,000	98.30%	8,545	93,219	0	103,764	AV - Average	Yes	0.112
276-00-00-01285-000 1221 GRAND AVE	BRANCH MARGARET	0.113	7,600	50,400	58,000	98.30%	7,731	51,272	0	59,003	AV - Average	Yes	0.113
276-00-00-01286-000 1229 GRAND AVE	VENEGAS QUIROZ YOLAND	0.113	8,000	46,000	54,000	98.30%	8,138	46,796	0	54,934	GD - Good	No	0.000
276-00-00-01287-000 1225 GRAND AVE	STABLER SCOTT J LIFE TEN	0.112	8,000	52,000	60,000	98.30%	8,138	52,999	0	61,038	FR - Fair	Yes	0.112
276-00-00-01288-000 1230 VILLA ST	1737 FRANKLIN ST LLC	0.113	8,000	33,000	41,000	98.30%	8,138	33,571	0	41,709	PR - Poor	Yes	0.113
276-00-00-01289-000 1224 VILLA ST	DE VROY THOMAS J	0.112	8,000	46,000	54,000	98.30%	8,138	46,796	0	54,934	AV - Average	Yes	0.112
276-00-00-01290-000 1232 VILLA ST	IGLESIAS DE DIOS PENTECO:	0.112	8,000	35,000	43,000	98.30%	8,138	35,605	0	43,744	AV - Average	Yes	0.112
276-00-00-01291-000 1236 VILLA ST	1308 N MAIN LLC	0.113	8,000	30,000	38,000	98.30%	8,138	30,119	0	38,657	FR - Fair	Yes	0.113
276-00-00-01292-000 1237 GRAND AVE	FURGASON ROLAND W	0.113	8,000	73,000	81,000	98.30%	8,138	74,262	0	82,401	FR - Fair	Yes	0.113
276-00-00-01293-000 1238 GRAND AVE	QUIROZ JULIO C	0.112	8,000	45,000	53,000	98.30%	8,138	45,778	0	53,917	FR - Fair	Yes	0.112
276-00-00-01294-000 1239 GRAND AVE	MORA CORNELIO	0.083	7,900	49,100	57,000	98.30%	8,037	49,949	0	57,986	FA - Fair-Avg	Yes	0.083
276-00-00-01295-000 1243 GRAND AVE	RACINE HABITAT FOR HUN	0.071	0	0	0	98.30%	0	0	0	0	AV - Average	Yes	0.071
276-00-00-01296-000 1244 VILLA ST	MANU INVESTMENT LLC	0.450	43,200	347,800	4,660	95,660	43,947	353,815	4,741	402,503	FR - Fair	Yes	0.070
276-00-00-01297-000 1245 GRAND AVE	MISKOVIC ALEXANDER	0.151	12,600	65,400	78,000	98.30%	12,818	66,331	0	79,349	FR - Fair	Yes	0.151
276-00-00-01298-000 1246 VILLA ST	CLAYTON MARY ANN	0.074	7,000	41,000	48,000	98.30%	7,121	41,709	0	48,830	FR - Fair	Yes	0.074

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation		
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	
276-00-00-01546-000	711 TWELFTH ST	CRIBBS RENE'	0.074	6,300	0	6,300	98.30%	6,409	0	0	6,409	AV - Average	Yes
276-00-00-01547-000	1200 GRAND AVE	MAHDI VICKI	0.076	7,000	38,000	45,000	98.30%	7,121	38,657	0	45,778	FR - Fair	Yes
276-00-00-01548-000	1206 GRAND AVE	NELSEN TODD C	0.075	7,000	37,000	44,000	98.30%	7,121	37,640	0	44,761	AV - Average	Yes
276-00-00-01549-000	1201 CENTER ST	CHRISTIAN TABERNACLE B.	0.053	0	0	0	98.30%	0	0	0	0	AV - Average	Yes
276-00-00-01550-000	717 TWELFTH ST	MORNING LAND TRUST	0.042	4,700	39,300	44,000	98.30%	4,781	39,980	0	44,761	FR - Fair	Yes
276-00-00-01551-000	713 TWELFTH ST	REYNOSO MIGUEL	0.072	6,300	40,700	47,000	98.30%	6,409	41,404	0	47,813	GD - Good	No
276-00-00-01552-000	1207 CENTER ST	G AND N PARTNERS LLC	0.066	6,100	45,900	52,000	98.30%	6,205	46,694	0	52,899	FA - Fair-Avg	Yes
276-00-00-01553-000	1209 CENTER ST	SHANNON VICKI D	0.105	7,800	49,200	57,000	98.30%	7,935	50,051	0	57,986	FA - Fair-Avg	Yes
276-00-00-01554-000	1213 CENTER ST	GARCIA MIGUEL A	0.112	8,000	72,000	80,000	98.30%	8,138	73,245	0	81,384	FR - Fair	Yes
276-00-00-01555-000	1208 GRAND AVE	COOK LIANE R	0.113	8,000	41,000	49,000	98.30%	8,138	41,709	0	49,847	PR - Poor	Yes
276-00-00-01556-000	1212 GRAND AVE	LUNA PEDRO	0.112	8,000	44,000	52,000	98.30%	8,138	44,761	0	52,899	FR - Fair	Yes
276-00-00-01557-000	1216 GRAND AVE	HILL FRANK L	0.113	8,000	41,000	49,000	98.30%	8,138	41,709	0	49,847	FA - Fair-Avg	Yes
276-00-00-01558-000	1220 GRAND AVE	ZAPOTEC INVESTMENT LLC	0.112	8,000	47,000	55,000	98.30%	8,138	47,813	0	55,951	FR - Fair	Yes
276-00-00-01559-000	1221 CENTER ST	GARCIA JUAN DEANDA	0.119	8,200	44,800	53,000	98.30%	8,342	45,575	0	53,917	AV - Average	Yes
276-00-00-01560-000	1217 CENTER ST	CORONADO SALVADOR	0.113	7,900	56,100	64,000	98.30%	8,037	57,070	0	65,107	FA - Fair-Avg	Yes
276-00-00-01561-000	1223 CENTER ST	SANTIAGO OSCAR	0.105	8,000	50,000	58,000	98.30%	8,138	50,665	0	50,003	FR - Fair	Yes
276-00-00-01562-000	1231 CENTER ST	FERRER ALAN	0.112	8,000	41,000	49,000	98.30%	8,138	41,709	0	49,847	FA - Fair-Avg	Yes
276-00-00-01563-000	1224 GRAND AVE	GRAVES PATTEE A	0.113	8,000	70,000	78,000	98.30%	8,138	71,211	0	79,349	AV - Average	Yes
276-00-00-01564-000	1226 GRAND AVE	KOMPROVIC MILORD LIF	0.112	8,000	57,000	65,000	98.30%	8,138	57,986	0	66,124	PR - Poor	Yes
276-00-00-01565-000	1232 GRAND AVE	BROWN STANLEY	0.113	8,000	52,000	60,000	98.30%	8,138	52,899	0	61,038	FR - Fair	Yes
276-00-00-01566-000	1236 GRAND AVE	CALDERON MARCOS C	0.115	8,400	41,600	50,000	98.30%	8,545	42,319	0	50,003	FR - Fair	Yes
276-00-00-01567-000	1239 CENTER ST	MC GEE GERTRUDIE	0.112	8,000	59,000	67,000	98.30%	8,138	60,020	0	68,159	FR - Fair	Yes
276-00-00-01568-000	1235 CENTER ST	KRUPP ARNOLD R LIFE TEN	0.113	8,000	38,000	46,000	98.30%	8,138	38,657	0	46,796	FR - Fair	Yes
276-00-00-01569-000	1247 CENTER ST	PRESSER CHARLES H	0.075	7,000	65,000	72,000	98.30%	7,121	66,124	0	73,245	FR - Fair	Yes
276-00-00-01570-000	1241 CENTER ST	GALVAN ABEL	0.074	6,300	38,700	46,000	98.30%	6,409	39,369	0	45,778	FR - Fair	Yes
276-00-00-01571-000	712 THIRTEENTH ST	RIOJAS PAULINA K/A	0.077	7,000	31,000	38,000	98.30%	7,121	31,536	0	38,857	AV - Average	Yes
276-00-00-01572-000	1246 GRAND AVE	RAMIREZ RIGOBERTO	0.114	10,400	49,600	60,000	98.30%	10,580	50,548	0	61,038	FR - Fair	Yes
276-00-00-01573-000	710 THIRTEENTH ST	ARRIAGA OSCAR	0.108	10,500	37,500	48,000	98.30%	10,682	38,149	0	48,830	FA - Fair-Avg	Yes
276-00-00-01574-000	611 THIRTEENTH ST	611 13TH ST LLC	0.089	7,300	31,700	39,000	98.30%	7,426	32,248	0	39,674	FR - Fair	Yes
276-00-00-01576-000	1309 GRAND AVE	RABUCK JOHN P	0.060	6,100	28,900	35,000	98.30%	6,205	29,400	0	35,605	FR - Fair	Yes
276-00-00-01577-000	1312 VILLA ST	ZOLD TIMOTHY S	0.112	8,000	57,000	65,000	98.30%	8,138	57,986	0	66,124	AV - Average	Yes
276-00-00-01578-000	1314 VILLA ST	ZOLD TIMOTHY S	0.112	8,000	38,000	46,000	98.30%	8,138	38,657	0	46,796	AV - Average	Yes
276-00-00-01579-000	1315 GRAND AVE	RACINE REVITALIZATION P.	0.112	0	0	44,000	98.30%	0	0	0	0	GD - Good	No
276-00-00-01581-000	1319 GRAND AVE	TRADER 2 INVESTMENTS LU	0.107	8,000	36,000	44,000	98.30%	8,138	36,623	0	44,761	PR - Poor	Yes
276-00-00-01582-000	1321 GRAND AVE	JOHNSON S CAND SON IN	0.106	16,000	0	16,000	98.30%	16,277	0	0	16,277	AV - Average	Yes
276-00-00-01583-000	620 FOURTEENTH ST	BYBEE DAVID C	0.270	28,200	63,800	92,000	98.30%	28,688	64,903	0	93,591	AV - Average	Yes
276-00-00-01585-000	1321 GRAND AVE	DONATO STEVEN J	0.116	8,000	51,000	59,000	98.30%	8,138	51,882	0	17,294	AV - Average	Yes
276-00-00-01586-000	1329 GRAND AVE	LITTON FRANCES V	0.106	7,600	78,400	86,000	98.30%	7,731	79,756	0	80,020	FA - Fair-Avg	Yes
276-00-00-01587-000	1335 GRAND AVE	GARCIA ILIANA RODRIGUE	0.106	7,600	64,400	72,000	98.30%	7,731	65,514	0	73,245	GD - Good	No
276-00-00-01588-000	1308 VILLA ST	LOCK LUFERNE M	0.083	7,300	47,700	55,000	98.30%	7,426	48,825	0	55,951	AV - Average	Yes
276-00-00-01589-000	1328 VILLA ST	ROUSHIA JERRY L	0.113	8,000	56,000	64,000	98.30%	8,138	56,568	0	65,107	FR - Fair	Yes
276-00-00-01590-000	1304 VILLA ST	JIV REAL ESTATE	0.054	7,000	52,000	100	98.30%	7,121	52,899	102	60,122	FR - Fair	Yes
276-00-00-01591-000	1304 VILLA ST	MILLAN ALICIA	0.049	6,500	78,500	85,000	98.30%	6,612	79,858	0	86,470	FR - Fair	Yes
276-00-00-01592-000	1324 VILLA ST	MORALES ROSITA	0.165	11,800	64,200	76,000	98.30%	12,004	65,310	0	77,314	FR - Fair	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	
276-00-00-01584-000	1327 GRAND AVE	ALFARO ADRIANA ORTEGA	0.111	8,000	38,000	46,000	98.30%	8,138	38,657	0	46,796	AV - Average Yes 0.111
276-00-00-01595-000	1331 GRAND AVE	POWELL RONALD M	0.111	8,000	61,000	69,000	98.30%	8,138	62,055	0	70,193	AV - Average Yes 0.111
276-00-00-01596-000	608 FOURTEENTH ST	JOHNSON, S AND SON IN	0.106	16,000	0	16,000	98.30%	16,277	0	0	16,277	AV - Average Yes 0.106
276-00-00-01596-001	613 THIRTEENTH ST	RICHTER JODIE LEE	0.121	7,100	56,900	64,000	98.30%	7,223	57,884	0	65,107	FR - Fair Yes 0.121
276-00-00-01596-002	619 THIRTEENTH ST	WILSON WILLIAM H	0.058	5,800	61,200	67,000	98.30%	5,900	62,258	0	68,159	AV - Average Yes 0.058
276-00-00-01596-004	1318 VILLA ST	LINDSTROM DAVID	0.118	8,400	34,600	43,000	98.30%	8,545	35,198	0	43,744	FA - Fair-Avg Yes 0.118
276-00-00-01596-006	616 FOURTEENTH ST	JOHNSON, S AND SON IN	0.035	5,300	0	5,300	98.30%	5,392	0	0	5,392	AV - Average Yes 0.035
276-00-00-01596-007	612 FOURTEENTH ST	JOHNSON, S AND SON IN	0.072	11,000	0	11,000	98.30%	11,190	0	0	11,190	AV - Average Yes 0.072
276-00-00-01596-008	1305 GRAND AVE	PATEL BHUPENDRA R	0.052	5,100	49,900	55,000	98.30%	5,188	50,763	0	55,951	FA - Fair-Avg Yes 0.052
276-00-00-01596-009	1307 GRAND AVE	GANNAWAY INGRID H	0.052	5,100	55,900	61,000	98.30%	5,188	56,667	0	62,055	AV - Average Yes 0.052
276-00-00-01597-000	1319 CENTER ST	HENRY GENESIS	0.112	8,000	96,000	104,000	98.30%	8,138	97,660	0	105,799	GD - Good No 0.000
276-00-00-01598-000	1321 CENTER ST	SMITH RUBY G	0.112	8,000	66,000	74,000	98.30%	8,138	67,141	0	75,280	AV - Average Yes 0.112
276-00-00-01598-001	1302 GRAND AVE	CONLEY JAMES F	0.136	9,000	97,000	106,000	98.30%	9,156	98,678	0	107,833	AV - Average Yes 0.136
276-00-00-01601-000	1314 GRAND AVE	HERNANDEZ CRYSTAL	0.112	8,000	43,000	51,000	98.30%	8,138	43,744	0	51,882	FR - Fair Yes 0.112
276-00-00-01602-000	1311 CENTER ST	ZAMORA JUAN C	0.112	8,000	58,000	66,000	98.30%	8,138	59,003	0	67,141	GD - Good No 0.000
276-00-00-01603-000	1316 GRAND AVE	IAKIL LLC	0.112	8,000	70,000	78,000	98.30%	8,138	71,211	0	79,349	AV - Average Yes 0.112
276-00-00-01604-000	1315 GRAND AVE	DETERT DYLAN	0.112	8,000	45,000	53,000	98.30%	8,138	45,778	0	53,919	AV - Average Yes 0.112
276-00-00-01605-000	1302 GRAND AVE	ABOYAGE MARGARET	0.112	8,000	47,000	55,000	98.30%	8,138	47,813	0	55,951	AV - Average Yes 0.112
276-00-00-01606-000	1322 GRAND AVE	NUNO MARTIN	0.112	8,000	36,000	44,000	98.30%	8,138	36,623	0	44,761	AV - Average Yes 0.112
276-00-00-01610-000	1328 GRAND AVE	VILLALOBOS JUAN	0.112	8,000	43,000	51,000	98.30%	8,138	43,744	0	51,882	FR - Fair Yes 0.112
276-00-00-01611-000	1326 GRAND AVE	POLK DERRICK E	0.112	8,000	52,000	60,000	98.30%	8,138	52,899	0	61,038	FA - Fair-Avg Yes 0.112
276-00-00-01612-000	1331 CENTER ST	JACOB RICHARD C	0.223	13,600	71,400	79,355	98.30%	13,835	72,635	0	86,470	AV - Average Yes 0.223
276-00-00-01615-000	1307 CENTER ST	MERRILL JANET GREGORY	0.126	9,000	42,000	51,000	98.30%	9,156	42,726	0	51,882	FA - Fair-Avg Yes 0.126
276-00-00-01617-000	1304 GRAND AVE	ORTEGA EFREN	0.126	9,000	56,000	65,000	98.30%	9,156	56,968	0	66,124	FR - Fair Yes 0.126
276-00-00-01618-000	710 FOURTEENTH ST	JOHNSON, S AND SON IN	0.837	44,100	0	44,100	98.30%	44,863	0	0	44,863	AV - Average Yes 0.837
276-00-00-01619-000	715 THIRTEENTH ST	MCGILLIVRAY ETTERIA	0.031	3,300	40,700	44,000	98.30%	3,357	41,404	0	44,761	FA - Fair-Avg Yes 0.031
276-00-00-01620-000	1301 CENTER ST	1301 CENTER ST LLC	0.068	8,000	53,000	61,000	98.30%	8,138	53,917	0	62,055	FR - Fair Yes 0.068
276-00-00-01621-000	719 THIRTEENTH ST	PIERCE DENNIS M	0.036	3,800	34,200	38,000	98.30%	3,866	34,791	0	38,657	FR - Fair Yes 0.036
276-00-00-01622-000	609 FOURTEENTH ST	JOHNSON, S AND SON IN	0.225	42,000	0	42,000	98.30%	42,726	42,726	0	42,726	AV - Average Yes 0.225
276-00-00-01623-000	1412 VILLA ST	CORSO SARAH	0.113	8,000	87,000	95,000	98.30%	8,138	88,505	0	96,643	FR - Fair Yes 0.113
276-00-00-01624-000	1409 GRAND AVE	PETERSON JON J	0.112	8,000	103,000	111,000	98.30%	8,138	104,781	0	112,920	FA - Fair-Avg Yes 0.112
276-00-00-01625-000	1447 GRAND AVE	HARMONY Q HOMES 2 LLC	0.075	7,000	114,000	121,000	98.30%	7,121	115,972	0	123,093	FR - Fair Yes 0.075
276-00-00-01626-000	1426 VILLA ST	PINEDO VICTOR	0.113	8,000	43,000	51,000	98.30%	8,138	43,744	0	51,882	AV - Average Yes 0.113
276-00-00-01627-000	1444 VILLA ST	BASTERASH LE ANN	0.083	8,200	77,800	86,000	98.30%	8,342	79,145	0	87,487	FA - Fair-Avg Yes 0.083
276-00-00-01628-000	1436 VILLA ST	MALDONADO JOSE	0.130	9,200	39,800	49,000	98.30%	9,359	40,488	0	49,847	AV - Average Yes 0.130
276-00-00-01629-000	1432 VILLA ST	THOMAS MARZETTE KARL	0.095	6,800	42,200	49,000	98.30%	6,918	42,930	0	49,847	FR - Fair-Avg Yes 0.095
276-00-00-01630-000	1442 VILLA ST	BOGAN DAISY	0.084	6,000	52,000	58,000	98.30%	6,104	52,899	0	59,003	FA - Fair-Avg Yes 0.084
276-00-00-01631-000	1417 GRAND AVE	JOHNSON REDEVELOPMENT	0.112	8,000	91,000	99,000	98.30%	8,138	92,574	0	100,712	FR - Fair-Avg Yes 0.112
276-00-00-01632-000	1421 GRAND AVE	BONFIGLIO DAISY	0.112	8,000	79,000	87,000	98.30%	8,138	80,366	0	88,505	FR - Fair Yes 0.112
276-00-00-01633-000	1401 GRAND AVE	JOHNSON, S AND SON IN	0.075	14,000	0	14,000	98.30%	14,242	0	0	14,242	AV - Average Yes 0.075
276-00-00-01634-000	613 FOURTEENTH ST	JOHNSON, S AND SON IN	0.074	14,800	0	14,800	98.30%	15,056	0	0	15,056	AV - Average Yes 0.074
276-00-00-01635-000	1403 GRAND AVE	HOFFMAN DARRELL R	0.075	7,000	67,000	74,000	98.30%	7,121	68,159	0	75,280	FR - Fair Yes 0.075
276-00-00-01636-000	1437 GRAND AVE	JOHNSON, S AND SON IN	0.112	8,000	0	8,000	98.30%	8,138	0	0	8,138	AV - Average Yes 0.112
276-00-00-01637-000	1433 GRAND AVE	JOHNSON REDEVELOPMENT	0.112	8,000	70,000	78,000	98.30%	8,138	71,211	0	79,349	AV - Average Yes 0.112
276-00-00-01638-000	1429 GRAND AVE	JOHNSON REDEVELOPMENT	0.112	13,600	0	13,600	98.30%	13,835	0	0	13,835	AV - Average Yes 0.112

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information						Equalized Value	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	
276-00-00-01639-000	1425 GRAND AVE	JOHNSON, SC AND SON IN	0.112	10,900	0	10,900	98,30%	11,089	0	0	11,089	In Need of Rehabilitation or Conservation
276-00-00-01640-000	608 FIFTEENTH ST	NONDORF JOHN H	0.058	6,500	41,500	48,000	98,30%	6,612	42,218	0	48,830	FR - Fair
276-00-00-01641-000	1443 GRAND AVE	HARIONY Q HOMES 2 LLC	0.075	7,000	54,000	61,000	98,30%	7,121	54,934	0	62,055	AV - Average
276-00-00-01642-000	612 FIFTEENTH ST	JOHNSON, SC AND SON IN	0.074	7,700	0	7,700	98,30%	7,833	0	0	7,833	AV - Average
276-00-00-01643-000	1413 GRAND AVE	GAUTSCH GLENN E	0.112	8,000	98,000	106,000	98,30%	8,138	99,695	0	107,833	FR - Fair
276-00-00-01644-000	1430 VILLA ST	NELSON CHANNEL	0.113	8,000	61,000	69,000	98,30%	8,138	62,055	0	70,193	FA - Fair-Avg
276-00-00-01645-000	1410 VILLA ST	BURGESS RITA M	0.113	8,000	66,000	74,000	98,30%	8,138	67,141	0	75,280	PR - Poor
276-00-00-01646-000	1422 VILLA ST	PINEDO JR JOSE L	0.113	8,000	88,000	96,000	98,30%	8,138	89,222	0	97,660	AV - Average
276-00-00-01647-000	1416 VILLA ST	RHOADS DAVID M REV TR	0.113	0	0	0	98,30%	0	0	0	0	AV - Average
276-00-00-01684-000	1503 GRAND AVE	CONGREGATION OF ST RIC	1.816	0	0	0	98,30%	0	0	0	0	AV - Average
276-00-00-01688-000	1547 GRAND AVE	POWELL HAZZIE LIVING T	0.139	10,400	87,600	98,000	98,30%	10,580	89,115	0	99,695	AV - Average
276-00-00-01691-000	1533 GRAND AVE	LAZARES LUIS A	0.095	6,800	71,200	78,000	98,30%	6,918	72,431	0	79,349	AV - Average
276-00-00-01691-001	1544 VILLA ST	LOCK RETTA	0.145	10,400	67,600	78,000	98,30%	10,580	68,769	0	79,349	FA - Fair-Avg
276-00-00-01691-002	1537 GRAND AVE	BARKER GARRY L	0.229	12,800	82,200	95,000	98,30%	13,021	83,622	0	96,643	AV - Average
276-00-00-01691-003	1536 VILLA ST	HARDINAN JEANETTE E	0.273	14,700	80,300	95,000	98,30%	14,954	81,689	0	96,643	FR - Fair
276-00-00-01692-000	609 SIXTEENTH ST	ACM VISION VLC	0.072	8,300	44,700	53,000	98,30%	8,444	45,473	0	53,917	AV - Average
276-00-00-01693-000	1602 VILLA ST	DEBORAO PROPERTIES LLC	0.073	8,200	66,800	75,000	98,30%	8,342	67,755	0	76,297	FR - Fair
276-00-00-01694-000	1606 VILLA ST	RICO ARMANDO	0.072	8,200	57,800	66,000	98,30%	8,342	58,900	0	67,141	FR - Fair
276-00-00-01695-000	613 SIXTEENTH ST	BRADLEY KEVIN	0.087	10,000	75,000	85,000	98,30%	10,173	76,297	0	86,470	FR - Fair
276-00-00-01696-000	1601 GRAND AVE	HANDROW PAMALA L	0.130	16,900	100,100	280	117,280	17,192	101,831	285	119,308	FR - Fair
276-00-00-01699-000	1610 VILLA ST	ROMERO LEONCO CORTEZ	0.108	9,400	71,600	81,000	98,30%	9,563	72,838	0	82,401	FR - Fair
276-00-00-01700-000	1612 VILLA ST	FLORES HUGO R MORENO	0.108	9,400	53,600	63,000	98,30%	9,563	54,527	0	64,090	GD - Good
276-00-00-01701-000	1616 VILLA ST	CURREY JOSEPH S	0.108	9,400	64,600	74,000	98,30%	9,563	65,717	0	75,280	AV - Average
276-00-00-01702-000	1620 VILLA ST	DRIVER VANESSA	0.108	9,400	71,600	81,000	98,30%	9,563	72,838	0	82,401	AV - Average
276-00-00-01703-000	1621 GRAND AVE	MARTINEZ MANUEL	0.108	47,600	57,000	95,000	98,30%	9,563	48,423	0	57,986	FR - Fair
276-00-00-01704-000	1617 GRAND AVE	GURROLA ALEJANDRA N	0.108	9,400	52,600	62,000	98,30%	9,563	53,310	0	63,072	FR - Fair
276-00-00-01705-000	1623 GRAND AVE	BARBAS ELIAS	0.089	2,700	0	2,700	98,30%	2,747	0	0	2,747	AV - Average
276-00-00-01706-000	1625 GRAND AVE	MALDONADO JOSE	0.132	11,100	67,900	79,000	98,30%	11,292	69,074	0	80,366	AV - Average
276-00-00-01707-000	1626 VILLA ST	BARBAS ELIAS	0.122	10,600	91,400	102,000	98,30%	10,783	92,981	0	103,764	AV - Average
276-00-00-01708-000	1628 VILLA ST	GRIFFIN NATALIE ANN	0.099	8,200	92,800	101,000	98,30%	8,342	94,302	0	102,747	FA - Fair-Avg
276-00-00-01708-001	1609 GRAND AVE	BRADLEY KEVIN T	0.108	9,400	103,600	113,000	98,30%	9,563	105,392	0	114,954	FR - Fair
276-00-00-01708-002	1613 GRAND AVE	BRADLEY KEVIN T	0.108	9,400	1,000	10,400	98,30%	9,563	1,017	0	10,580	AV - Average
276-00-00-01709-000	711 SIXTEENTH ST	JOHNSON, SC AND SON IN	0.395	42,100	0	42,100	98,30%	42,100	42,228	0	42,228	AV - Average
276-00-00-01710-000	701 SIXTEENTH ST	JOHNSON, SC MAX INC	0.083	8,300	0	8,300	98,30%	8,444	0	0	8,444	AV - Average
276-00-00-01711-000	1611 CENTER ST	GOLLAZ ARMANDO G	0.220	14,800	71,200	86,000	98,30%	15,056	72,431	0	87,487	AV - Average
276-00-00-01717-000	1617 CENTER ST	BOWEN CLIFFORD	0.111	9,300	67,700	77,000	98,30%	9,461	68,871	0	78,332	FA - Fair-Avg
276-00-00-01718-000	1614 GRAND AVE	DOOLITTLE DONALD C	0.097	8,200	52,800	61,000	98,30%	8,342	53,713	0	62,055	FA - Fair-Avg
276-00-00-01719-000	1610 GRAND AVE	HOME COMPANY INC	0.101	9,100	0	9,100	98,30%	9,257	48,728	0	57,986	AV - Average
276-00-00-01721-000	1621 CENTER ST	PANK EMILLE	0.107	9,100	47,900	57,000	98,30%	9,563	74,873	0	84,435	AV - Average
276-00-00-01722-000	1625 CENTER ST	PURPLE MAPLE HOMES LLC	0.111	9,400	73,600	83,000	98,30%	9,563	78,942	0	85,505	AV - Average
276-00-00-01723-001	1629 CENTER ST	ELLIS DEBORAH E	0.112	9,400	77,600	87,000	98,30%	9,563	79,074	0	85,505	AV - Average
276-00-00-01724-000	1624 GRAND AVE	MARTINEZ MARIA	0.111	9,400	41,600	51,000	98,30%	9,563	42,319	0	51,882	FR - Fair
276-00-00-01725-001	1626 GRAND AVE	HOAGLUND RICHARD P/A	0.113	51,600	29,500	39,000	98,30%	9,664	30,010	0	39,674	FR - Fair
276-00-00-01725-002	1620 GRAND AVE	APPLE JOHN	0.110	9,500	54,500	64,000	98,30%	9,664	55,443	0	65,107	FR - Fair

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation
													Equalized Value		
276-00-00-16885-000	1755 MAIN ST	HALVORSEN RONALD M RF	0.466	209,200	331,800	541,000	98.30%	212,818	337,538	0	0	550,356	GD - Good	No	0.000
276-00-00-16886-000	1761 MAIN ST	OSBORNE - SCERIK JONI R	0.390	163,500	269,500	433,000	98.30%	166,228	274,161	0	0	440,488	GD - Good	No	0.000
276-00-00-16887-000	1801 MAIN ST	FRANZ LAWRENCE	0.397	157,200	178,800	336,000	98.30%	159,919	181,892	0	0	341,811	VG - Very Good	No	0.000
276-00-00-16888-000	1815 MAIN ST	FLANAGAN MARY A TRUST	0.414	160,200	293,800	454,000	98.30%	162,970	298,881	0	0	461,851	EX - Excellent	No	0.000
276-00-00-16889-000	1817 MAIN ST	HALTOM SR BLAIR R	0.604	225,600	453,400	679,000	98.30%	229,502	461,241	0	0	690,743	VG - Very Good	No	0.000
276-00-00-16890-000	1833 MAIN ST	MOLES RANDALL CREV LIV	0.751	261,700	593,300	855,000	98.30%	266,226	603,561	0	0	869,786	GD - Good	No	0.000
276-00-00-16891-000	1841 WISCONSIN AVE	HEBER ANDREW J	0.405	142,900	246,100	389,000	98.30%	145,371	250,356	0	0	395,727	EX - Excellent	No	0.000
276-00-00-16892-000	1843 WISCONSIN AVE	FELDT WALTER T	0.526	190,100	285,900	411,550	98.30%	193,388	290,444	11,750	0	495,982	EX - Excellent	No	0.000
276-00-00-16893-000	1845 WISCONSIN AVE	HART DAVID A	0.757	284,200	209,300	493,500	98.30%	289,115	212,920	0	0	502,035	AV - Average	Yes	0.757
276-00-00-16894-001	1911 WISCONSIN AVE	NEIDINGER JAMES	0.725	283,300	149,700	433,000	98.30%	288,199	152,89	0	0	440,488	EX - Excellent	No	0.000
276-00-00-17343-000	709 SEVENTEENTH ST	KOLSTEDT PROPERTIES LLC	0.074	8,400	37,600	46,000	98.30%	8,545	38,250	0	0	46,796	FR - Fair	Yes	0.074
276-00-00-17344-000	1700 GRAND AVE	MITCHELL DONALD	0.074	8,400	75,600	84,000	98.30%	8,545	76,907	0	0	83,453	FR - Fair	Yes	0.074
276-00-00-17345-000	1704 GRAND AVE	MITCHELL DONALD D AND	0.074	8,400	48,600	57,000	98.30%	8,545	49,440	0	0	57,986	FA - Fair-Avg	Yes	0.074
276-00-00-17346-000	1708 GRAND AVE	LAZARES - MARTINEZ LUI	0.110	9,600	66,400	76,000	98.30%	9,766	67,348	0	0	77,314	FR - Fair	Yes	0.110
276-00-00-17347-000	1714 GRAND AVE	MALDONADO JOSE	0.110	9,600	69,400	79,000	98.30%	9,766	70,800	0	0	80,366	FA - Fair-Avg	Yes	0.110
276-00-00-17348-000	1718 GRAND AVE	MALDONADO JOSE	0.110	9,600	58,400	68,000	98.30%	9,766	59,410	0	0	69,176	FA - Fair-Avg	Yes	0.110
276-00-00-17349-000	1720 GRAND AVE	MC LAIN LULIA M	0.110	9,600	63,400	73,000	98.30%	9,766	64,496	0	0	74,262	FR - Poor	Yes	0.110
276-00-00-17350-000	1724 GRAND AVE	CORONADO-RAMIREZ RAF	0.110	9,600	68,400	78,000	98.30%	9,766	69,383	0	0	79,349	FA - Fair-Avg	Yes	0.110
276-00-00-17351-000	1754 GRAND AVE	SHLIKH STONGHOLD CHUF	0.331	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.331
276-00-00-17355-000	1715 CENTER ST	LAITINEN JON A	0.113	9,600	400	10,000	98.30%	9,766	407	0	0	10,173	AV - Average	Yes	0.113
276-00-00-17356-000	1719 CENTER ST	ARNOLD JOHN E	0.113	9,600	74,400	84,000	98.30%	9,766	75,687	0	0	85,453	FR - Fair	Yes	0.113
276-00-00-17357-000	1721 CENTER ST	THE HOME COMPANY INC	0.113	0	0	0	98.30%	0	0	0	0	0	FR - Fair	Yes	0.113
276-00-00-17358-000	1725 CENTER ST	EGERSON SHAWN W	0.113	9,600	38,400	48,000	98.30%	9,766	39,064	0	0	48,830	FA - Fair-Avg	Yes	0.113
276-00-00-17359-000	1729 CENTER ST	GONZALES LUZ	0.113	9,600	54,400	64,000	98.30%	9,766	55,341	0	0	65,107	FR - Fair	Yes	0.113
276-00-00-17360-000	1733 CENTER ST	SHLIKH STONGHOLD CHUF	0.113	0	0	0	98.30%	0	0	0	0	0	AV - Average	Yes	0.113
276-00-00-17360-001	1705 CENTER ST	TOWLES WILLIE MAE A/K	0.120	14,100	37,900	52,000	98.30%	14,344	38,255	0	0	52,899	FR - Fair-Avg	Yes	0.120
276-00-00-17361-000	1711 CENTER ST	GROWLER LAND TRUST	0.106	12,100	24,900	37,000	98.30%	12,309	25,331	0	0	37,640	FR - Fair	Yes	0.106
276-00-00-17362-000	1735 CENTER ST	THE HOME COMPANY INC	0.113	0	0	0	98.30%	0	0	0	0	0	FR - Fair	Yes	0.113
276-00-00-17364-000	1732 GRAND AVE	HERNANDEZ JOSE	0.110	9,600	68,400	78,000	98.30%	9,766	69,583	0	0	79,349	AV - Average	Yes	0.110
276-00-00-17365-000	1728 GRAND AVE	LEE JESSE	0.110	9,600	68,400	78,000	98.30%	9,766	69,583	0	0	79,349	FR - Fair	Yes	0.110
276-00-00-17366-000	1700 VILLA ST	RODRIGUEZ SYLVIA	0.110	9,600	59,400	69,000	98.30%	9,766	60,427	0	0	70,193	GD - Good	No	0.000
276-00-00-17368-000	1704 VILLA ST	VELASQUEZ MIGUEL A.	0.110	9,600	55,400	65,000	98.30%	9,766	56,358	0	0	66,124	FA - Fair-Avg	Yes	0.110
276-00-00-17369-000	1710 VILLA ST	FLAHIVE WILLIAM F	0.110	9,600	81,400	91,000	98.30%	9,766	82,808	0	0	92,574	FA - Fair-Avg	Yes	0.110
276-00-00-17370-000	1718 VILLA ST	RUIZ RODRIGO	0.110	9,600	66,400	76,000	98.30%	9,766	67,548	0	0	77,314	FR - Fair	Yes	0.110
276-00-00-17371-000	1720 VILLA ST	IVY MARION E	0.103	9,400	63,600	73,000	98.30%	9,563	64,700	0	0	74,262	AV - Average	Yes	0.103
276-00-00-17372-000	1724 VILLA ST	ALBINTER MIASEL	0.110	9,600	55,400	65,000	98.30%	9,766	56,558	0	0	66,124	FA - Fair-Avg	Yes	0.110
276-00-00-17373-000	1728 VILLA ST	MC WHORTER ANTHONY	0.110	9,600	71,400	81,000	98.30%	9,766	72,635	0	0	82,401	FA - Fair-Avg	Yes	0.110
276-00-00-17374-000	1732 VILLA ST	SPRAGUE JENNIFER MARIE	0.110	9,600	60,400	70,000	98.30%	9,766	61,445	0	0	71,211	FA - Fair-Avg	Yes	0.110
276-00-00-17375-000	1734 VILLA ST	DIMLER DANIEL R	0.110	9,600	72,400	82,000	98.30%	9,766	73,652	0	0	83,418	FR - Fair	Yes	0.110
276-00-00-17376-000	1738 VILLA ST	GOODWIN JOHN	0.110	9,600	61,400	71,000	98.30%	9,766	62,462	0	0	72,228	FR - Fair	Yes	0.110
276-00-00-17377-000	1742 VILLA ST	SKINNER DENISE	0.110	9,600	79,400	89,000	98.30%	9,766	80,773	0	0	90,539	FA - Fair-Avg	Yes	0.110
276-00-00-17378-000	1754 VILLA ST	TESMAN JOSEPH P	0.117	9,600	85,400	95,000	98.30%	9,766	86,877	0	0	96,643	GD - Good	No	0.000
276-00-00-17379-000	1723 GRAND AVE					62,000	98.30%	9,766	53,306	0	0	63,072	FA - Fair-Avg	Yes	0.117

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Assessment Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Equalized Value		In Need of Rehabilitation or Conservation
													Condition	Condition	
276-00-00-17380-000	1719 GRAND AVE	GRANDBERRY TINA	0.109	9,600	69,400		79,000	98.30%	9,766	70,600	0	80,366	FR - Fair	Yes	0.109
276-00-00-17381-000	1715 GRAND AVE	TAYLOR RONALD	0.109	9,600	64,400		74,000	98.30%	9,766	65,514	0	75,280	FR - Fair	Yes	0.109
276-00-00-17382-000	1709 GRAND AVE	HERNANDEZ-SOTO EVELIA	0.109	9,600	55,400		65,000	98.30%	9,766	56,558	0	66,124	FA - Fair-Avg	Yes	0.109
276-00-00-17383-000	625 SEVENTEENTH ST	IGLEISA EVANGELICA FENT	0.071	0	0		0		0	0	0	0	PR - Poor	Yes	0.071
276-00-00-17384-000	621 SEVENTEENTH ST	RODRIGUEZ MARISELA	0.147	13,400	66,600		80,000	98.30%	13,632	67,752	0	81,384	PR - Poor	Yes	0.147
276-00-00-17386-000	1727 GRAND AVE	HAMILTON JUDITH	0.113	9,600	63,400		73,000	98.30%	9,766	64,496	0	74,262	PR - Poor	Yes	0.113
276-00-00-17387-000	1729 GRAND AVE	BAYER MARY ANN	0.113	9,600	42,400		52,000	98.30%	9,766	43,133	0	52,899	FR - Fair	Yes	0.113
276-00-00-17388-000	1731 GRAND AVE	MITCHELL ELEANOR	0.113	9,600	53,400		63,000	98.30%	9,766	54,223	0	64,090	FR - Fair	Yes	0.113
276-00-00-17389-000	1735 GRAND AVE	KRUPP ARNOLD R	0.113	9,600	0		9,600	98.30%	9,766	0	0	9,766	AV - Average	Yes	0.113
276-00-00-17390-000	1741 GRAND AVE	REYNOSO PRIMITIVO	0.113	9,600	54,400		64,000	98.30%	9,766	55,341	0	65,107	FR - Fair	Yes	0.113
276-00-00-17391-000	1745 GRAND AVE	RAMOS SERGIO	0.113	9,600	33,400		44,900	98.30%	9,766	33,978	1,933	45,677	FR - Fair	Yes	0.113
276-00-00-17392-000	1749 GRAND AVE	AJMA LLC	0.067	8,400	70,600		79,000	98.30%	8,545	71,821	0	80,366	FR - Fair	Yes	0.067
276-00-00-17393-000	1753 GRAND AVE	AJMA LLC	0.078	5,900	0		5,900	98.30%	6,002	0	0	6,002	AV - Average	Yes	0.078
276-00-00-17394-000	612 EIGHTEENTH ST	IDEAL INVESTMENTS REAL	0.081	9,200	68,800		78,000	98.30%	9,359	69,990	0	79,349	FA - Fair-Avg	Yes	0.081
276-00-00-17395-000	1736 VILLA ST	REINERS DANIEL R	0.109	9,600	65,400		75,000	98.30%	9,766	66,531	0	76,297	FR - Fair	Yes	0.109
276-00-00-17396-000	1700 PARK AVE	TAYLOR JR GEORGE B	0.111	16,900	108,100		125,000	98.30%	17,192	109,969	0	127,162	AV - Average	Yes	0.111
276-00-00-17397-000	1704 PARK AVE	HARVEY STEPHANIE L	0.110	23,200	81,800		105,000	98.30%	23,601	83,215	0	106,816	FA - Fair-Avg	Yes	0.110
276-00-00-17398-000	1708 PARK AVE	SOOS MARK A	0.102	22,700	69,300		92,000	98.30%	23,093	70,498	0	93,591	AV - Average	Yes	0.102
276-00-00-17399-000	1712 PARK AVE	ELIZABETH JOHNSON REV	0.102	22,700	76,300		99,000	98.30%	23,093	77,620	0	100,712	GD - Good	No	0.000
276-00-00-17400-000	1714 PARK AVE	SIFUNTES OSCAR	0.102	22,700	51,300		74,000	98.30%	23,093	52,187	0	75,280	AV - Average	Yes	0.102
276-00-00-17401-000	1718 PARK AVE	LANSING NICOLAS S	0.102	16,000	112,000		128,000	98.30%	16,277	113,937	0	130,214	AV - Average	Yes	0.102
276-00-00-17402-000	1722 PARK AVE	ORTIZ IVAN	0.102	22,700	53,300		76,000	98.30%	23,093	54,222	0	77,314	GD - Good	No	0.000
276-00-00-17403-000	1724 PARK AVE	ESPADAZ JR ALBARO	0.102	22,700	68,300		91,000	98.30%	23,093	69,481	0	92,574	AV - Average	Yes	0.102
276-00-00-17404-000	1732 PARK AVE	WALLACE ALAN B	0.102	22,700	76,300		99,000	98.30%	23,093	77,620	0	100,712	FA - Fair-Avg	Yes	0.102
276-00-00-17405-000	1736 PARK AVE	HALBE GLEN A	0.102	22,700	89,300		112,000	98.30%	23,093	90,444	0	113,937	GD - Good	No	0.000
276-00-00-17406-000	1740 PARK AVE	MILLER JOSEPH P	0.102	22,700	95,300		118,000	98.30%	23,093	96,948	0	120,041	VG - Very Good	No	0.000
276-00-00-17407-000	1744 PARK AVE	LASISTER DWIGHT B	0.102	22,700	82,300		105,000	98.30%	23,093	83,723	0	106,816	VG - Very Good	No	0.000
276-00-00-17408-000	1748 PARK AVE	BRITTEN BRETT W	0.102	22,700	84,300		107,000	98.30%	23,093	85,758	0	108,850	AV - Average	Yes	0.102
276-00-00-17409-000	1752 PARK AVE	LOPEZ SABINA	0.102	22,700	60,300		83,000	98.30%	23,093	61,343	0	84,435	FA - Fair-Avg	Yes	0.102
276-00-00-17410-000	1701 VILLA ST	HULKOFF ROBERT A	0.099	9,400	67,600		77,000	98.30%	9,563	68,769	0	78,332	AV - Average	Yes	0.099
276-00-00-17411-000	1705 VILLA ST	HARGROVE CHARLES	0.099	9,400	78,600		88,000	98.30%	9,563	79,959	0	89,522	FA - Fair-Avg	Yes	0.099
276-00-00-17412-000	1719 VILLA ST	AJMA LLC	0.099	9,400	66,600		76,000	98.30%	9,563	67,752	0	77,314	FA - Fair-Avg	Yes	0.099
276-00-00-17413-000	1721 VILLA ST	SLACK MARINA M	0.099	9,400	86,600		96,000	98.30%	9,563	88,098	0	97,660	AV - Average	Yes	0.099
276-00-00-17415-000	1727 VILLA ST	MARTINEZ SUSAN J	0.099	9,400	60,600		70,000	98.30%	9,563	61,648	0	71,211	FA - Fair-Avg	Yes	0.099
276-00-00-17416-000	1709 VILLA ST	BLACK JOSEPHINE LIFE TEN	0.099	9,400	60,600		70,000	98.30%	9,563	61,648	0	71,211	FA - Fair-Avg	Yes	0.099
276-00-00-17417-000	1715 VILLA ST	BILLUPS NARVELL	0.102	9,400	70,600		80,000	98.30%	9,563	71,621	0	81,384	AV - Average	Yes	0.102
276-00-00-17418-000	1735 VILLA ST	AYALA ARNULFO	0.102	9,400	58,600		68,000	98.30%	9,563	59,613	0	69,176	FA - Fair-Avg	Yes	0.102
276-00-00-17419-000	1737 VILLA ST	NAPOLITOS ROSAS PEDRO O	0.102	9,400	67,600		77,000	98.30%	9,563	68,769	0	78,332	FA - Fair-Avg	Yes	0.102
276-00-00-17420-000	1739 VILLA ST	QUINONES ANDY A	0.102	9,400	78,600		88,000	98.30%	9,563	79,959	0	89,522	AV - Average	Yes	0.102
276-00-00-17421-000	1741 VILLA ST	CANADY SENNIA L	0.102	9,400	72,600		82,000	98.30%	9,563	73,856	0	83,418	AV - Average	Yes	0.102
276-00-00-17422-000	1745 VILLA ST	LOPEZ JR JUAN M	0.102	9,400	62,600		72,000	98.30%	9,563	63,683	0	73,245	FR - Fair	Yes	0.102
276-00-00-17423-000	1747 VILLA ST	DANZER LEE	0.068	8,200	39,800		44,000	98.30%	8,342	40,488	0	48,830	FA - Fair-Avg	Yes	0.068
276-00-00-17424-000	514 EIGHTEENTH ST	HICKS SAMANTHA DEE MA	0.033	4,300	39,700		44,000	98.30%	4,374	40,387	0	44,761	FA - Fair-Avg	Yes	0.033
276-00-00-17425-000	1702 COLLEGE AVE	ZENS PAUL H	0.231	46,400	251,600		298,000	98.30%	47,202	255,551	0	303,154	EX - Excellent	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation
													Equalized Value	In Need of Rehabilitation or Conservation	
276-00-00-17427-000	1720 COLLEGE AVE	APPLIE JOHN	0.217	46,100	337,900	384,000	98.30%	46,897	343,744	240,081	0	390,641	EX - Excellent	No	0.000
276-00-00-17431-000	1742 COLLEGE AVE	GARDNER ERIC P	0.138	29,000	236,000	265,000	98.30%	29,502	225,025	0	269,583	AV - Average	Yes	0.138	
276-00-00-17432-000	1746 COLLEGE AVE	GREELEY GEOFFREY R	0.135	28,800	221,200	250,000	98.30%	29,298	235,198	0	254,323	EX - Excellent	No	0.000	
276-00-00-17433-000	410 EIGHTEENTH ST	RADEOFF SEAN C	0.163	34,600	270,400	305,000	98.30%	35,198	275,076	0	270,275	EX - Excellent	No	0.000	
276-00-00-17434-000	412 EIGHTEENTH ST	YELTON-STANLEY GROVER	0.054	17,000	75,000	92,000	98.30%	17,294	76,297	0	93,591	AV - Average	Yes	0.054	
276-00-00-17435-000	1753 PARK AVE	MOZAWKA RE SOLUTIONS L	0.054	17,100	57,900	75,000	98.30%	17,396	58,901	0	76,297	FA - Fair-Avg	Yes	0.054	
276-00-00-17436-000	1749 PARK AVE	KOST NANCY A	0.107	23,100	70,900	94,000	98.30%	23,499	72,126	0	95,626	AV - Average	Yes	0.107	
276-00-00-17437-000	1745 PARK AVE	SURENDONK MARGARET N	0.107	22,900	80,100	103,000	98.30%	23,296	81,485	0	104,781	AV - Average	Yes	0.107	
276-00-00-17438-000	1741 PARK AVE	COSTABILE JOHN A	0.105	22,900	80,100	103,000	98.30%	23,296	81,485	0	104,781	AV - Average	Yes	0.105	
276-00-00-17439-000	1735 PARK AVE	NOIL DORIAN L	0.092	22,000	74,000	96,000	98.30%	22,380	75,280	0	97,660	FR - Fair	Yes	0.092	
276-00-00-17440-000	1733 PARK AVE	CARLSON ANTHONY W	0.092	22,000	77,000	99,000	98.30%	22,380	78,332	0	100,712	AV - Average	Yes	0.092	
276-00-00-17441-000	1729 PARK AVE	OMELIAH CAROLYN M	0.107	23,100	75,900	99,000	98.30%	23,499	77,213	0	100,712	FA - Fair-Avg	Yes	0.107	
276-00-00-17442-000	1725 PARK AVE	FLETCHER ROBERT K	0.107	23,100	86,900	110,000	98.30%	23,499	88,403	0	111,902	FA - Fair-Avg	Yes	0.107	
276-00-00-17443-000	1723 PARK AVE	SALINAS VALERIA A	0.107	23,100	74,900	98,000	98.30%	23,499	76,195	0	99,695	AV - Average	Yes	0.107	
276-00-00-17444-000	1719 PARK AVE	BELL WILLIAM K	0.107	23,100	82,900	106,000	98.30%	23,499	84,334	0	107,833	AV - Average	Yes	0.107	
276-00-00-17445-000	1715 PARK AVE	BRITTEN BRETT W	0.092	22,000	80,000	102,000	98.30%	22,380	81,384	0	103,764	GD - Good	No	0.000	
276-00-00-17446-000	1709 PARK AVE	BUTLER JAMES C	0.092	22,000	120,000	124,000	98.30%	22,380	103,764	0	126,144	AG - Avg-Good	No	0.000	
276-00-00-17447-000	1705 PARK AVE	GAINSFORD MATTHEW V P	0.055	17,400	69,600	87,000	98.30%	17,701	70,804	0	88,505	FA - Fair-Avg	Yes	0.055	
276-00-00-17448-000	419 SEVENTEENTH ST	BISLAW WILLIAM F	0.151	22,700	98,300	121,000	98.30%	23,093	100,000	0	123,093	FA - Fair-Avg	Yes	0.151	
276-00-00-17449-001	1728 COLLEGE AVE	MOES JAMES M	0.217	46,100	299,900	346,000	98.30%	46,897	305,086	0	351,984	EX - Excellent	No	0.000	
276-00-00-17448-002	1708 COLLEGE AVE	MANYL LORI J	0.248	37,200	178,800	216,000	98.30%	37,843	181,892	0	219,736	EX - Excellent	No	0.000	
276-00-00-17448-005	1730 COLLEGE AVE	ACTION REAL ESTATE INVS	0.248	46,400	169,600	216,000	98.30%	47,201	172,533	0	219,736	AV - Average	Yes	0.248	
276-00-00-17449-000	1703 COLLEGE AVE	SCHMIDT JESSICA	0.199	39,400	154,600	194,000	98.30%	40,081	157,474	0	197,355	FA - Fair-Avg	Yes	0.199	
276-00-00-17450-000	1711 COLLEGE AVE	MAZUR JOHN P	0.149	30,200	211,800	242,000	98.30%	30,722	215,463	0	246,185	EX - Excellent	No	0.000	
276-00-00-17451-000	1715 COLLEGE AVE	MC SHANE MICHAEL	0.115	23,200	180,000	225,000	98.30%	23,601	205,290	0	228,891	EX - Excellent	No	0.000	
276-00-00-17452-000	1719 COLLEGE AVE	GLEICHHAUF BRIAN R	0.172	34,800	195,200	230,000	98.30%	35,402	198,376	0	233,976	AG - Avg-Good	No	0.000	
276-00-00-17453-000	1723 COLLEGE AVE	BRITTEN BRETT W	0.183	38,500	151,500	190,000	98.30%	39,166	154,120	0	193,286	EX - Excellent	No	0.000	
276-00-00-17448-003	1729 COLLEGE AVE	SCHINKOWITCH JOAN	0.219	42,700	185,300	228,000	98.30%	43,438	188,505	0	231,943	EX - Excellent	No	0.000	
276-00-00-17454-000	1737 COLLEGE AVE	POOKS SHIRLEY L	0.191	38,300	161,700	200,000	98.30%	38,962	164,966	0	203,459	AV - Average	Yes	0.191	
276-00-00-17455-000	1741 COLLEGE AVE	RUXTON CAROL R	0.191	38,700	204,300	243,000	98.30%	39,369	207,833	0	247,202	EX - Excellent	No	0.000	
276-00-00-17457-000	1753 COLLEGE AVE	KLAREN WILLIAM D	0.191	38,700	232,300	271,000	98.30%	39,369	236,317	0	275,687	EX - Excellent	No	0.000	
276-00-00-17458-000	1750 WISCONSIN AVE	KEE THOMAS R	0.191	38,700	199,300	238,000	98.30%	39,369	202,747	0	242,116	EX - Excellent	No	0.000	
276-00-00-17459-000	1744 WISCONSIN AVE	KOEPNICK MATTHEW A	0.096	19,700	143,300	163,000	98.30%	20,041	145,778	0	165,819	EX - Excellent	No	0.000	
276-00-00-17461-000	1738 WISCONSIN AVE	CARTER JANET A	0.096	20,100	157,900	178,000	98.30%	20,448	160,631	0	181,078	EX - Excellent	No	0.000	
276-00-00-17462-000	1734 WISCONSIN AVE	SCHAFTNER GISELA REV TR	0.199	40,200	162,800	203,000	98.30%	40,895	165,615	0	206,511	EX - Excellent	No	0.000	
276-00-00-17463-000	1730 WISCONSIN AVE	WARD TERESA M	0.111	22,400	170,600	193,000	98.30%	22,787	173,550	0	196,338	EX - Excellent	No	0.000	
276-00-00-17464-000	1722 WISCONSIN AVE	LOOMIS NEIL W	0.228	44,100	273,900	318,000	98.30%	44,863	278,537	0	323,499	EX - Excellent	No	0.000	
276-00-00-17465-000	1718 WISCONSIN AVE	POWER DAVID P	0.115	23,200	156,800	180,000	98.30%	23,601	159,512	0	183,113	EX - Excellent	No	0.000	
276-00-00-17466-000	1710 WISCONSIN AVE	DEAN JOSEPH	0.122	23,200	166,800	190,000	98.30%	23,601	169,685	0	193,286	GD - Good	No	0.000	
276-00-00-17467-000	1708 WISCONSIN AVE	WELLS REV TRUST	0.115	23,200	214,800	238,000	98.30%	23,601	218,515	0	242,116	EX - Excellent	No	0.000	
276-00-00-17468-000	1700 WISCONSIN AVE	MAHDY YASIN R	0.161	35,800	192,200	228,000	98.30%	36,119	195,524	0	231,943	AG - Avg-Good	No	0.000	
276-00-00-17469-000	1705 WISCONSIN AVE	RICE CHARLES A	0.189	31,900	175,100	207,000	98.30%	32,452	178,128	0	210,580	GD - Good	No	0.000	
276-00-00-17470-000	1709 WISCONSIN AVE	BRUNN CHRISTOPHER J	0.192	29,800	251,200	282,040	98.30%	30,112	255,944	1,058	286,518	EX - Excellent	No	0.000	
276-00-00-17471-000	1711 WISCONSIN AVE	LEWIS HERMAN	0.190	29,700	273,300	303,000	98.30%	30,214	278,026	0	308,240	VG - Very Good	No	0.000	

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation Acres		
													Equalized Value	In Need of Rehabilitation or Conservation			
276-00-00-17473-0001-1715 WISCONSIN AVE	LEWIS HERMAN	0.188	29,700	17,300	47,000	98.30%	30,214	17,599	0	47,813	VP - Very Poor	0	794,507	EX - Excellent	No	0.188	
276-00-00-17474-0001-1725 WISCONSIN AVE	JOHNSON, SCANDSON IN	0.1562	92,700	688,300	781,000	98.30%	94,303	700,203	0	794,507	EX - Excellent	No	517,803	EX - Excellent	No	0.000	
276-00-00-17476-0001-1737 WISCONSIN AVE	JOHNSON, SCANDSON IN	0.871	122,300	386,700	509,000	98.30%	124,415	393,388	0	517,803	EX - Excellent	No	0	AV - Average	Yes	0.000	
276-00-00-17478-0001-1805 WISCONSIN AVE	RACINE, CITY OF	0.065	0	0	0	98.30%	0	0	0	0	0	0	0	0	Yes	0.065	
276-00-00-17478-002-1701 WISCONSIN AVE	MOES JAMES M	0.196	29,700	241,300	271,000	98.30%	30,214	245,473	0	275,687	EX - Excellent	No	0	0	Yes	0.000	
276-00-00-17479-0001-1800 WISCONSIN AVE	HOUSE KIM G	0.145	34,400	203,600	238,000	98.30%	34,995	207,121	0	242,116	VG - Very Good	No	0	337,742	EX - Excellent	No	0.000
276-00-00-17480-0001-1808 WISCONSIN AVE	HOFFMAN EDGAR L	0.188	38,000	294,000	332,000	98.30%	38,657	299,084	0	282,808	EX - Excellent	No	0	282,808	EX - Excellent	No	0.000
276-00-00-17481-0001-1801 COLLEGE AVE	FAHY CATHALL	0.172	26,200	251,800	278,000	98.30%	26,553	256,155	0	262,462	EX - Excellent	No	0	270,600	AV - Average	Yes	0.131
276-00-00-17482-0001-1805 COLLEGE AVE	PAYNE ANTHONY J	0.168	33,900	224,100	258,000	98.30%	34,486	227,976	0	213,632	FA - Fair-Avg	Yes	0	0	0	0.000	
276-00-00-17485-0001-1800 COLLEGE AVE	O'TOOL PATRICK J	0.131	24,400	241,600	266,000	98.30%	24,822	245,778	0	207,600	AV - Average	No	0	0	0	0.000	
276-00-00-17486-0001-1806 COLLEGE AVE	BLASCO TANYA N	0.180	33,700	269,300	303,000	98.30%	34,283	273,957	0	308,240	VG - Very Good	No	0	0	0	0.000	
276-00-00-17487-0001-1812 COLLEGE AVE	SHARP MICHAEL D	0.186	34,800	225,200	260,000	98.30%	35,402	229,095	0	264,496	EX - Excellent	No	0	132,248	EX - Excellent	No	0.000
276-00-00-17488-0001-1818 COLLEGE AVE	NEWTON MICHAEL	0.107	23,100	106,900	130,000	98.30%	23,499	108,749	0	181,078	EX - Excellent	No	0	136,317	FA - Fair-Avg	Yes	0.159
276-00-00-17489-0001-1822 COLLEGE AVE	SULLIVAN E SONIA	0.130	23,100	154,900	178,000	98.30%	23,499	157,759	0	213,632	FA - Fair-Avg	Yes	0	0	0	0.000	
276-00-00-17490-0001-1824 COLLEGE AVE	DODDRIDGE GREGORY	0.159	29,700	180,300	210,000	98.30%	30,214	183,118	0	0	0	0	0	0	0	0.000	
276-00-00-17491-0001-1825 PARK AVE	HEWITT DAVID H	0.103	24,800	78,200	103,000	98.30%	25,229	79,552	0	104,781	VG - Very Good	No	0	0	0	0.000	
276-00-00-17492-0001-1817 PARK AVE	FELDMANN MARK A	0.108	23,100	87,900	111,000	98.30%	23,499	89,240	0	112,920	GD - Good	No	0	105,799	AV - Average	Yes	0.108
276-00-00-17493-0001-1815 PARK AVE	BENN CARLA A/K/A	0.108	23,100	80,900	104,000	98.30%	23,499	82,299	0	135,300	FA - Fair-Avg	Yes	0	0	0	0.138	
276-00-00-17494-0001-1811 PARK AVE	BRAGIEL TERRANCE R	0.138	33,100	100,900	134,000	98.30%	33,672	102,645	0	106,816	GD - Good	No	0	0	0	0.000	
276-00-00-17495-0001-1807 PARK AVE	MEDDY SR ROBERT	0.135	33,100	71,900	105,000	98.30%	33,672	73,143	0	0	0	0	0	0	0	0.000	
276-00-00-17496-0001-1801 PARK AVE	ROBERTS LEE B	0.095	22,000	80,000	102,000	98.30%	22,380	81,384	0	103,764	VG - Very Good	No	0	0	0	0.000	
276-00-00-17497-0001-1802 PARK AVE	PRATT CARA I	0.102	22,700	96,300	119,000	98.30%	23,093	97,965	0	121,058	GD - Good	No	0	109,868	AV - Average	Yes	0.102
276-00-00-17498-0001-1806 PARK AVE	RIZZI CHARLES E	0.102	22,700	85,300	108,000	98.30%	23,093	86,775	0	109,868	AV - Average	Yes	0	135,300	FA - Fair-Avg	Yes	0.102
276-00-00-17499-0001-1810 PARK AVE	DUNLOP KEVIN	0.102	22,700	110,300	133,000	98.30%	23,093	112,208	0	99,695	EX - Excellent	No	0	0	0	0.000	
276-00-00-17500-0001-1814 PARK AVE	MCCLENNON MARTIN P	0.102	22,700	75,300	98,000	98.30%	23,093	76,602	0	77,314	GD - Good	No	0	0	0	0.000	
276-00-00-17501-0001-1816 PARK AVE	TAYLOR JACK G	0.102	22,700	53,300	76,000	98.30%	23,093	54,222	0	115,972	AV - Average	Yes	0	112,920	GD - Good	No	0.102
276-00-00-17502-0001-1820 PARK AVE	GUSTIN RUSSELL D	0.102	22,700	91,300	114,000	98.30%	23,093	92,879	0	112,920	AV - Average	Yes	0	114,954	VG - Very Good	No	0.102
276-00-00-17503-0001-1826 PARK AVE	HEWITT DAVID H	0.102	22,700	48,300	71,000	98.30%	23,093	49,135	0	72,228	AV - Average	Yes	0	0	0	0.102	
276-00-00-17504-0001-1830 PARK AVE	FOGARTY DAVID M	0.102	22,700	90,300	113,000	98.30%	23,093	91,862	0	114,954	VG - Very Good	No	0	0	0	0.000	
276-00-00-17505-0001-1801 VILLA ST	PAYNE GERALDINE LIFE TEI	0.074	8,400	39,600	48,000	98.30%	8,545	40,285	0	48,830	FR - Fair	Yes	0	0	0	0.074	
276-00-00-17506-0001-513 EIGHTEENTH ST	ROMAN CASTANON JOSUE	0.058	6,600	77,400	84,000	98.30%	6,714	78,739	0	80,366	AV - Average	Yes	0	80,366	AV - Average	Yes	0.058
276-00-00-17507-0001-1805 VILLA ST	GOMEZ PAULA	0.074	8,400	70,600	79,000	98.30%	8,545	71,821	0	79,349	FA - Fair-Avg	Yes	0	78,942	FA - Fair-Avg	Yes	0.074
276-00-00-17508-0001-1809 VILLA ST	RODRIGUEZ JUAN J	0.102	9,400	68,600	78,000	98.30%	9,563	69,786	0	88,505	FA - Fair-Avg	Yes	0	0	0	0.102	
276-00-00-17509-0001-1813 VILLA ST	FERRILL JERRY G	0.102	9,400	77,600	87,000	98.30%	9,563	78,942	0	88,505	FA - Fair-Avg	Yes	0	0	0	0.102	
276-00-00-17510-0001-1817 VILLA ST	BERRYHILL ERIC J	0.102	9,400	61,600	71,000	98.30%	9,563	62,665	0	72,228	FR - Fair	Yes	0	0	0	0.102	
276-00-00-17511-0001-1821 VILLA ST	CRUZ ENRIQUE	0.102	9,400	79,600	89,000	98.30%	9,563	80,977	0	90,539	FR - Fair	Yes	0	0	0	0.102	
276-00-00-17512-0001-1831 VILLA ST	GARCIA EVELYN	0.102	9,400	60,600	70,000	98.30%	9,563	61,648	0	71,211	FA - Fair-Avg	Yes	0	59,003	FA - Fair-Avg	Yes	0.102
276-00-00-17513-0001-1835 VILLA ST	BORRELLI CARLENE M	0.102	9,400	48,600	58,000	98.30%	9,563	49,440	0	57,752	0	77,314	AV - Average	Yes	0	0.102	
276-00-00-17514-0001-1839 VILLA ST	REED LUILLA	0.102	9,400	66,600	76,000	98.30%	9,563	67,752	0	88,505	FA - Fair-Avg	Yes	0	0	0	0.102	
276-00-00-17515-0001-1841 VILLA ST	REYHART KATHLEEN	0.102	9,400	77,600	87,000	98.30%	9,563	78,942	0	0	0	0	0	0	0	0.102	
276-00-00-17516-0001-516 DE KOVEN AVE	KRAUSE KEVIN R	0.100	11,600	100,400	112,000	98.30%	11,801	102,136	0	113,937	AV - Average	Yes	0	109,868	AV - Average	Yes	0.100
276-00-00-17517-0001-514 DE KOVEN AVE	MARKS CARL W	0.062	18,000	80,000	98,000	98.30%	18,311	81,384	0	99,695	GD - Good	No	0	0	0	0.000	
276-00-00-17518-0001-508 DE KOVEN AVE	DU PRIEST BENSON	0.078	21,700	67,300	89,000	98.30%	22,075	68,464	0	90,539	AV - Average	Yes	0	0	0	0.078	
276-00-00-17519-0001-510 DE KOVEN AVE	SCHNUER STEVEN	0.066	19,300	71,700	91,000	98.30%	19,634	72,940	0	92,274	AG - Avg-Good	No	0	0	0	0.000	

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Assessment Information		In Need of Rehabilitation or Conservation	
													Equalized Value	In Need of Rehabilitation or Conservation		
276-00-00-17521-000	1840 PARK AVE	CHAPMAN PATRICK C	0.102	22,800	83,200		106,000	98.30%	23,194	84,639		0	107,833	GD - Good	No	0.000
276-00-00-17522-000	1838 PARK AVE	NIELSEN MARK F	0.102	22,800	93,200		116,000	98.30%	23,194	94,812		0	118,006	VG - Very Good	No	0.000
276-00-00-17523-000	1801 GRAND AVE	RAMIREZ OTERO NORMA I	0.102	9,400	109,600		119,000	98.30%	9,563	111,495		0	121,058	PR - Poor	Yes	0.102
276-00-00-17524-000	1805 GRAND AVE	ORTIZ IVAN M	0.102	9,400	60,600		70,000	98.30%	9,563	61,648		0	71,211	FA - Fair-Avg	Yes	0.102
276-00-00-17525-000	1811 GRAND AVE	UNDERWOOD WILLIAM LF	0.102	9,400	73,600		83,000	98.30%	9,563	74,873		0	84,435	PR - Poor	Yes	0.102
276-00-00-17526-000	1813 GRAND AVE	PADILLA JUAN	0.102	9,400	54,600		64,000	98.30%	9,563	55,544		0	65,107	FR - Fair	Yes	0.102
276-00-00-17527-000	1817 GRAND AVE	PADILLA JUAN	0.102	9,400	53,600		63,000	98.30%	9,563	54,527		0	64,090	FA - Fair-Avg	Yes	0.102
276-00-00-17528-000	1823 GRAND AVE	MALDONADO FABIAN	0.102	9,400	60,600		70,000	98.30%	9,563	61,648		0	71,211	FR - Fair	Yes	0.102
276-00-00-17529-000	1825 GRAND AVE	LIGHT MICHAEL J	0.102	9,400	40,600		50,000	98.30%	9,563	41,302		0	50,865	FR - Fair	Yes	0.102
276-00-00-17530-000	1831 GRAND AVE	GOMEZ JOSE F	0.102	9,400	53,600		63,000	98.30%	9,563	54,527		0	64,090	FA - Fair-Avg	Yes	0.102
276-00-00-17531-000	1835 GRAND AVE	MATRANGA ANTHONY FA	0.102	9,400	50,600		60,000	98.30%	9,563	51,475		0	61,038	FR - Fair	Yes	0.102
276-00-00-17532-000	1839 GRAND AVE	MARTINEZ RUBEN G	0.102	9,400	86,600		96,000	98.30%	9,563	88,098		0	97,660	PR - Poor	Yes	0.102
276-00-00-17533-000	618 DE KOVEN AVE	ESCH MARK C	0.063	8,100	72,900		81,000	98.30%	8,240	74,161		0	82,401	FA - Fair-Avg	Yes	0.063
276-00-00-17534-000	614 DE KOVEN AVE	PIORO DAVID J	0.071	7,500	76,500		84,000	98.30%	7,630	77,823		0	85,453	FR - Fair	Yes	0.071
276-00-00-17535-000	610 DE KOVEN AVE	PIORO DAVID J	0.065	7,600	76,400		84,000	98.30%	7,731	77,721		0	85,453	FR - Fair	Yes	0.065
276-00-00-17536-000	1844 VILLA ST	SERVANTE JESSICA NICOL	0.097	8,900	50,100		59,000	98.30%	9,054	50,966		0	60,020	FA - Fair	Yes	0.097
276-00-00-17537-000	1840 VILLA ST	FOSTER JAMES R	0.102	9,400	69,600		79,000	98.30%	9,563	70,804		0	80,366	FA - Fair-Avg	Yes	0.102
276-00-00-17538-000	1838 VILLA ST	MATIUS JUDITH G	0.105	9,400	100,600		110,000	98.30%	9,563	102,340		0	111,902	PR - Poor	Yes	0.105
276-00-00-17539-000	1832 VILLA ST	NELSON BEREE A	0.100	9,200	83,800		93,000	98.30%	9,359	85,249		0	94,608	FA - Fair-Avg	Yes	0.100
276-00-00-17540-000	1828 VILLA ST	GRAVES MICHAEL	0.102	9,400	77,600		87,000	98.30%	9,563	78,942		0	88,505	FA - Fair-Avg	Yes	0.102
276-00-00-17541-000	1824 VILLA ST	SMITHIN PINKIE	0.102	9,400	79,600		89,000	98.30%	9,563	80,977		0	90,339	FA - Fair-Avg	Yes	0.097
276-00-00-17542-000	1820 VILLA ST	RAVINIKAR NICHOLAS	0.102	9,400	61,600		71,000	98.30%	9,563	62,665		0	72,228	PR - Poor	Yes	0.102
276-00-00-17543-000	1816 VILLA ST	JANA WISCONSIN PROPERI	0.102	9,400	66,600		76,000	98.30%	9,563	67,752		0	77,314	FA - Fair-Avg	Yes	0.102
276-00-00-17544-000	1814 VILLA ST	RACINE MUTUAL HOUSING	0.102	0	0		0	98.30%	0	0	0		0	FR - Fair	Yes	0.102
276-00-00-17545-000	1808 VILLA ST	ALAN INVESTMENTS III LLC	0.102	9,400	74,600		84,000	98.30%	9,563	75,890		0	85,453	FA - Fair-Avg	Yes	0.102
276-00-00-17546-000	1804 VILLA ST	CARRINGTON MORTGAGE	0.102	9,400	79,600		89,000	98.30%	9,563	80,977		0	90,539	FA - Fair-Avg	Yes	0.102
276-00-00-17547-000	1800 VILLA ST	ERNST GLENN O	0.102	9,400	86,600		96,000	98.30%	9,563	88,098		0	97,660	FR - Fair	Yes	0.102
276-00-00-17548-000	1801 CENTER ST	CRUZ RAMON M	0.102	9,400	63,600		73,000	98.30%	9,563	64,700		0	74,262	FR - Fair	Yes	0.102
276-00-00-17549-000	1805 CENTER ST	SUPAL CHRISTINE	0.102	9,400	20,600		30,000	98.30%	9,563	20,566		0	30,519	FR - Fair	Yes	0.102
276-00-00-17550-000	1809 CENTER ST	RW 1809 CENTER LLC	0.102	9,400	25,600		35,000	98.30%	9,563	26,043		0	35,605	FR - Fair	Yes	0.102
276-00-00-17551-000	1813 CENTER ST	GARCIA RAUL	0.102	9,400	50,600		60,000	98.30%	9,563	51,475		0	61,038	FR - Fair	Yes	0.102
276-00-00-17552-000	1817 CENTER ST	WILLIAMS JOHN	0.102	9,400	49,600		59,000	98.30%	9,563	50,458		0	60,020	AV - Average	Yes	0.102
276-00-00-17553-000	1821 CENTER ST	CRAIG SCOTT	0.102	9,400	34,600		44,000	98.30%	9,563	35,198		0	44,761	FR - Fair	Yes	0.102
276-00-00-17554-000	1825 CENTER ST	DE LA CRUZ APOLINAR	0.102	9,400	70,600		80,000	98.30%	9,563	71,621		0	81,384	FR - Fair	Yes	0.102
276-00-00-17555-000	1829 CENTER ST	HOAGLUND JANIS A	0.102	9,400	38,600		48,000	98.30%	9,563	39,268		0	48,830	PR - Poor	Yes	0.102
276-00-00-17556-000	1835 CENTER ST	TAYLOR OZELL	0.128	11,800	57,200		69,000	98.30%	12,004	58,189		0	70,193	FR - Fair	Yes	0.128
276-00-00-17557-000	1839 CENTER ST	GARCIA LETICIA PACHECO	0.082	7,500	62,500		70,000	98.30%	7,630	63,381		0	71,211	AV - Average	Yes	0.082
276-00-00-17558-000	1841 CENTER ST	LOW COST RENTING LLC	0.097	8,400	58,600		67,000	98.30%	8,545	59,613		0	68,159	FA - Fair-Avg	Yes	0.097
276-00-00-17559-000	712 DE KOVEN AVE	RODE BIANCA	0.097	9,400	45,600		55,000	98.30%	9,563	46,589		0	55,951	GD - Good	No	0.000
276-00-00-17560-000	1836 GRAND AVE	ESCH MARK C	0.102	9,400	69,600		79,000	98.30%	9,563	70,804		0	80,366	AV - Average	Yes	0.102
276-00-00-17561-000	1832 GRAND AVE	BROWN KATINA	0.102	9,400	68,600		78,000	98.30%	9,563	69,786		0	79,349	FA - Fair-Avg	Yes	0.102
276-00-00-17562-000	1824 GRAND AVE	BENITEZ RODRIGO I	0.068	6,100	62,900		69,000	98.30%	6,205	63,988		0	70,193	AV - Average	Yes	0.068
276-00-00-17563-000	1822 GRAND AVE	FLORES MICHAEL W	0.068	6,100	61,900		68,000	98.30%	6,205	62,970		0	69,176	AV - Average	Yes	0.068
276-00-00-17564-000	1820 GRAND AVE	SOTO JOSE	0.068	6,100	9,400		9,900	98.30%	9,563	70,804		0	80,366	FR - Fair	Yes	0.068
276-00-00-17565-000	1816 GRAND AVE	SOTO JOSE	0.102	9,400	69,600		79,000	98.30%	9,563	70,804		0	80,366	FR - Fair	Yes	0.102

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information				Equalized Value				In Need of Rehabilitation or Conservation Acres	
				Land	Imp	PP	Total	Equalized Value	Land	Imp	PP		
276-00-00-17569-000	1812 GRAND AVE	JONES TERRENCE W	0.102	9,400	74,600	84,000	95,633	75,890	0	85,453	FA - Fair-Avg	Yes	
276-00-00-17570-000	1808 GRAND AVE	HICKS SR FRED & BOB	0.102	9,400	45,600	55,000	9,563	46,389	0	55,951	PR - Poor	Yes	
276-00-00-17571-000	1806 GRAND AVE	THOMAS LARRY TRUST	0.066	8,000	63,000	71,000	98,30%	8,138	64,090	0	72,228	FR - Fair	Yes
276-00-00-17572-000	711 EIGHTEENTH ST	PEREZ CARLOS A	0.074	8,400	48,600	57,000	98,30%	8,545	49,440	0	57,986	FA - Fair-Avg	Yes
276-00-00-17573-000	1800 GRAND AVE	AUCHA VILLA REALTY INC	0.066	8,000	59,000	67,000	98,30%	8,138	60,020	0	68,159	FA - Fair-Avg	Yes
276-00-00-17573-002	700 DE KOVEN AVE	CONIEE EMYTH E	0.092	8,700	65,300	74,000	98,30%	8,850	66,229	0	75,280	PR - Poor	Yes
276-00-00-17573-003	704 DE KOVEN AVE	LAZAREVIC MILISAV	0.109	8,900	70,100	79,000	98,30%	9,054	71,312	0	80,366	FR - Fair	Yes
276-00-00-17573-004	708 DE KOVEN AVE	NOBLE LAWRENCE M	0.101	8,900	60,100	69,000	98,30%	9,054	61,139	0	70,193	FR - Fair	Yes
276-00-00-17586-000	1815 COLLEGE AVE	BLASKO JOHN F	0.244	49,300	312,700	362,000	98,30%	50,153	318,108	0	368,260	EX - Excellent	No
276-00-00-17687-000	1819 COLLEGE AVE	LEWIS RICHARD AND ROSE	0.144	29,000	317,000	346,000	98,30%	29,502	322,482	0	351,984	EX - Excellent	No
276-00-00-17688-000	1823 COLLEGE AVE	WEIGLEIN ROBERT J	0.144	29,000	225,000	254,000	98,30%	29,502	228,391	0	258,393	AV - Average	Yes
276-00-00-17689-000	1831 COLLEGE AVE	SAULS MARY LOIS	0.242	51,400	337,600	389,000	98,30%	52,289	343,438	0	395,727	EX - Excellent	No
276-00-00-17690-000	1841 COLLEGE AVE	HUGHES MICHAEL	0.138	29,000	161,000	190,000	98,30%	29,502	163,784	0	193,286	EX - Excellent	No
276-00-00-17691-000	324 DE KOVEN AVE	MEKINSON DANIEL J	0.138	29,000	404,000	433,000	98,30%	29,502	410,987	0	440,488	EX - Excellent	No
276-00-00-17692-000	306 DE KOVEN AVE	RENCH GEOFFREY B	0.151	30,500	357,500	388,000	98,30%	31,027	363,683	0	394,710	VG - Very Good	No
276-00-00-17693-000	1844 WISCONSIN AVE	HESS SCOTT E	0.239	46,400	340,600	387,000	98,30%	47,202	346,490	0	393,693	EX - Excellent	No
276-00-00-17694-000	1824 WISCONSIN AVE	HEMMIG KEITH A	0.167	32,700	238,300	271,000	98,30%	33,266	242,421	0	275,687	EX - Excellent	No
276-00-00-17695-000	1818 WISCONSIN AVE	SANNI CHRISTINE C	0.115	23,200	133,800	157,000	98,30%	23,601	136,114	0	157,715	EX - Excellent	No
276-00-00-17696-000	1816 WISCONSIN AVE	NELSON JAMES F	0.115	23,200	176,800	200,000	98,30%	23,601	179,858	0	203,459	EX - Excellent	No
276-00-00-17697-000	1814 WISCONSIN AVE	MURPHY DEBRA R	0.115	23,200	160,800	184,000	98,30%	23,601	163,81	0	187,182	EX - Excellent	No
276-00-00-17698-000	1810 WISCONSIN AVE	YAGELSKI THOMAS R	0.115	23,200	187,800	211,000	98,30%	23,601	191,048	0	214,649	EX - Excellent	No
276-00-00-17699-000	1829 PARK AVE	WAGNER JON F	0.123	26,500	87,500	114,000	98,30%	26,958	89,013	0	115,972	AG - Avg-Good	No
276-00-00-17701-000	116 DE KOVEN AVE	HANSEN TIMOTHY E	0.396	54,500	135,500	190,000	98,30%	55,443	137,843	0	193,286	VG - Very Good	No
276-00-00-17702-000	408 DE KOVEN AVE	KISKA TIMOTHY J	0.090	22,600	215,400	238,000	98,30%	22,991	219,125	0	242,116	EX - Excellent	No
276-00-00-17703-000	404 DE KOVEN AVE	REQUEIRO ARNULFO S	0.161	40,400	305,600	346,000	98,30%	41,099	319,085	0	351,984	EX - Excellent	No
276-00-00-17704-000	1846 COLLEGE AVE	GUNDERSON WILLIAM C	0.116	24,800	191,200	216,000	98,30%	25,229	194,507	0	219,736	EX - Excellent	No
276-00-00-17705-000	1842 COLLEGE AVE	SHARPE II JOHN W	0.134	28,800	204,200	233,000	98,30%	29,298	207,731	0	237,030	EX - Excellent	No
Total Acreage 125.60				Estimated Base Value 104,166,623				0.00%				0.00% 80,010 63.70%	