



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2625		2625 LATHROP AVE, RACINE

OWNERSHIP

Owner 1:	G SAUNDERS ENTERPRISES
Owner 2:	
Owner 3:	
Street 1:	3179 SPRUCE ST
Street 2:	
Twn/City:	RACINE
St/Prov:	WI
Country:	
Own Occ:	
Postal:	53403
Type:	LLC

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	3703 51ST ST
Twn/City:	FRANSKVILLE
St/Prov:	WI
Country:	
Postal:	53126

NARRATIVE DESCRIPTION

This Parcel contains XXXX of land mainly classified as Comm. Gen.. It has 1 building(s) with a total of 4,000 square feet.

PROPERTY FACTORS

Item	Code	%
Districts	17	
Zoning	I1	100
Utilities		
Census:		
Flood Haz		
Topo		
Street		
Traffic		
Exmpt		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
223	145,200	0	0	54,800	200,000
Total Parcel:					
Source:	Override	Total Value per SQ unit /Card:		/Parcel:	

PROPERTY ID: 25738

PREVIOUS ASSESSMENTS

Tax Yr	Cat	Use	Bldg Value	Yard Items	Land Size	Land Value	Total Value	Total Assess'd	Notes	Date
2021	PV	223	145,200	0	0	54,800	200,000	200,000		07/23/2020
2020	FV	223	145,200	0	0	54,800	200,000	200,000		07/23/2020
2019	FV	223	126,200	0	0	54,800	181,000	181,000		09/10/2019
2018	FV	223	114,200	0	0	54,800	169,000	169,000		06/06/2018
2017	FV	223	114,200	0		54,800	169,000	169,000	Year end rollover	06/28/2017
2016	FV	223	114,200	0		54,800	169,000	169,000	Year end rollover	08/02/2016

BUILDING PERMITS

Date	Number	Description	Amount	Closed	Status	Federal ID	Notes	Last Visit
03/30/2021	B21-0439						NEW ROOF	
03/21/2012	12-0228						CODE CORRECTIO	
03/19/2012	12-0964						NEW 2.5 TON ROC	

ACTIVITIES

Date	Result	By
07/14/2015		0
07/09/2015		3

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Price	Tst	Verification	Notes
TENCATE LAND COMP	2523072	WD	06/18/2019	215,000	N		
FAMILIA HOLDING CO II	2411404	WD	06/18/2015	146,000	N		02/29/16 NOT MARKETED, CHANGE
TRI CITY NATIONAL BA	2311244	WD	02/28/2012	140,000	N		SALE OF FORECLOSED PARCEL

INCOME INFORMATION

Bldg	Alt Type - Description	Gross Income	Vacancy	Adj	Expenses	Adj	Reserves	Adj	NOI	Other Income	Cap Rate	Adj	Leased Area	GRM/ Inc Value
	-													
Totals														
Surplus		Deduction			Val Per SqFt/Par				Cost/Inc Ratio					

LAND SECTION

LUC - Fact Description	No of Units Depth/Pr.Units	Unit Type Land Type-Fact	Base Value	Unit Price Adj	Neigh Mod-Influence	Influence 1 %	Influence 2 %	Influence 3 %	Appraised Value	Alt Class %	Special Land JUR - Factor	Assessed Value	Notes
223-1.00 Comm. Gen.	20290	Sq. Ft. P-1.00		12.00 2.70	0330 1.00000	L -25.00	A -70.00		54,800			54,800	
Total AC/HA:		Total SF/SM:	Parcel LUC:	223	Comm. Gen.	Prime NB Desc:	0330	Total:	54,800	Spl Credit:	0	Total	54,800.00

PRINT
Date Time
2021-05-17 08:59:59

LAST REV
Date Time
billb

USER DEFINED
PriorID1a
U94U
PriorID2a
PriorID3a
11-24
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
ASR Map
24

Exterior Information

Bld Type

471 Util Bldg

Stry Ht

10

Liv Units

Foundation

1 Concrete

Frame

8 MS Default

Wall

812 Conc Block

Wall2

0%

RoofStruct

4 Flat

Roof Cover

05 Flat

Color

ViewCode

Bath Features (Rating)

Full Bath

0

Addtnl

0

3/4 Bath

0

Addtnl

0

1/2 Bath

0

Addtnl

0

Othr Fix

0

Condo Information

Location

Tot Units

Floor Level

Num Floors

0

% Own

0

Name

Other Features (Rating)

Kitchens

0

Ad Kit

0

Frpls

0

WSFlue

0

Depreciation

%

PhysCond

Average

50

Func

0

25,738

Econ

0

Bldg Sequence

Spec

0

1

OV

0

Total %Dep:

50.00

General Information

Grade

C Average

Year Blt

1960

Eff Yr Blt

1960

Alt LUC

0 %

Jurisdct

Fact

1.00

Constr Mod

Lump Sum Adj

0.00

Commercial Un



Interior Information

Avg Ht/FL

Prime Wall

6 Average

Sec Wall

0%

Partition

Prime FI

8 Average

Sec Floors

0%

Bsmt Floor

Subfloor

Bsmnt Gar

0

Electric

3

Insulation

2 Typical

Int vs Ext

Heat Fuel

01 Gas

Heat Type

0201 AC / FHA

Sec Ht Type

0%

Heat Sys

0

% Heated

0 % A/C

0

% Sprinkled

0 % Ctrl Vac

0

Calculation

Basic \$/SQ

48.00

Size Adj

1.05

Const Adj

1.00

Adj \$/SQ

50.400

Other Feat

0

Grade Fact

1.00

NBHD Infl

1.00

LUC Factor

1.00

Adj Total

201,520

Depreciatio

100,760

Dep Total

100,760

Alternate Area Detail - First 10 Lines

SubArea	%	AltType	%
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Sub Area Detail - 1st 10 lines Displayed

Code	Desc.	F.Area	area	rate	Appr Val
BAS	Base	4,000	4,000	50	100,760.00
Total		4,000	4,000		100,760.00

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SFYID	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L.Fa	NB	N.Fact	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value
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Total Sp. Features:

Total Yard Items:

Total Appraised:

Total Assessed Value:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.