

August 25, 2021

Project Plan

Tax Incremental District No. 27



City of Racine, Wisconsin

Organizational Joint Review Board Meeting Held:	August 23, 2021
Public Hearing Held:	August 25, 2021
Approval by Planning, Heritage & Design Commission:	August 25, 2021
Adoption by Common Council:	Scheduled for September 21, 2021
Approval by the Joint Review Board:	Scheduled for September 28, 2021

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SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 27 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 492 acres of primarily residential, institutional, and public uses located in west central portion of the City. A map of preliminary boundaries can be found in Section 3 of this Project Plan (“Plan”). 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.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$13.63 million (“Project Costs”) to undertake the projects listed in this Plan. Project Costs include an estimated \$9.49 million in funding for residential homeowner repair and renovations loans and homeownership incentives, and \$3.16 million for public infrastructure and public facilities improvements to include: resurfacing of existing 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 \$973,000 for professional services, and 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 \$23.9 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 2043. 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. In reaching this determination, 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 this Plan. However, because the Project would not occur without the use of tax

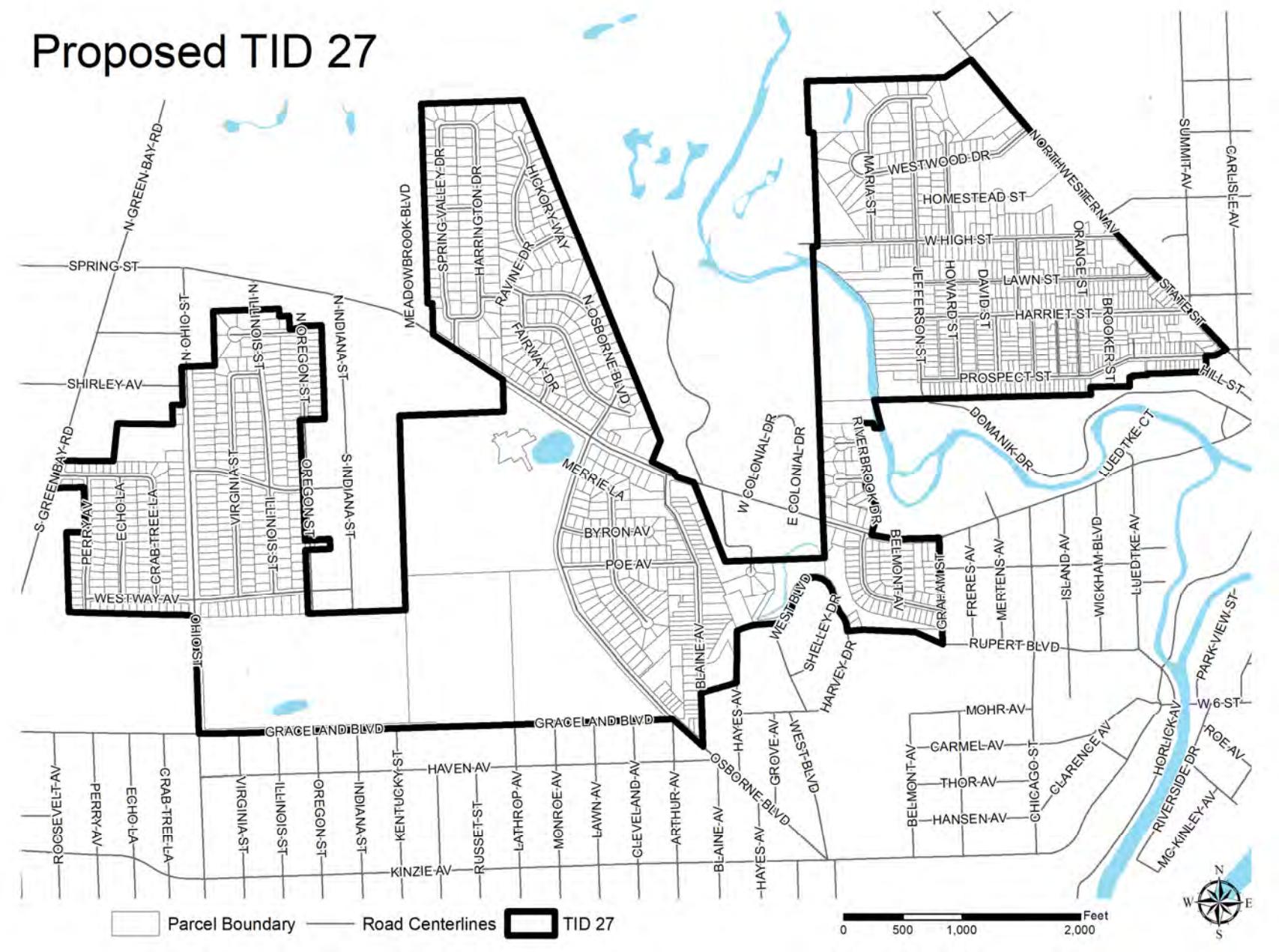
incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

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 district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or 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 less than 35% 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. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

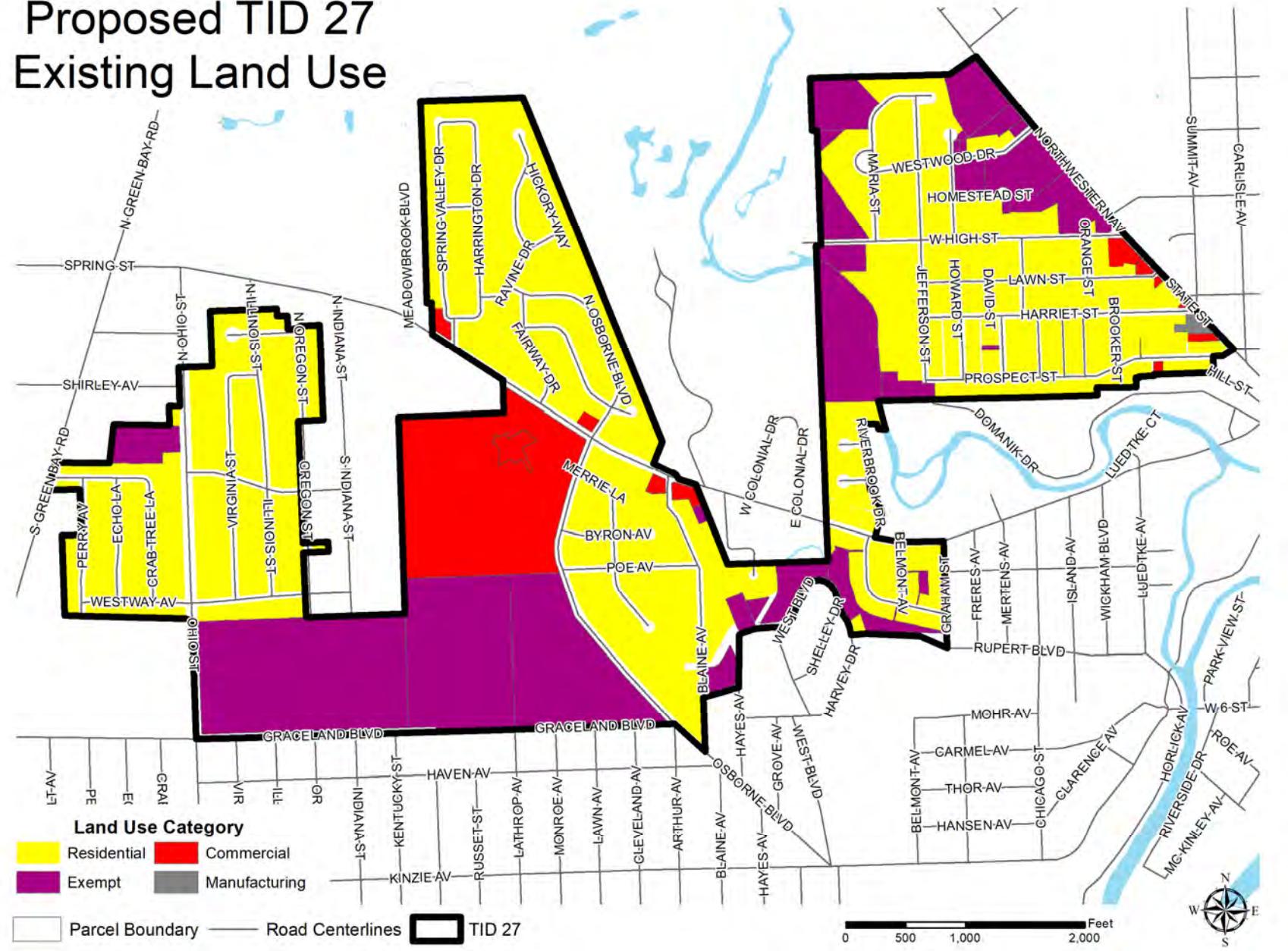
Proposed TID 27



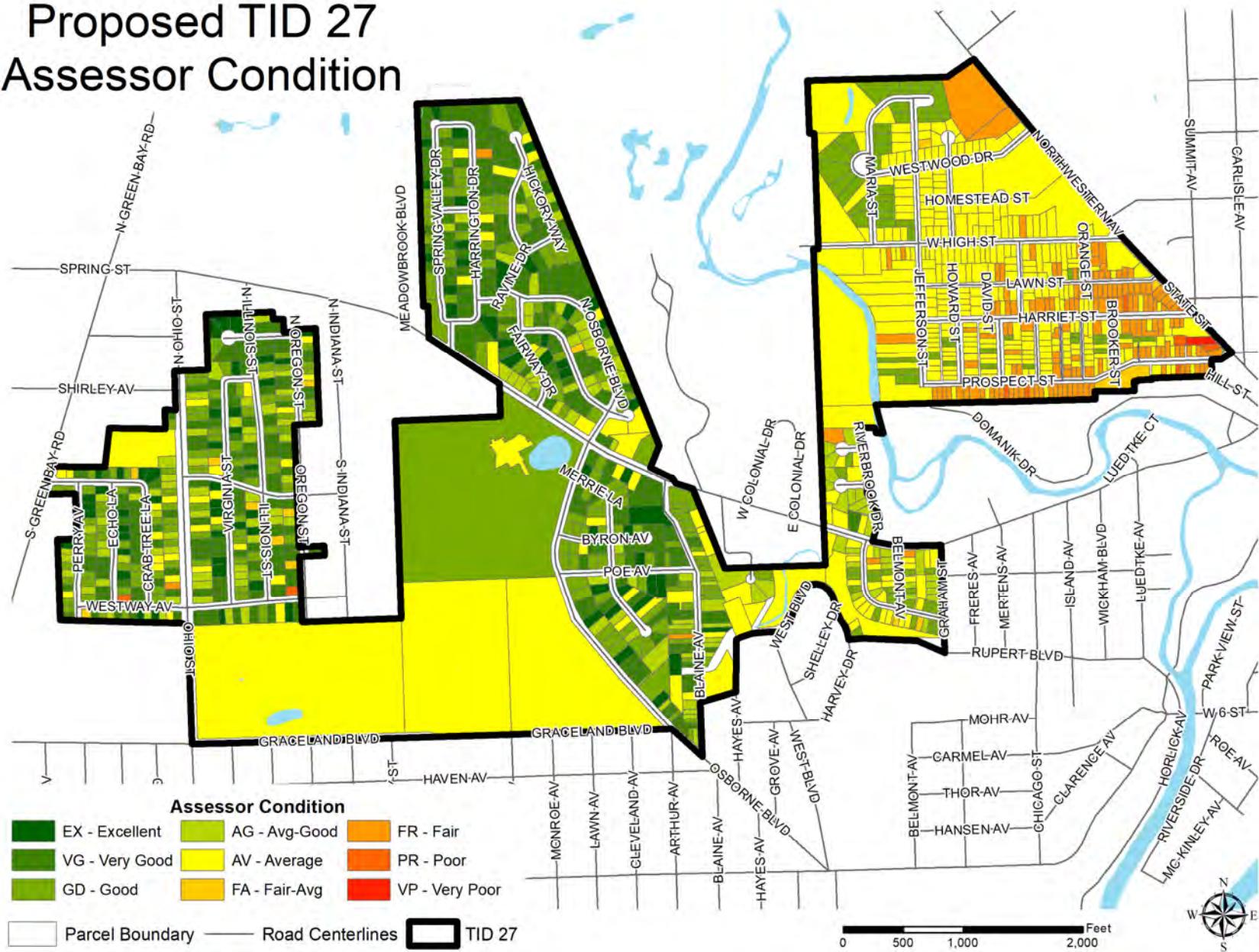
SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

Proposed TID 27 Existing Land Use



Proposed TID 27 Assessor Condition



SECTION 4: Preliminary Parcel List and Analysis

The proposed District includes approximately 492 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 54.54% 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 5: 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.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2021)	\$ 4,252,000,400
TID Valuation Limit @ 12% of Above Value	\$ 510,240,048

Calculation of Value Subject to Limit

Estimated Base Value of New District	\$ 231,892,688
Incremental Value of Existing Districts (Jan. 1, 2021)	\$ 195,501,400
Total Value Subject to 12% Valuation Limit	\$ 427,394,088

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$427,394,088, which is 10.05% of the City's total equalized value. This value is less than the maximum of \$510,240,048 (12%) in equalized value that is permitted for the City. Following creation of the District its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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 7 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 and Renovation 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. 66.1105(2)(f)2.d.

Funds drawn from the District 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 District 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 Districts in residential improvements.

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.
- 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

Projects Outside the District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that the project area is also located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. Joint Review Board approval of the District's creation will constitute this approval. The cost of projects completed outside the District are eligible Project Costs and may include any Project Cost identified within this Section of the Plan that would otherwise be eligible if undertaken within the District.

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

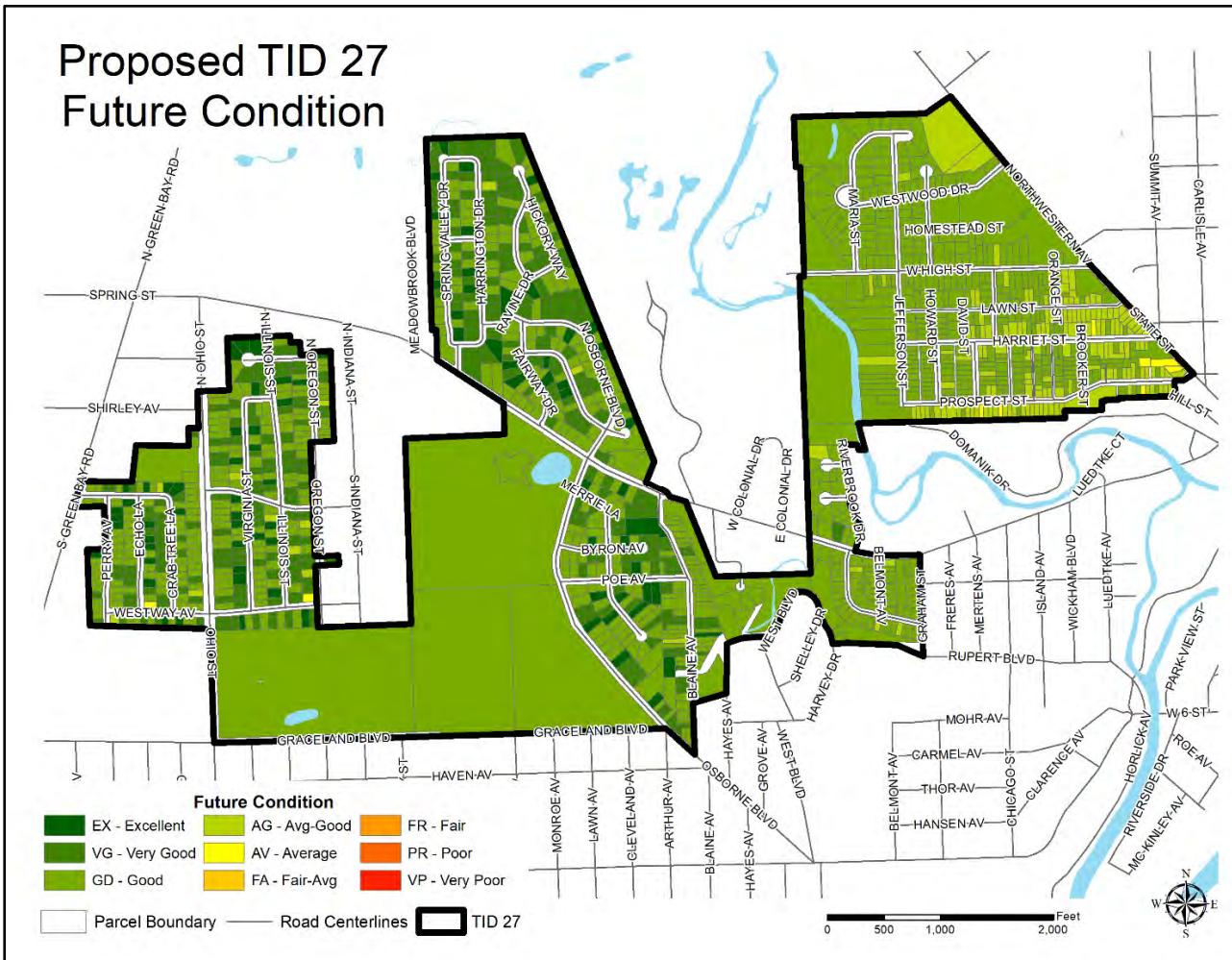
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

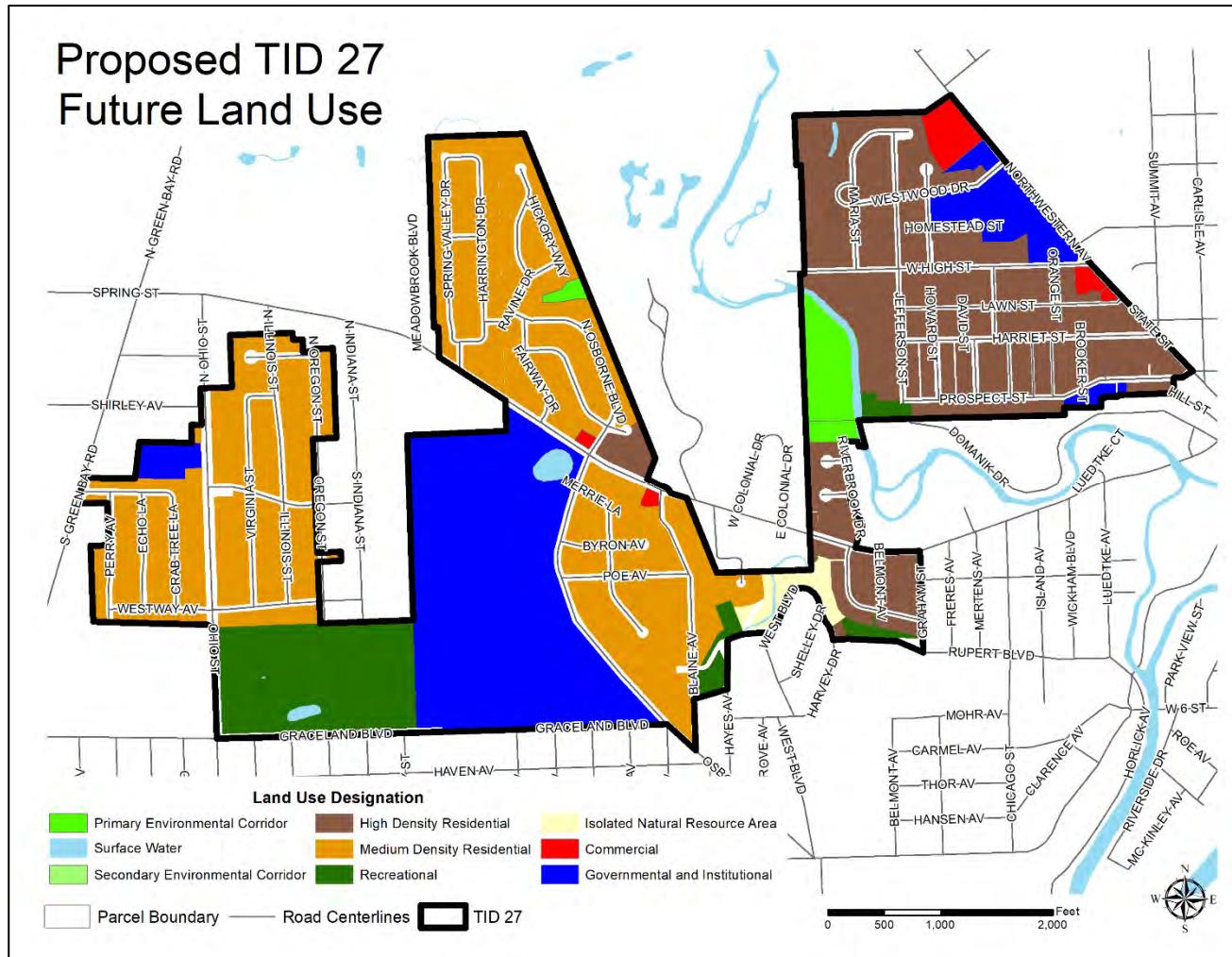
Proposed TID 27 Future Condition



Proposed Improvements

Project Costs, consisting of residential homeowner repair and renovation 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 regarding improvement in property conditions as a result of implementation of the Plan.

Proposed TID 27 Future Land Use



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 8: Detailed List of Estimated 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. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 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 # 27 Estimated Project List			
Project ID	Project Name/Type	Timing	Totals
1	Residential Homeowner Repair & Renovation Loans	2021 - 2043	9,491,893
2	Infrastructure & Public Facilities Improvements	2022 - 2043	3,163,964
3	Prof. Service, Organizational & Admin. Costs	2023 - 2043	973,587
Total Projects			<u>13,629,444</u>

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations 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 \$23.9 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 \$23.9 million during the 2022 - 2024 timeframe. Assuming the City's current equalized TID Interim tax rate of \$28.18 per thousand of equalized value, the Project would generate \$17,675,387 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 \$13.63 million is assumed to be available, reflecting projected collections through the end of the District's expenditure period in 2043.

City of Racine, Wisconsin

Tax Increment District # 27

Tax Increment Projection Worksheet

Type of District	Rehabilitation			Base Value	231,892,688			
District Creation Date	September 21, 2021			Appreciation Factor	See Table			
Valuation Date	Jan 1, 2021			Base Tax Rate	\$28.18			
Max Life (Years)	27			Rate Adjustment Factor				
Expenditure Period/Termination	22 9/21/2043							
Revenue Periods/Final Year	27 2048							
Extension Eligibility/Years	Yes 3							
Eligible Recipient District	Yes							
Construction Year	Value Added	Valuation Year	Economic Change	Economic Appreciation	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2021	0	2022	5.00%	11,594,634	11,594,634	2023	\$28.18	326,698
2 2022	0	2023	2.50%	6,087,183	17,681,817	2024	\$28.18	498,215
3 2023	0	2024	2.50%	6,239,363	23,921,180	2025	\$28.18	674,019
4 2024	0	2025			23,921,180	2026	\$28.18	674,019
5 2025	0	2026			23,921,180	2027	\$28.18	674,019
6 2026	0	2027			23,921,180	2028	\$28.18	674,019
7 2027	0	2028			23,921,180	2029	\$28.18	674,019
8 2028	0	2029			23,921,180	2030	\$28.18	674,019
9 2029	0	2030			23,921,180	2031	\$28.18	674,019
10 2030	0	2031			23,921,180	2032	\$28.18	674,019
11 2031	0	2032			23,921,180	2033	\$28.18	674,019
12 2032	0	2033			23,921,180	2034	\$28.18	674,019
13 2033	0	2034			23,921,180	2035	\$28.18	674,019
14 2034	0	2035			23,921,180	2036	\$28.18	674,019
15 2035	0	2036			23,921,180	2037	\$28.18	674,019
16 2036	0	2037			23,921,180	2038	\$28.18	674,019
17 2037	0	2038			23,921,180	2039	\$28.18	674,019
18 2038	0	2039			23,921,180	2040	\$28.18	674,019
19 2039	0	2040			23,921,180	2041	\$28.18	674,019
20 2040	0	2041			23,921,180	2042	\$28.18	674,019
21 2041	0	2042			23,921,180	2043	\$28.18	674,019
22 2042	0	2043			23,921,180	2044	\$28.18	674,019
23 2043	0	2044			23,921,180	2045	\$28.18	674,019
24 2044	0	2045			23,921,180	2046	\$28.18	674,019
25 2045	0	2046			23,921,180	2047	\$28.18	674,019
26 2046	0	2047			23,921,180	2048	\$28.18	674,019
27 2047	0	2048			23,921,180	2049	\$28.18	674,019
Totals	0			23,921,180			Future Value of Increment	17,675,387

Notes:

¹Actual TID interim rate from DOR Form PC-202 (Tax Increment Collection Worksheet) for the 2020/21 levy year.

Table 1 - Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates making total expenditures of approximately \$13.62 million to undertake the projects listed in this Plan as follows:

- Cash funding of an estimated \$9.49 million in funding for residential homeowner repair and renovation loans.
- Cash funding for an estimated \$3.16 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; 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 \$970,000 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 2043. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made. **Table 2** 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 # 27

Cash Flow Projection

Year	Projected Revenues			Expenditures			Balances			
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Residential Homeowner Repair & Reno. Loans ¹	Infrastructure & Public Facilities Improvements	Prof. Service, Organizational & Admin. Costs	Total Expenditures	Annual	Cumulative	
2021			0			30,000	30,000	(30,000)	(30,000)	2021
2022		(600)	(600)			30,900	30,900	(31,500)	(61,500)	2022
2023	326,698	(1,230)	325,468	174,106	58,035	31,827	263,968	61,500	0	2023
2024	498,215	0	498,215	349,075	116,358	32,782	498,215	0	0	2024
2025	674,019	0	674,019	480,190	160,063	33,765	674,019	0	0	2025
2026	674,019	0	674,019	479,431	159,810	34,778	674,019	0	0	2026
2027	674,019	0	674,019	478,648	159,549	35,822	674,019	0	0	2027
2028	674,019	0	674,019	477,842	159,281	36,896	674,019	0	0	2028
2029	674,019	0	674,019	477,012	159,004	38,003	674,019	0	0	2029
2030	674,019	0	674,019	476,157	158,719	39,143	674,019	0	0	2030
2031	674,019	0	674,019	475,276	158,425	40,317	674,019	0	0	2031
2032	674,019	0	674,019	474,369	158,123	41,527	674,019	0	0	2032
2033	674,019	0	674,019	473,435	157,812	42,773	674,019	0	0	2033
2034	674,019	0	674,019	472,472	157,491	44,056	674,019	0	0	2034
2035	674,019	0	674,019	471,481	157,160	45,378	674,019	0	0	2035
2036	674,019	0	674,019	470,460	156,820	46,739	674,019	0	0	2036
2037	674,019	0	674,019	469,408	156,469	48,141	674,019	0	0	2037
2038	674,019	0	674,019	468,325	156,108	49,585	674,019	0	0	2038
2039	674,019	0	674,019	467,209	155,736	51,073	674,019	0	0	2039
2040	674,019	0	674,019	466,060	155,353	52,605	674,019	0	0	2040
2041	674,019	0	674,019	464,877	154,959	54,183	674,019	0	0	2041
2042	674,019	0	674,019	463,658	154,553	55,809	674,019	0	0	2042
2043	674,019	0	674,019	462,402	154,134	57,483	674,019	0	0	2043
2044	674,019	0	674,019	End of Expenditure Period						2044
2045	674,019	0	674,019							2045
2046	674,019	0	674,019							2046
2047	674,019	0	674,019							2047
2048	674,019	0	674,019							2048
2049	674,019	0	674,019							2049
Total	17,675,387	(1,830)	17,673,557	9,491,893	3,163,964	973,587	13,629,444			Total

Notes:

Projected TID Closure

¹See Section 6 of this Plan for a full description of the proposed loan program.

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

Table 2 - Cash Flow

SECTION 10: 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 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

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 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan 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 14:

How Creation of the Tax Incremental District Promotes the 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 15:

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 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

Legal Opinion Found on Following Page.

Nicole F. Larsen
Deputy City Attorney

Marisa L. Roubik
Assistant City Attorney

Robin K. Zbikowski
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Administrative Assistant

August 25, 2021

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

RE: City of Racine, Wisconsin, Tax Incremental District No. 27

Mayor Mason:

As City Attorney for the City of Racine, I have reviewed the Project Plan for City of Racine, Wisconsin, Tax Incremental District No. 27 and, in my opinion, 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 Jeff Hintz

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

SECTION 17: **Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions**

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Estimated shares of projected tax increments are based on actual tax levies for the 2021 budget year.

Revenue Year	Gateway				Revenue Year
	Racine County	Technical College	City of Racine	Racine Unified School District	
2023	36,627	9,261	170,738	110,072	326,698 2023
2024	55,856	14,123	260,376	167,860	498,215 2024
2025	75,566	19,106	352,254	227,093	674,019 2025
2026	75,566	19,106	352,254	227,093	674,019 2026
2027	75,566	19,106	352,254	227,093	674,019 2027
2028	75,566	19,106	352,254	227,093	674,019 2028
2029	75,566	19,106	352,254	227,093	674,019 2029
2030	75,566	19,106	352,254	227,093	674,019 2030
2031	75,566	19,106	352,254	227,093	674,019 2031
2032	75,566	19,106	352,254	227,093	674,019 2032
2033	75,566	19,106	352,254	227,093	674,019 2033
2034	75,566	19,106	352,254	227,093	674,019 2034
2035	75,566	19,106	352,254	227,093	674,019 2035
2036	75,566	19,106	352,254	227,093	674,019 2036
2037	75,566	19,106	352,254	227,093	674,019 2037
2038	75,566	19,106	352,254	227,093	674,019 2038
2039	75,566	19,106	352,254	227,093	674,019 2039
2040	75,566	19,106	352,254	227,093	674,019 2040
2041	75,566	19,106	352,254	227,093	674,019 2041
2042	75,566	19,106	352,254	227,093	674,019 2042
2043	75,566	19,106	352,254	227,093	674,019 2043
2044	75,566	19,106	352,254	227,093	674,019 2044
2045	75,566	19,106	352,254	227,093	674,019 2045
2046	75,566	19,106	352,254	227,093	674,019 2046
2047	75,566	19,106	352,254	227,093	674,019 2047
2048	75,566	19,106	352,254	227,093	674,019 2048
2049	75,566	19,106	352,254	227,093	674,019 2049
Total	1,981,626	501,036	9,237,476	5,955,250	17,675,387

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
08393000	2815 W HIGH ST	LAWRENCE EUGENE H	0.742	34,500	144,500	179,000	96.42%	35,780	149,863	185,643	AV - Average	Yes 0.742
22000021	1025 FAIRWAY DR	BROOKS JACOB R	0.173	22,200	125,800	148,000	96.42%	23,024	130,469	153,493	VG - Very Good	No 0.000
22000012	3700 SPRING ST	S AND S RACINE BUSINESS ENTERPRISE LLC	0.405	71,200	448,800	520,000	96.42%	73,843	465,457	539,300	AV - Average	Yes 0.405
22664015	1305 SPRING VALLEY DR	CROSSETT ROBERT A	0.192	26,500	178,500	205,000	96.42%	27,484	185,125	212,608	EX - Excellent	No 0.000
22000009	3614 ST ANDREWS CT	TIERNY PATRICK S AND DAWN M REV TRUST	0.000	21,600	130,400	152,000	96.42%	22,402	135,240	157,641	GD - Good	No 0.000
07740002	1523 JEFFERSON ST	OSINGA DIANE J	0.183	24,900	123,100	148,000	96.42%	25,824	127,669	153,493	AV - Average	Yes 0.183
08406000	2015 PROSPECT ST	T AND K HOMES LLC	1.451	157,500	307,500	465,000	96.42%	163,346	318,913	482,258	FA - Fair-Avg	Yes 1.451
11998003	43 OHIO ST	PERALTA MIGUEL	0.236	21,900	123,100	145,000	96.42%	22,713	127,669	150,382	VG - Very Good	No 0.000
22664025	1358 HARRINGTON DR	SALCEDO ANGELA	0.230	26,700	142,300	169,000	96.42%	27,691	147,581	175,272	VG - Very Good	No 0.000
07767000	1128 HOWARD ST	SCHMIDT CORY T	0.110	13,200	59,800	73,000	96.42%	13,690	62,019	75,709	GD - Good	No 0.000
22664030	1320 HARRINGTON DR	KNOBEL FREDERICK A AND DIANE A REV TRUST	0.233	27,000	143,000	170,000	96.42%	28,002	148,307	176,309	VG - Very Good	No 0.000
13115024	11 OHIO ST	GEORGE DAYTON M	0.262	22,000	156,000	178,000	96.42%	22,817	161,790	184,606	GD - Good	No 0.000
22000185	3601 ST ANDREWS CT	RUIZ MARIA LORENA	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739
22864000	3522 POE AVE	DEHAHN MICHAEL R AND CHERYL L REV TRUST	0.241	30,200	139,800	170,000	96.42%	31,321	144,989	176,309	EX - Excellent	No 0.000
07807002	2419 LAWN ST	KOLL JANICE A	0.202	21,900	48,100	70,000	96.42%	22,713	49,885	72,598	AV - Average	Yes 0.202
22000046	3731 ST ANDREWS BLVD	CANNALTE LEIGHTON	0.180	21,600	98,400	120,000	96.42%	22,402	102,052	124,454	AG - Avg-Good	No 0.000
22000136	1536 CRABAPPLE DR	KNUDSEN DONALD L	0.344	29,000	205,000	234,000	96.42%	30,076	212,608	242,685	VG - Very Good	No 0.000
10203002	3612 OSBORNE BLVD	LA FAVE ALLEN J	0.321	29,200	126,800	156,000	96.42%	30,284	131,506	161,790	EX - Excellent	No 0.000
11349013	119 CRAB TREE LN	ABOVE & BEYOND ADULT FAMILY HOME LLC	0.149	21,000	122,000	143,000	96.42%	21,779	126,528	148,307	AV - Average	Yes 0.149
08069008	1350 JEFFERSON ST	MULLIS NATHAN R	0.221	20,600	98,400	119,000	96.42%	21,365	102,052	123,417	AV - Average	Yes 0.221
22869000	114 BLAINE AVE	PERALTA OSCAR E	0.602	20,800	103,200	124,000	96.42%	21,572	107,030	128,602	VG - Very Good	No 0.000
11109004	4805 WESTWAY AVE	KIRCHOFF LAWRENCE A AND SUELLEN M REV TRUST	0.146	21,600	162,400	184,000	96.42%	22,402	168,427	190,829	EX - Excellent	No 0.000
22000143	1444 CRABAPPLE DR	MOE MICHAEL B	0.249	20,300	180,700	201,000	96.42%	21,053	187,407	208,460	GD - Good	No 0.000
08342000	2008 HARRIET ST	BOOKER REGGIE	0.129	14,900	55,100	70,000	96.42%	15,453	57,145	72,598	FR - Fair	Yes 0.129
11563018	117 ECHO LN	TUINSTRA KELLY J	0.159	22,400	164,600	187,000	96.42%	23,231	170,709	193,940	VG - Very Good	No 0.000
07591000	1308 OWEN ST	ERHARDT CODY R	0.145	18,800	88,200	107,000	96.42%	19,498	91,474	110,971	AV - Average	Yes 0.145
08265000	1942 HARRIET ST	MARTINEZ FELIX	0.140	14,100	57,900	72,000	96.42%	14,623	60,049	74,672	FR - Fair	Yes 0.140
07579000	1132 RESCHEK AVE	VILLA INVESTMENTS INC	0.114	14,900	79,100	94,000	96.42%	15,453	82,036	97,489	FR - Fair	Yes 0.114
11666003	117 VIRGINIA ST	BERARD CLIFFORD H	0.142	19,400	146,600	166,000	96.42%	20,120	152,041	172,161	VG - Very Good	No 0.000
11692000	417 BLAINE AVE	REDLIN ELAINE AKA ELLEN ELAINE LIFE TENANT	0.133	18,100	79,900	98,000	96.42%	18,772	82,865	101,637	AG - Avg-Good	No 0.000
12209009	143 OHIO ST	JURGENS HOLDINGS LLC	0.228	21,200	153,800	175,000	96.42%	21,987	159,508	181,495	GD - Good	No 0.000
11676030	241 PERRY AVE	MAC DONALD KEITH A	0.192	23,300	175,700	199,000	96.42%	24,165	182,221	206,386	GD - Good	No 0.000
10203010	3680 OSBORNE BLVD	SCHULTZ TERESA L	0.362	29,600	129,400	159,000	96.42%	30,699	134,203	164,901	GD - Good	No 0.000
22594005	3429 SPRING ST	E AND K LAND LLC	0.756	34,000	174,000	208,000	96.42%	35,262	180,458	215,720	GD - Good	No 0.000
11666004	123 VIRGINIA ST	KUSTERS JACOB K	0.143	19,400	152,600	172,000	96.42%	20,120	158,264	178,384	VG - Very Good	No 0.000
11563014	110 CRAB TREE LN	KOST CHRISTINE M	0.154	21,700	168,300	190,000	96.42%	22,505	174,546	197,052	AG - Avg-Good	No 0.000
07811000	2011 HARRIET ST	SANTIAGO MIRIAM	0.159	19,000	58,000	77,000	96.42%	19,705	60,153	79,858	AV - Average	Yes 0.159
07353014	1015 RIVERBROOK DR	MORRILL JASON V	2.201	18,400	0	18,400	96.42%	19,083	0	19,083	AV - Average	Yes 2.201
10925006	24 ILLINOIS ST	JACKSON JR MICHAEL K	0.219	29,100	157,900	187,000	96.42%	30,180	163,760	193,940	VG - Very Good	No 0.000
22000132	1529 CRABAPPLE DR	BERGE 1997 JOHN W AND LILA G REV LIV TR	0.201	28,200	176,800	205,000	96.42%	29,247	183,362	212,608	AV - Average	Yes 0.201
06700016	2813 SPRING ST	COUNTS JIMMY N	0.119	16,600	69,400	86,000	96.42%	17,216	71,976	89,192	AG - Avg-Good	No 0.000
07573000	2222 PROSPECT ST	CHOWDHURY TUHAL	0.180	19,600	84,400	104,000	96.42%	20,327	87,532	107,860	FR - Fair	Yes 0.180
22866006	3609 SPRING ST	WILLEMS PAUL A	0.258	32,100	142,900	175,000	96.42%	33,291	148,204	181,495	VG - Very Good	No 0.000
22602000	219 BLAINE AVE	PLAGEMANN EDWARD J	0.111	19,100	90,900	110,000	96.42%	19,809	94,274	114,083	GD - Good	No 0.000
11548000	318 BLAINE AVE	HOPKINS FINNER W	0.541	37,000	71,000	108,000	96.42%	38,373	73,635	112,008	AV - Average	Yes 0.541
10925005	16 ILLINOIS ST	TAJNAI MICHAEL L FAMILY TRUST	0.212	29,300	162,700	192,000	96.42%	30,387	168,739	199,126	GD - Good	No 0.000
07115005	311 WILNETTE SPRING DR	KIRCHNER JON R	0.414	26,400	159,600	186,000	96.42%	27,380	165,523	192,903	AG - Avg-Good	No 0.000
07383009	1348 MARIA ST	HARRIS WILLIE L	0.410	39,000	91,000	130,000	96.42%	40,447	94,377	134,825	GD - Good	No 0.000
11550000	326 BLAINE AVE	HOWLAND IAN	0.137	21,800	106,200	128,000	96.42%	22,609	110,142	132,751	GD - Good	No 0.000
07948000	2513 PROSPECT ST	ZIEGLER LINDA M	0.124	12,900	49,100	62,000	96.42%	13,379	50,922	64,301	FR - Fair	Yes 0.124

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
11563008	150 CRAB TREE LN	HUTSIK JULIE C	0.164	23,100	190,900	214,000	96.42%	23,957	197,985	221,943	VG - Very Good	No 0.000
22000115	3825 RAVINE DR	OATSVALL KATIE L	0.259	41,800	187,200	229,000	96.42%	43,351	194,148	237,499	VG - Very Good	No 0.000
08141009	2305 NORTHWESTERN AVI RACINE UNIFIED SCHOOL DISTRICT		0.275	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.275
07916000	1146 JEFFERSON ST	HECK CLARENCE J	0.858	29,600	107,400	137,000	96.42%	30,699	111,386	142,085	AV - Average	Yes 0.858
07594000	2615 W HIGH ST	REYES ENJELICA S	0.120	13,900	61,100	75,000	96.42%	14,416	63,368	77,784	AV - Average	Yes 0.120
11349025	4912 RIDGEWAY AVE	SALGADO ALEJANDRO	0.139	20,600	101,400	122,000	96.42%	21,365	105,163	126,528	GD - Good	No 0.000
11109003	4801 WESTWAY AVE	BOUDREAUX, SR SANTOS M	0.146	21,600	144,400	166,000	96.42%	22,402	149,759	172,161	AG - Avg-Good	No 0.000
22000088	1100 N OSBORNE BLVD	BECKER GARY E	0.209	33,200	131,800	165,000	96.42%	34,432	136,692	171,124	AG - Avg-Good	No 0.000
07427011	2518 LAWN ST	STUTZKE BARBARA J	0.275	25,000	100,000	125,000	96.42%	25,928	103,711	129,639	AV - Average	Yes 0.275
22664033	1238 HARRINGTON DR	LIEUNGH RANDAL S	0.301	35,000	194,000	229,000	96.42%	36,299	201,200	237,499	VG - Very Good	No 0.000
08385005	2223 W HIGH ST	GUY TODD J	0.183	16,600	87,400	104,000	96.42%	17,216	90,644	107,860	AV - Average	Yes 0.183
06312014	2913 WILLOW TREE CIR	MARCINIAK SALLY V	0.159	15,800	0	15,800	96.42%	16,386	0	16,386	AV - Average	Yes 0.159
07500000	2206 PROSPECT ST	BALA ZEN	0.078	11,800	84,200	96,000	96.42%	12,238	87,325	99,563	FR - Fair	Yes 0.078
12209003	115 OHIO ST	BLEAKLOW LLC	0.240	21,900	147,100	169,000	96.42%	22,713	152,560	175,272	AV - Average	Yes 0.240
10918002	4709 WESTWAY AVE	OWENS MICHAEL D	0.139	20,600	148,400	169,000	96.42%	21,365	153,908	175,272	AV - Average	Yes 0.139
11676025	209 PERRY AVE	BUMPURS CARL J	0.189	24,700	174,300	199,000	96.42%	25,617	180,769	206,386	VG - Very Good	No 0.000
12548008	212 ILLINOIS ST	RHODES HEIDI L	0.230	28,800	158,200	187,000	96.42%	29,869	164,072	193,940	GD - Good	No 0.000
07497000	2115 PROSPECT ST	WATSON TERRY	0.149	15,500	73,500	89,000	96.42%	16,075	76,228	92,303	FR - Fair	Yes 0.149
10888001	29 OREGON ST	MPR HOLDINGS LLC	0.169	20,200	94,800	115,000	96.42%	20,950	98,318	119,268	AG - Avg-Good	No 0.000
13123003	3415 POE AVE	EVITTS SANDRA L	0.131	22,000	124,000	146,000	96.42%	22,817	128,602	151,419	VG - Very Good	No 0.000
06700011	2830 EISENHOWER DR	COTTER DANIEL	0.168	20,900	72,100	93,000	96.42%	21,676	74,776	96,452	AV - Average	Yes 0.168
10722013	357 MERRIE LN	GRAJD JR ROY W FAMILY TRUST	0.322	27,900	126,100	154,000	96.42%	28,935	130,780	159,716	GD - Good	No 0.000
06312019	1000 RIVERBROOK DR	FUENTES EDGARD	0.335	33,000	132,000	165,000	96.42%	34,225	136,899	171,124	AG - Avg-Good	No 0.000
06700013	2840 EISENHOWER DR	AMBROSE EDWARD A	0.138	16,500	68,500	85,000	96.42%	17,112	71,042	88,155	GD - Good	No 0.000
10722023	3519 POE AVE	HILMER JOHN A	0.254	25,900	138,100	164,000	96.42%	26,861	143,226	170,087	GD - Good	No 0.000
11676006	210 ECHO LN	MAJCHROWITZ PATRICIA M	0.144	21,000	172,000	193,000	96.42%	21,779	178,384	200,163	VG - Very Good	No 0.000
22000097	1103 N OSBORNE BLVD	SILVASI ZACHARY M	0.224	31,500	147,500	179,000	96.42%	32,669	152,974	185,643	GD - Good	No 0.000
06452005	2606 EISENHOWER DR	BREKKE DONNA M	0.179	20,800	82,200	103,000	96.42%	21,572	85,251	106,823	GD - Good	No 0.000
13122000	438 BLAINE AVE	HOVORKA-DEMSKI CAROL L	0.421	36,100	102,900	139,000	96.42%	37,440	106,719	144,159	EX - Excellent	No 0.000
22859000	3618 POE AVE	DE MATTHEW DANIEL E	0.230	28,800	138,200	167,000	96.42%	29,869	143,329	173,198	VG - Very Good	No 0.000
07821000	1101 BROOKER ST	MOORE MONIQUE	0.122	12,600	79,400	92,000	96.42%	13,068	82,347	95,415	AV - Average	Yes 0.122
10693015	7 ILLINOIS ST	BLAHA RUSSELL G	0.224	27,400	146,600	174,000	96.42%	28,417	152,041	180,458	GD - Good	No 0.000
07492000	1115 LEWIS ST	SMITH GARY L	0.092	14,400	48,600	63,000	96.42%	14,934	50,404	65,338	AV - Average	Yes 0.092
12488005	56 ILLINOIS ST	EVENSON KOLE P	0.163	21,100	160,900	182,000	96.42%	21,883	166,872	188,755	GD - Good	No 0.000
08141010	1343 HOWARD ST	HOOD LARRY D	0.060	2,100	0	2,100	96.42%	2,178	0	2,178	AV - Average	Yes 0.060
08269000	1919 HARRIET ST	MITCHELL TERRY	0.064	10,100	45,900	56,000	96.42%	10,475	47,604	58,078	FR - Fair	Yes 0.064
12378017	216 OREGON ST	MASIK GARY M	0.244	28,800	145,200	174,000	96.42%	29,869	150,589	180,458	VG - Very Good	No 0.000
06820021	2621 EISENHOWER DR	GUEREA OSCAR	0.135	16,200	89,800	106,000	96.42%	16,801	93,133	109,934	GD - Good	No 0.000
06820015	2809 EISENHOWER DR	BIRKENSTOCK NANCY K	0.165	16,400	46,600	63,000	96.42%	17,009	48,330	65,338	GD - Good	No 0.000
06820011	2825 EISENHOWER DR	JOHNSON DAVID	0.140	14,600	119,400	134,000	96.42%	15,142	123,831	138,973	AG - Avg-Good	No 0.000
22000181	3606 SPRING ST	HARMONY Q HOMES LLC	0.888	105,800	684,200	790,000	96.42%	109,727	709,594	819,320	AV - Average	Yes 0.888
08370001	2220 LAWN ST	RAUCH MICHAEL J	0.141	13,700	92,300	106,000	96.42%	14,208	95,726	109,934	FR - Fair	Yes 0.141
07751001	1133 RODE AVE	WILSON COREY D	0.183	20,300	92,700	113,000	96.42%	21,053	96,141	117,194	AV - Average	Yes 0.183
07383006	1504 WESTWOOD CIR	BROMAN LEON R	0.525	33,000	151,000	184,000	96.42%	34,225	156,604	190,829	GD - Good	No 0.000
22000099	1111 N OSBORNE BLVD	SEEGER NEIL	0.199	28,000	116,000	144,000	96.42%	29,039	120,305	149,344	AG - Avg-Good	No 0.000
22000200	3603 ST ANDREWS CT	LIGHTWINE VERNON L	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
08271000	1927 HARRIET ST	GREEN LARINA L	0.161	14,900	65,100	80,000	96.42%	15,453	67,516	82,969	FR - Fair	Yes 0.161
22664087	1501 HARRINGTON DR	EVANS JOHN W	0.243	28,100	186,900	215,000	96.42%	29,143	193,837	222,980	VG - Very Good	No 0.000
22601000	215 BLAINE AVE	KOSTIC SHERI L	0.112	19,200	70,800	90,000	96.42%	19,913	73,428	93,340	GD - Good	No 0.000
22000199	3603 ST ANDREWS CT	MANYOKY MOREY	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	Acres
11332000	500 BLAINE AVE	DUNCAN WESLEY P	0.220	28,800	121,200	150,000	96.42%	29,869	125,698	155,567	AG - Avg-Good	No	0.000
22866002	3515 SPRING ST	FREISLEBEN KIRSTEN	0.275	27,200	152,800	180,000	96.42%	28,210	158,471	186,681	VG - Very Good	No	0.000
07923000	1116 JEFFERSON ST	FALASCHI SCOTT K	0.323	14,000	82,000	96,000	96.42%	14,520	85,043	99,563	GD - Good	No	0.000
08380000	2309 W HIGH ST	GORDON CORNELIUS	0.275	17,100	71,900	89,000	96.42%	17,735	74,569	92,303	AV - Average	Yes	0.275
22664073	1505 SPRING VALLEY DR	KALIKIN KYLE	0.179	30,700	238,300	269,000	96.42%	31,839	247,144	278,984	VG - Very Good	No	0.000
07939000	2517 LAWN ST	SAND MARY M FAMILY TRUST	0.123	15,300	110,700	126,000	96.42%	15,868	114,809	130,676	AV - Average	Yes	0.123
22619000	3420 POE AVE	RIVERA ROCHA DAVID M	0.110	15,100	94,900	110,000	96.42%	15,660	98,422	114,083	GD - Good	No	0.000
22866046	152 MERRIE LN	WILLIAMS TILMON	0.268	20,700	132,300	153,000	96.42%	21,468	137,210	158,679	AV - Average	Yes	0.268
07933000	2500 HARRIET ST	ALBRITTON DONTA	0.209	26,100	90,900	117,000	96.42%	27,069	94,274	121,342	AV - Average	Yes	0.209
08407000	2226 W HIGH ST	FALASCHI NICHOLAS F	0.447	22,600	89,400	112,000	96.42%	23,439	92,718	116,157	AV - Average	Yes	0.447
12378012	4416 WESTWAY AVE	ZIMMERMAN ELIZABETH E	0.279	35,300	166,700	202,000	96.42%	36,610	172,887	209,497	VG - Very Good	No	0.000
22860000	3610 POE AVE	BOK BYRON W	0.230	28,800	165,200	194,000	96.42%	29,869	171,331	201,200	GD - Good	No	0.000
22000040	1130 FAIRWAY DR	POLZIN JEFFREY	0.220	21,800	176,200	198,000	96.42%	22,609	182,740	205,349	VG - Very Good	No	0.000
12548009	220 ILLINOIS ST	LA PLANTE DANIEL S REV TRUST	0.233	29,300	175,700	205,000	96.42%	30,387	182,221	212,608	VG - Very Good	No	0.000
07763000	1140 HOWARD ST	GARCIA DAVID F	0.165	19,800	69,200	89,000	96.42%	20,535	71,768	92,303	AV - Average	Yes	0.165
07921000	1124 JEFFERSON ST	RODRIGUEZ RENE	0.656	25,300	39,700	65,000	96.42%	26,239	41,173	67,412	AV - Average	Yes	0.656
22000053	3781 ST ANDREWS BLVD	GENTRY CHANCE	0.175	16,600	147,400	164,000	96.42%	17,216	152,871	170,087	VG - Very Good	No	0.000
08372000	2213 LAWN ST	COOK FORREST	0.114	13,600	90,400	104,000	96.42%	14,105	93,755	107,860	AV - Average	Yes	0.114
22866025	3525 BYRON AVE	NAIG ENRICO	0.171	26,700	142,300	169,000	96.42%	27,691	147,581	175,272	VG - Very Good	No	0.000
06312015	2919 WILLOW TREE CIR	MARCIENIACK SALLY V	0.306	21,800	161,200	183,000	96.42%	22,609	167,183	189,792	AG - Avg-Good	No	0.000
07427008	2602 LAWN ST	MYERS MARK	0.184	16,600	76,400	93,000	96.42%	17,216	79,236	96,452	AV - Average	Yes	0.184
12209010	151 OHIO ST	KHAN CORPORATION	0.236	21,900	147,100	169,000	96.42%	22,713	152,560	175,272	VG - Very Good	No	0.000
12209018	239 OHIO ST	TEMPESTA CAREY R	0.236	21,900	149,100	171,000	96.42%	22,713	154,634	177,347	VG - Very Good	No	0.000
08419003	2418 LAWN ST	JONAS WILLIAM G	0.143	13,300	84,700	98,000	96.42%	13,794	87,844	101,637	FR - Fair	Yes	0.143
08388000	2309 PROSPECT ST	MANNING TODRICK T	0.127	13,200	69,800	83,000	96.42%	13,690	72,391	86,081	FR - Fair	Yes	0.127
08069016	1345 MARIA ST	DICKERSON LAURENCE E	0.259	24,000	121,000	145,000	96.42%	24,891	125,491	150,382	GD - Good	No	0.000
12488004	50 ILLINOIS ST	DEVITO CHAD A	0.162	21,000	158,000	179,000	96.42%	21,779	163,864	185,643	VG - Very Good	No	0.000
22000038	1118 FAIRWAY DR	DENNIS AIMEE J	0.309	26,600	133,400	160,000	96.42%	27,587	138,351	165,938	VG - Very Good	No	0.000
08363000	1975 STATE ST	1975 STATE HOLDINGS LLC	1.120	250,500	402,500	653,000	96.42%	259,797	417,439	677,236	AV - Average	Yes	1.120
10722009	352 MERRIE LN	TORNER BRIAN C	0.201	23,800	121,200	145,000	96.42%	24,683	125,698	150,382	AG - Avg-Good	No	0.000
07488000	2117 HARRIET ST	JOHNSON JR JOHNNY	0.118	13,200	83,800	97,000	96.42%	13,690	86,910	100,600	AV - Average	Yes	0.118
11695000	429 BLAINE AVE	CARVER SONIA	0.114	24,400	91,600	116,000	96.42%	25,306	95,000	120,305	GD - Good	No	0.000
12209011	203 OHIO ST	STOCKS ROBERT A LIVING TRUST	0.236	21,900	127,100	149,000	96.42%	22,713	131,817	154,530	VG - Very Good	No	0.000
10925009	13 VIRGINIA ST	WALEK MARK J	0.201	28,900	190,100	219,000	96.42%	29,973	197,155	227,128	VG - Very Good	No	0.000
22862000	217 MERRIE LN	BROOK ALLEN S	0.240	30,200	161,800	192,000	96.42%	31,321	167,805	199,126	GD - Good	No	0.000
11998002	37 OHIO ST	JACKALONE JAMES N	0.236	21,900	128,100	150,000	96.42%	22,713	132,854	155,567	VG - Very Good	No	0.000
22000075	1217 FAIRWAY DR	LAMBERTON DIANA A	0.233	31,700	138,300	170,000	96.42%	32,877	143,433	176,309	AG - Avg-Good	No	0.000
08381003	2315 W HIGH ST	BECERRA JESUS	0.160	16,500	74,500	91,000	96.42%	17,112	77,265	94,377	FR - Fair	Yes	0.160
22866004	3529 SPRING ST	THILL ERIC J	0.217	27,000	177,000	204,000	96.42%	28,002	183,569	211,571	EX - Excellent	No	0.000
12425011	66 OREGON ST	DYEYSS CHRISTOPHER J	0.203	25,200	143,800	169,000	96.42%	26,135	149,137	175,272	VG - Very Good	No	0.000
10242011	1106 N OREGON ST	ANTINUCCI DATED 8-14-2002 J D TRUST	0.188	19,100	103,900	123,000	96.42%	19,809	107,756	127,565	VG - Very Good	No	0.000
08394000	2809 W HIGH ST	MAGDALENO FAMILY TRUST	0.218	16,800	66,200	83,000	96.42%	17,424	68,657	86,081	AV - Average	Yes	0.218
22608000	249 BLAINE AVE	LOVDAHL RON T	0.107	18,300	62,700	81,000	96.42%	18,979	65,027	84,006	GD - Good	No	0.000
11676029	235 PERRY AVE	JEANSON DAVID T AND INGRID JT REV LV TR	0.178	22,100	153,900	176,000	96.42%	22,920	159,612	182,532	AG - Avg-Good	No	0.000
07764000	1139 JEFFERSON ST	KINZER DAVID M	0.110	13,200	73,800	87,000	96.42%	13,690	76,539	90,229	AV - Average	Yes	0.110
07383001	1538 WESTWOOD CIR	IVY LARRY T	0.286	24,000	0	24,000	96.42%	24,891	0	24,891	AV - Average	Yes	0.286
22866016	153 MERRIE LN	IVERSEN NANCY M REV TRUST	0.223	27,000	137,000	164,000	96.42%	28,002	142,085	170,087	VG - Very Good	No	0.000
22617000	244 BLAINE AVE	MACIER BESSIE L	0.133	19,300	58,700	78,000	96.42%	20,016	60,879	80,895	VG - Very Good	No	0.000
07610000	1125 DAVID ST	ANDERSON RICHARD C	0.137	13,300	78,700	92,000	96.42%	13,794	81,621	95,415	AV - Average	Yes	0.137
22000172	3619 ST ANDREWS CT	HAAS JOANN L	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes	0.602

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
07383010	1336 MARIA ST	HARRIS WILLIE L	0.189	4,300	0	4,300	96.42%	4,460	0	4,460	AV - Average	Yes 0.189
07555000	1114 BROOKER ST	LEMKE JANIS E	0.137	13,600	118,400	132,000	96.42%	14,105	122,794	136,899	GD - Good	No 0.000
11676007	200 ECHO LN	ROTHERING WILLIAM L	0.170	26,100	135,900	162,000	96.42%	27,069	140,944	168,013	AG - Avg-Good	No 0.000
08415000	2412 W HIGH ST	HAYES REGINALD	0.230	20,600	105,400	126,000	96.42%	21,365	109,312	130,676	AV - Average	Yes 0.230
07817000	1119 BROOKER ST	CRUZ ENRIQUE	0.133	13,200	57,800	71,000	96.42%	13,690	59,945	73,635	FR - Fair	Yes 0.133
12378018	210 OREGON ST	BLIMLING CLARA E	0.158	21,600	158,400	180,000	96.42%	22,402	164,279	186,681	VG - Very Good	No 0.000
22000195	3601 ST ANDREWS CT	ARENTS CHAD M	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739
06452015	207 BELMONT AVE	GARCIA LINDA M	0.135	16,200	73,800	90,000	96.42%	16,801	76,539	93,340	AV - Average	Yes 0.135
22000034	1026 FAIRWAY DR	BERNAL VERONICA	0.125	22,200	110,800	133,000	96.42%	23,024	114,912	137,936	AG - Avg-Good	No 0.000
22866001	3505 SPRING ST	3505 SPRING STREET LLC	0.471	64,700	223,300	288,000	96.42%	67,101	231,588	298,689	VG - Very Good	No 0.000
08019015	1335 JEFFERSON ST	MAY DEAN C	0.126	15,600	96,400	112,000	96.42%	16,179	99,978	116,157	AV - Average	Yes 0.126
22000051	3761 ST ANDREWS BLVD	MC VEIGH JOYCE C	0.156	22,200	175,800	198,000	96.42%	23,024	182,325	205,349	GD - Good	No 0.000
07623000	1127 HOWARD ST	GONZALEZ LIDA I	0.165	19,800	74,200	94,000	96.42%	20,535	76,954	97,489	AV - Average	Yes 0.165
11877005	51 VIRGINIA ST	JOHNSON RANDALL W	0.161	22,200	143,800	166,000	96.42%	23,024	149,137	172,161	VG - Very Good	No 0.000
12425003	43 ILLINOIS ST	KAMMERER LEELAND M	0.195	24,100	175,900	200,000	96.42%	24,994	182,428	207,423	VG - Very Good	No 0.000
07596000	1315 JEFFERSON ST	ZUBERBIER DAVID A	0.212	26,000	131,000	157,000	96.42%	26,965	135,862	162,827	AV - Average	Yes 0.212
07637000	1134 RODE AVE	DUBERSTEIN SCOTT L	0.096	12,600	58,400	71,000	96.42%	13,068	60,567	73,635	AV - Average	Yes 0.096
10242005	20 OREGON ST	DUNHAM BECKY L	0.178	18,100	125,900	144,000	96.42%	18,772	130,573	149,344	GD - Good	No 0.000
06700006	306 BELMONT AVE	SUSTACHEK WILLIAM C	0.138	16,500	68,500	85,000	96.42%	17,112	71,042	88,155	AV - Average	Yes 0.138
08409000	2310 W HIGH ST	RIOJAS JR ROBERT	0.247	20,100	102,900	123,000	96.42%	20,846	106,719	127,565	AV - Average	Yes 0.247
07581000	2008 LAWN ST	HEIDER ANTHONY M	0.072	12,900	79,100	92,000	96.42%	13,379	82,036	95,415	FR - Fair	Yes 0.072
11338000	442 BLAINE AVE	FERGUSON JAMES R LIFE TENANT	0.220	28,800	74,200	103,000	96.42%	29,869	76,954	106,823	VG - Very Good	No 0.000
12378009	225 ILLINOIS ST	ROMERO JUAN	0.232	29,200	174,800	204,000	96.42%	30,284	181,288	211,571	VG - Very Good	No 0.000
07556000	1110 BROOKER ST	GORDIAN RENTAL POOL LLC	0.130	12,900	74,100	87,000	96.42%	13,379	76,850	90,229	AV - Average	Yes 0.130
08396003	2511 W HIGH ST	KAMAKIAN EILEEN C	0.202	19,200	63,800	83,000	96.42%	19,913	66,168	86,081	AV - Average	Yes 0.202
13115015	4505 APPLE TREE CIR	O'BRIEN MICHAEL M	0.205	29,500	160,500	190,000	96.42%	30,595	166,457	197,052	VG - Very Good	No 0.000
08019003	1420 HOWARD ST	NEU DIANE M	0.158	20,200	96,800	117,000	96.42%	20,950	100,393	121,342	AV - Average	Yes 0.158
08373000	2214 HARRIET ST	PAYNE MICHAEL A	0.113	13,600	77,400	91,000	96.42%	14,105	80,273	94,377	AV - Average	Yes 0.113
11998014	30 VIRGINIA ST	LACOURSIERE DONNA J	0.148	19,400	132,600	152,000	96.42%	20,120	137,521	157,641	GD - Good	No 0.000
22869003	3425 SPRING ST	WISCONSIN NATURAL GAS COMPANY	0.344	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.344
22664032	1304 HARRINGTON DR	LEQUIA GARY W	0.233	27,000	193,000	220,000	96.42%	28,002	200,163	228,165	VG - Very Good	No 0.000
08069001	2705 WESTWOOD DR	CORDERO ALEX RODRIGUEZ	0.201	22,200	94,800	117,000	96.42%	23,024	98,318	121,342	AV - Average	Yes 0.201
22664065	3930 FRANCES DR	STERBIN APRIL KAY	0.255	25,300	226,700	252,000	96.42%	26,239	235,114	261,353	EX - Excellent	No 0.000
22000180	3524 SPRING ST	HARMONY Q HOMES LLC	0.874	102,000	688,000	790,000	96.42%	105,786	713,535	819,320	GD - Good	No 0.000
22664059	1438 SPRING VALLEY DR	HUGO KARL A	0.179	24,700	178,300	203,000	96.42%	25,617	184,918	210,534	VG - Very Good	No 0.000
06452013	217 BELMONT AVE	NOILI SCOTT	0.136	16,200	29,800	46,000	96.42%	16,801	30,906	47,707	GD - Good	No 0.000
07634000	2317 HARRIET ST	LUECK CORY K	0.193	20,200	49,800	70,000	96.42%	20,950	51,648	72,598	FR - Fair	Yes 0.193
12548007	206 ILLINOIS ST	AMBROSE MICHAEL A SR	0.207	25,900	145,100	171,000	96.42%	26,861	150,485	177,347	VG - Very Good	No 0.000
22000071	3814 ST ANDREWS BLVD	RODRIGUEZ MARIAH R	0.168	24,400	113,600	138,000	96.42%	25,306	117,816	143,122	AG - Avg-Good	No 0.000
08367000	1313 ORANGE ST	TWS INVESTMENTS VII LLC	0.195	23,000	127,000	150,000	96.42%	23,854	131,714	155,567	FR - Fair	Yes 0.195
10550009	150 OHIO ST	JURGENS HOLDINGS LLC	0.179	20,900	151,100	172,000	96.42%	21,676	156,708	178,384	GD - Good	No 0.000
11109010	4913 WESTWAY AVE	LUDWIG MARIAN	0.146	21,600	149,400	171,000	96.42%	22,402	154,945	177,347	VG - Very Good	No 0.000
08262000	1930 HARRIET ST	SERVANTEZ MARY J	0.133	13,200	70,800	84,000	96.42%	13,690	73,428	87,118	FR - Fair	Yes 0.133
10550017	100 OHIO ST	LIUKONEN JAMES H	0.179	21,600	143,400	165,000	96.42%	22,402	148,722	171,124	AG - Avg-Good	No 0.000
07535000	1934 PROSPECT ST	TALAMANTEZ PABLO	0.130	13,200	42,800	56,000	96.42%	13,690	44,389	58,078	FR - Fair	Yes 0.130
12425002	37 ILLINOIS ST	SCHRETTNER NICHOLAS R	0.195	24,100	179,900	204,000	96.42%	24,994	186,577	211,571	VG - Very Good	No 0.000
07943000	2415 PROSPECT ST	JENSEN RICHARD W	0.127	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	PR - Poor	Yes 0.127
08341000	2004 HARRIET ST	ADAMS ERIC L	0.142	14,100	75,900	90,000	96.42%	14,623	78,717	93,340	PR - Poor	Yes 0.142
10203011	3688 OSBORNE BLVD	DARLING PATRICIA K	0.428	32,500	103,500	136,000	96.42%	33,706	107,341	141,048	GD - Good	No 0.000
06312013	2909 WILLOW TREE CIR	GAURA PHILIP M AND LYnda J FAMILY TRUST	0.157	22,800	111,200	134,000	96.42%	23,646	115,327	138,973	GD - Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
07567000	1105 RESCHKE AVE	VILLA INVESTMENTS INC	0.061	10,500	54,500	65,000	96.42%	10,890	56,523	67,412	FR - Fair	Yes 0.061
10203006	3644 OSBORNE BLVD	BIDSTRUP DAVID C LIFE TENANT	0.321	29,200	122,800	152,000	96.42%	30,284	127,358	157,641	AG - Avg-Good	No 0.000
08370002	2226 LAWN ST	HILL GEORGIA F	0.207	16,900	85,100	102,000	96.42%	17,527	88,258	105,786	AV - Average	Yes 0.207
10722003	314 MERRIE LN	MADSEN SCOTT D	0.265	21,700	132,300	154,000	96.42%	22,505	137,210	159,716	GD - Good	No 0.000
11666002	111 VIRGINIA ST	MOON CHRISTOPHER K	0.142	19,300	151,700	171,000	96.42%	20,016	157,330	177,347	VG - Very Good	No 0.000
06452004	320 GRAHAM ST	BYRNS ALAN L	0.140	21,400	36,600	58,000	96.42%	22,194	37,958	60,153	AG - Avg-Good	No 0.000
06700008	2804 EISENHOWER DR	UNTERBRINK WAYNE A	0.169	21,700	131,300	153,000	96.42%	22,505	136,173	158,679	GD - Good	No 0.000
07752000	1129 RODE AVE	SCHIMANSKI SALLY A REV LV TR PL	0.129	16,900	53,100	70,000	96.42%	17,527	55,071	72,598	AV - Average	Yes 0.129
08069012	2800 W HIGH ST	SANCHEZ ELIAS M	0.190	23,800	82,200	106,000	96.42%	24,683	85,251	109,934	AV - Average	Yes 0.190
07757000	1107 RODE AVE	ASTORGA JUAN	0.146	19,100	52,900	72,000	96.42%	19,809	54,863	74,672	AV - Average	Yes 0.146
07779000	1104 HOWARD ST	RUVALCABA SILVESTRE	0.110	13,200	77,800	91,000	96.42%	13,690	80,688	94,377	AV - Average	Yes 0.110
11563030	4816 WESTWAY AVE	R AND D INVESTMENTS LLC	0.176	23,600	140,400	164,000	96.42%	24,476	145,611	170,087	PR - Poor	Yes 0.176
22611000	216 BLAINE AVE	CANNALTE SANTRREW D	0.154	31,600	68,400	100,000	96.42%	32,773	70,939	103,711	VG - Very Good	No 0.000
08014000	2605 PROSPECT ST	HERMANN CAROL M	0.127	13,200	0	13,200	96.42%	13,690	0	13,690	AV - Average	Yes 0.127
10550004	224 OHIO ST	BESHIRI AMIR	0.179	21,600	133,400	155,000	96.42%	22,402	138,351	160,753	AV - Average	Yes 0.179
06700014	2844 EISENHOWER DR	OLIVER MICHAEL A	0.138	16,500	69,500	86,000	96.42%	17,112	72,079	89,192	AV - Average	Yes 0.138
07760000	1144 HOWARD ST	GOLDBERG AMANDA	0.165	19,800	70,200	90,000	96.42%	20,535	72,805	93,340	AV - Average	Yes 0.165
08120011	1500 HOWARD ST	BERG VELMA M	0.160	19,600	100,400	120,000	96.42%	20,327	104,126	124,454	AV - Average	Yes 0.160
07922000	1120 JEFFERSON ST	NEJEDLY PAUL F	0.325	14,000	76,000	90,000	96.42%	14,520	78,821	93,340	AV - Average	Yes 0.325
12304006	4401 WESTWAY AVE	JANSEN BRIAN	0.265	25,400	159,600	185,000	96.42%	26,343	165,523	191,866	VG - Very Good	No 0.000
11676015	4901 RIDGEWAY AVE	CONLEY RANEE M	0.168	24,600	135,400	160,000	96.42%	25,513	140,425	165,938	EX - Excellent	No 0.000
11998008	62 VIRGINIA ST	KRUMENACHER CHRISTINE J TRUST	0.213	26,600	160,400	187,000	96.42%	27,587	166,353	193,940	AV - Average	Yes 0.213
22000024	1103 FAIRWAY DR	WILLIAMS SAMMY R	0.169	21,600	112,400	134,000	96.42%	22,402	116,572	138,973	AG - Avg-Good	No 0.000
22609000	253 BLAINE AVE	PETERSEN KURTIS T	0.119	20,500	88,500	109,000	96.42%	21,261	91,785	113,045	GD - Good	No 0.000
22866045	144 MERRIE LN	CAMPBELL BRUCE	0.254	25,400	153,600	179,000	96.42%	26,343	159,301	185,643	GD - Good	No 0.000
22000092	1020 N OSBORNE BLVD	BARTSCH GUY M	0.182	32,000	144,000	176,000	96.42%	33,188	149,344	182,532	AG - Avg-Good	No 0.000
07919000	1132 JEFFERSON ST	DELOTELL SABRINA A	0.660	25,400	86,600	112,000	96.42%	26,343	89,814	116,157	FR - Fair	Yes 0.660
12378021	116 OREGON ST	SAMI A ALI & CHADIA M ALI REV TRUST	0.215	27,000	197,000	224,000	96.42%	28,002	204,312	232,314	AG - Avg-Good	No 0.000
08376001	2309 LAWN ST	TAVES ALICE E	0.137	18,800	75,200	94,000	96.42%	19,498	77,991	97,489	AV - Average	Yes 0.137
22664075	1410 HARRINGTON DR	CHAPMAN GLENN M	0.249	28,800	161,200	190,000	96.42%	29,869	167,183	197,052	GD - Good	No 0.000
13115016	1111 N OHIO ST	MPR HOLDINGS LLC	0.271	22,700	105,300	128,000	96.42%	23,542	109,208	132,751	GD - Good	No 0.000
22664085	1433 HARRINGTON DR	HAGEN MICHAEL J	0.243	28,100	194,900	223,000	96.42%	29,143	202,134	231,277	VG - Very Good	No 0.000
08396004	2505 W HIGH ST	CHVILICEK THOMAS L	0.172	16,600	66,400	83,000	96.42%	17,216	68,864	86,081	AV - Average	Yes 0.172
22866027	200 MERRIE LN	LONDRE LISA J	0.170	28,800	139,200	168,000	96.42%	29,869	144,366	174,235	VG - Very Good	No 0.000
22866036	3622 BYRON AVE	PIRK ROBERT P	0.171	26,300	133,700	160,000	96.42%	27,276	138,662	165,938	GD - Good	No 0.000
11676021	137 PERRY AVE	HOFFMAN BRUCE R	0.166	23,100	145,900	169,000	96.42%	23,957	151,315	175,272	AG - Avg-Good	No 0.000
22664049	3918 SPRING ST	ROCHA JOSE J	0.453	36,200	131,800	168,000	96.42%	37,544	136,692	174,235	GD - Good	No 0.000
22000011	918 N OSBORNE BLVD	LETVEN MARVIN H	0.266	10,700	141,300	152,000	96.42%	11,097	146,544	157,641	GD - Good	No 0.000
11349024	4906 RIDGEWAY AVE	SURA PATRICIA J	0.139	20,600	152,400	173,000	96.42%	21,365	158,056	179,421	EX - Excellent	No 0.000
13120003	3546 OSBORNE BLVD	PRUITT JAMES W AND MARY BETH REV TRUST	0.881	33,800	173,200	207,000	96.42%	35,054	179,628	214,683	AG - Avg-Good	No 0.000
22594004	3435 SPRING ST	E AND K LAND LLC	0.756	18,800	109,200	128,000	96.42%	19,498	113,253	132,751	GD - Good	No 0.000
07491000	1121 LEWIS ST	MALFAVON JUAN	0.092	14,400	79,600	94,000	96.42%	14,934	82,554	97,489	AV - Average	Yes 0.092
07348000	2603 SPRING ST	POLZIN BERNARD H	0.249	21,800	107,200	129,000	96.42%	22,609	111,179	133,788	AV - Average	Yes 0.249
07490000	1125 LEWIS ST	PERICO ANGEL P	0.092	14,400	68,600	83,000	96.42%	14,934	71,146	86,081	AV - Average	Yes 0.092
11349005	217 CRAB TREE LN	ARREDONDO DAMAYYANTHY Y FARFAN	0.159	22,400	99,600	122,000	96.42%	23,231	103,297	126,528	AV - Average	Yes 0.159
10203001	3604 OSBORNE BLVD	TROSSEN ALVIN J	0.305	29,200	132,800	162,000	96.42%	30,284	137,729	168,013	VG - Very Good	No 0.000
22000187	3601 ST ANDREWS CT	JOHNSON EDWARD J IRRV TR	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739
07383004	1516 WESTWOOD CIR	PETERSON JEFFREY A	0.929	38,800	155,200	194,000	96.42%	40,240	160,960	201,200	GD - Good	No 0.000
11563005	216 CRAB TREE LN	ROGERS LORI A	0.156	21,200	154,800	176,000	96.42%	21,987	160,545	182,532	GD - Good	No 0.000
12304005	4409 WESTWAY AVE	RAGER JR RICHARD D	0.265	25,500	183,500	209,000	96.42%	26,446	190,311	216,757	EX - Excellent	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
07820000	2010 PROSPECT ST	WAWRZYNIAK MICHAEL JOHN	0.108	13,000	51,000	64,000	96.42%	13,482	52,893	66,375	AV - Average	Yes 0.108
08019018	1353 JEFFERSON ST	NELSON-ZUEHLKE JEANNE L	0.184	23,500	88,500	112,000	96.42%	24,372	91,785	116,157	AV - Average	Yes 0.184
08421002	1535 MARIA ST	SELLERS KAROLE L	0.287	29,400	136,600	166,000	96.42%	30,491	141,670	172,161	GD - Good	No 0.000
11326000	3408 OSBORNE BLVD	SCHROEDER DEAN J	0.100	17,500	97,500	115,000	96.42%	18,150	101,119	119,268	GD - Good	No 0.000
07999000	1200 HOWARD ST	TEJEDA JUAN M	0.126	15,700	91,300	107,000	96.42%	16,283	94,689	110,971	AV - Average	Yes 0.126
22000176	3621 ST ANDREWS CT	DUPART SR STEPHEN A	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.602
08419007	2504 W HIGH ST	SMALL MARY L	0.138	18,400	86,600	105,000	96.42%	19,083	89,814	108,897	AV - Average	Yes 0.138
22000068	3788 ST ANDREWS BLVD	HANSON SHAWN M	0.180	18,700	134,300	153,000	96.42%	19,394	139,284	158,679	GD - Good	No 0.000
22866030	3623 BYRON AVE	BENISH AMY L	0.188	25,600	130,400	156,000	96.42%	26,550	135,240	161,790	GD - Good	No 0.000
10242008	6 OREGON ST	WORTHINGTON JOSEPH W	0.178	18,100	103,900	122,000	96.42%	18,772	107,756	126,528	GD - Good	No 0.000
22000054	3801 ST ANDREWS BLVD	WOLF ROBERT S	0.158	24,400	127,600	152,000	96.42%	25,306	132,336	157,641	EX - Excellent	No 0.000
22865000	3514 POE AVE	ALVAREZ MERCEDES A	0.241	30,200	120,800	151,000	96.42%	31,321	125,283	156,604	GD - Good	No 0.000
11920002	300 PERRY AVE	FELIX ARTHUR	0.168	21,900	132,100	154,000	96.42%	22,713	137,003	159,716	GD - Good	No 0.000
08419002	2416 LAWN ST	DOMRZALSKI BRIAN J	0.142	13,000	101,000	114,000	96.42%	13,482	104,749	118,231	FR - Fair	Yes 0.142
22000160	1449 CRABAPPLE DR	HUNTER KEVIN	0.218	32,000	161,000	193,000	96.42%	33,188	166,975	200,163	VG - Very Good	No 0.000
22000059	3738 ST ANDREWS BLVD	SCZEPANSKI NICHOLAS	0.148	21,000	108,000	129,000	96.42%	21,779	112,008	133,788	VG - Very Good	No 0.000
08360000	2019 LAWN ST	WILSON PATRICIA A	0.107	13,200	62,800	76,000	96.42%	13,690	65,131	78,821	FR - Fair	Yes 0.107
22664084	1425 HARRINGTON DR	KAZANECKI WILLIAM T	0.243	28,100	179,900	208,000	96.42%	29,143	186,577	215,720	VG - Very Good	No 0.000
07537000	1942 PROSPECT ST	VEGA LISANDRA	0.092	12,500	49,500	62,000	96.42%	12,964	51,337	64,301	FR - Fair	Yes 0.092
07529000	1908 PROSPECT ST	BECERRA JESUS	0.090	12,100	44,900	57,000	96.42%	12,549	46,566	59,116	FR - Fair	Yes 0.090
07927001	1112 JEFFERSON ST	SANTIAGO NICHOLAS	0.430	18,700	73,300	92,000	96.42%	19,394	76,020	95,415	AV - Average	Yes 0.430
22869007	3421 SPRING ST	NELSON KAREN L	0.103	3,500	0	3,500	96.42%	3,630	0	3,630	AV - Average	Yes 0.103
07542000	1954 PROSPECT ST	COSEY DONTE H	0.092	12,500	87,500	100,000	96.42%	12,964	90,748	103,711	FR - Fair	Yes 0.092
12378016	224 OREGON ST	WESTERFIELD DANIEL H	0.201	25,200	143,800	169,000	96.42%	26,135	149,137	175,272	FA - Fair-Avg	Yes 0.201
07938000	1217 HOWARD ST	O'BRIEN RICHARD	0.126	15,600	50,400	66,000	96.42%	16,179	52,271	68,450	AV - Average	Yes 0.126
07487000	2113 HARRIET ST	PIGNOTTI CHRISTOPHER SCOTT	0.129	13,200	79,800	93,000	96.42%	13,690	82,762	96,452	AV - Average	Yes 0.129
11877008	4518 RIDGEWAY AVE	BAKER SCOTT D	0.170	17,900	150,100	168,000	96.42%	18,564	155,671	174,235	VG - Very Good	No 0.000
08007000	1305 JEFFERSON ST	DE LUCA JANET	0.318	32,100	90,900	123,000	96.42%	33,291	94,274	127,565	AV - Average	Yes 0.318
07996000	1210 HOWARD ST	KOTHLOW BONNIE	0.126	15,700	53,300	69,000	96.42%	16,283	55,278	71,561	AV - Average	Yes 0.126
22000104	1143 N OSBORNE BLVD	MICH RANDALL	0.294	31,000	205,000	236,000	96.42%	32,151	212,608	244,759	EX - Excellent	No 0.000
07778000	1108 HOWARD ST	RUNEK STEVEN P	0.110	13,200	65,800	79,000	96.42%	13,690	68,242	81,932	AV - Average	Yes 0.110
22869010	3821 SPRING ST	ALL SAINTS MEDICAL CENTER INC	1.474	355,300	1,792,700	2,148,000	96.42%	368,487	1,859,235	2,227,722	AV - Average	Yes 1.474
22664024	3905 VISTA DR	GILL HERNANDEZ JANET	0.248	28,800	166,200	195,000	96.42%	29,869	172,368	202,237	AG - Avg-Good	No 0.000
12378014	238 OREGON ST	ERICKSON ANDREW	0.201	25,200	184,800	210,000	96.42%	26,135	191,659	217,794	VG - Very Good	No 0.000
13120001	3550 OSBORNE BLVD	KRUSE CHRISTINA	0.305	28,400	112,600	141,000	96.42%	29,454	116,779	146,233	VG - Very Good	No 0.000
22664048	3932 SPRING ST	ROSS RAYMOND	1.031	52,600	113,400	166,000	96.42%	54,552	117,609	172,161	VG - Very Good	No 0.000
07945000	2501 PROSPECT ST	Pritchard Joseph F	0.127	13,200	62,800	76,000	96.42%	13,690	65,131	78,821	FR - Fair	Yes 0.127
13115027	4410 APPLE TREE LN	MILLER BRIAN J	0.215	26,900	168,100	195,000	96.42%	27,898	174,339	202,237	VG - Very Good	No 0.000
07803000	2402 HARRIET ST	DUBINSKY TERRANCE N	0.165	19,800	77,200	97,000	96.42%	20,535	80,065	100,600	FR - Fair	Yes 0.165
11563028	229 ECHO LN	VEGUILLA RICO M	0.156	21,600	152,400	174,000	96.42%	22,402	158,056	180,458	VG - Very Good	No 0.000
08141002	2512 WESTWOOD DR	MISSIONARY COMMUNITY OF ST PAUL THE APOSTLE AND	0.174	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.174
10693010	1117 N ILLINOIS ST	LANGDON JENNIFER C.	0.231	23,600	165,400	189,000	96.42%	24,476	171,539	196,015	EX - Excellent	No 0.000
07794000	1124 DAVID ST	RACINE HABITAT FOR HUMANITY INC	0.141	0	0	0	96.42%	0	0	0	GD - Good	No 0.000
22000159	1444 HICKORY WAY	GEORGIEVSKY ILIJA B	0.230	30,800	160,200	191,000	96.42%	31,943	166,146	198,089	AG - Avg-Good	No 0.000
11544000	304 BLAINE AVE	SWIECICHOWSKI DARLENE	0.185	29,700	97,300	127,000	96.42%	30,802	100,911	131,714	AG - Avg-Good	No 0.000
22606000	235 BLAINE AVE	STAYTON KATHLEEN C	0.108	10,700	89,300	100,000	96.42%	11,097	92,614	103,711	AV - Average	Yes 0.108
06312012	920 RIVERBROOK DR	HINOJOSA ARTHUR M	0.172	21,000	140,000	161,000	96.42%	21,779	145,196	166,975	AV - Average	Yes 0.172
12378007	207 ILLINOIS ST	NICKS MARGIA D	0.220	27,500	151,500	179,000	96.42%	28,521	157,123	185,643	VG - Very Good	No 0.000
07427005	2517 W HIGH ST	TRAPP JENNIFER	0.184	17,900	66,100	84,000	96.42%	18,564	68,553	87,118	AV - Average	Yes 0.184
06820023	2611 EISENHOWER DR	FLASCH SARAH A	0.135	16,200	68,800	85,000	96.42%	16,801	71,353	88,155	AG - Avg-Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
07559000	2106 PROSPECT ST	MUECKLER MAX G	0.109	13,000	63,000	76,000	96.42%	13,482	65,338	78,821	FR - Fair	Yes 0.109
22664012	1400 SPRING VALLEY DR	WEIMER TREVOR A	0.200	27,500	152,500	180,000	96.42%	28,521	158,160	186,681	GD - Good	No 0.000
22866014	139 MERRIE LN	HENDERSON ALVIN G	0.239	23,000	137,000	160,000	96.42%	23,854	142,085	165,938	GD - Good	No 0.000
22000014	3720 SPRING ST	RUDOLF JENNIFER	0.256	30,000	180,000	210,000	96.42%	31,113	186,681	217,794	AG - Avg-Good	No 0.000
13115025	7 OHIO ST	ALEIGHA STANFIELD TENNILLE	0.262	22,000	148,000	170,000	96.42%	22,817	153,493	176,309	AV - Average	Yes 0.262
06820020	2701 EISENHOWER DR	BROWN STUART M	0.135	16,200	70,800	87,000	96.42%	16,801	73,428	90,229	AV - Average	Yes 0.135
07494000	2116 PROSPECT ST	GEROU CRYSTAL J	0.156	18,900	67,100	86,000	96.42%	19,601	69,590	89,192	FR - Fair	Yes 0.156
10242007	12 OREGON ST	JENSEN JAY	0.178	18,100	104,900	123,000	96.42%	18,772	108,793	127,565	VG - Very Good	No 0.000
08018000	2621 PROSPECT ST	MUNDY ANGELIA J	0.127	13,200	76,800	90,000	96.42%	13,690	79,650	93,340	FR - Fair	Yes 0.127
06700012	2836 EISENHOWER DR	WITTBROT LISA M	0.138	16,500	69,500	86,000	96.42%	17,112	72,079	89,192	GD - Good	No 0.000
10489009	14 VIRGINIA ST	HUGASIAN PAUL D	0.185	27,400	163,600	191,000	96.42%	28,417	169,672	198,089	VG - Very Good	No 0.000
07780000	1101 JEFFERSON ST	MELBY RICHARD L	0.220	21,100	57,900	79,000	96.42%	21,883	60,049	81,932	AV - Average	Yes 0.220
08352000	2209 LAWN ST	BERNAL ALFREDO	0.104	13,200	55,800	69,000	96.42%	13,690	57,871	71,561	AV - Average	Yes 0.104
11686000	335 BLAINE AVE	DZIEKAN JOHN T	0.515	37,100	73,900	111,000	96.42%	38,477	76,643	115,120	VG - Very Good	No 0.000
10722004	320 MERRIE LN	JENSEN TYLER GREGORY	0.252	21,700	163,300	185,000	96.42%	22,505	169,361	191,866	VG - Very Good	No 0.000
22000072	1218 FAIRWAY DR	WILLIS ANTHONY J	0.306	25,000	130,000	155,000	96.42%	25,928	134,825	160,753	GD - Good	No 0.000
13124000	3536 OSBORNE BLVD	DUNN SHARON KAY	1.131	53,600	131,400	185,000	96.42%	55,589	136,277	191,866	GD - Good	No 0.000
07762000	1141 JEFFERSON ST	RODRIGUEZ RENE	0.110	13,200	76,800	90,000	96.42%	13,690	79,650	93,340	AV - Average	Yes 0.110
08392004	1300 JEFFERSON ST	STIMES KIMBERLY J	1.195	28,900	122,100	151,000	96.42%	29,973	126,632	156,604	AV - Average	Yes 1.195
11349006	209 CRAB TREE LN	GALLO LUIS R	0.164	23,100	127,900	151,000	96.42%	23,957	132,647	156,604	AV - Average	Yes 0.164
08011000	2525 PROSPECT ST	MONTANO-OLIVARES YAN CARLOS	0.159	16,500	55,500	72,000	96.42%	17,112	57,560	74,672	FR - Fair	Yes 0.159
08347000	2110 HARRIET ST	DANIELS MADELINE	0.112	13,200	82,800	96,000	96.42%	13,690	85,873	99,563	AV - Average	Yes 0.112
22000122	1411 HICKORY WAY	ROBEY CORINNE J	0.224	23,000	212,000	235,000	96.42%	23,854	219,868	243,722	VG - Very Good	No 0.000
07824000	1949 LAWN ST	SCHMALZ GARY	0.112	15,600	89,400	105,000	96.42%	16,179	92,718	108,897	FR - Fair	Yes 0.112
22594003	3433 SPRING ST	E AND K LAND LLC	0.756	4,700	29,300	34,000	96.42%	4,874	30,387	35,262	GD - Good	No 0.000
08365000	2021 W HIGH ST	REECE GARY	0.175	21,000	68,000	89,000	96.42%	21,779	70,524	92,303	FR - Fair	Yes 0.175
22000129	1505 CRABAPPLE DR	FRANCIS JR RALPH M	0.345	27,800	212,200	240,000	96.42%	28,832	220,076	248,907	VG - Very Good	No 0.000
08359000	2101 LAWN ST	MUNIZ RICHARD L	0.107	13,200	62,800	76,000	96.42%	13,690	65,131	78,821	FR - Fair	Yes 0.107
07799000	1100 DAVID ST	BYARS WASAN G	0.141	14,200	84,800	99,000	96.42%	14,727	87,947	102,674	AV - Average	Yes 0.141
06820018	2715 EISENHOWER DR	WINTERLE ERIC L	0.135	16,200	68,800	85,000	96.42%	16,801	71,353	88,155	FA - Fair-Avg	Yes 0.135
06700010	2822 EISENHOWER DR	MATTIE BRITTANY JO	0.150	20,800	70,200	91,000	96.42%	21,572	72,805	94,377	AG - Avg-Good	No 0.000
07489000	1129 LEWIS ST	PERICO ANGEL P	0.103	16,700	61,300	78,000	96.42%	17,320	63,575	80,895	AV - Average	Yes 0.103
12304002	4501 WESTWAY AVE	TYSON THOMAS E	0.251	26,100	181,900	208,000	96.42%	27,069	188,651	215,720	GD - Good	No 0.000
11920001	306 PERRY AVE	STURTEVANT RICHARD C	0.176	24,000	177,000	201,000	96.42%	24,891	183,569	208,460	VG - Very Good	No 0.000
11553000	338 BLAINE AVE	BACHMANN STEVEN W	0.173	18,300	99,700	118,000	96.42%	18,979	103,400	122,380	AG - Avg-Good	No 0.000
08120010	2606 WESTWOOD DR	ANDERSON THOMAS A/K/A	0.160	19,700	105,300	125,000	96.42%	20,431	109,208	129,639	AV - Average	Yes 0.160
22664044	1357 HARRINGTON DR	NANCY A CARLSON REV TRUST	0.236	27,300	162,700	190,000	96.42%	28,313	168,739	197,052	VG - Very Good	No 0.000
12209013	213 OHIO ST	SORENSEN RANDY R	0.210	19,500	144,500	164,000	96.42%	20,224	149,863	170,087	GD - Good	No 0.000
22866010	111 MERRIE LN	LARSEN TERRY L AND KAY E REV TRUST	0.216	31,200	128,800	160,000	96.42%	32,358	133,580	165,938	GD - Good	No 0.000
11563002	234 CRAB TREE LN	O CLAIRE ROBERTA J	0.169	22,800	136,200	159,000	96.42%	23,646	141,255	164,901	VG - Very Good	No 0.000
22866007	3617 SPRING ST	OTT CHAUNTE D	0.215	21,600	133,400	155,000	96.42%	22,402	138,351	160,753	GD - Good	No 0.000
08069022	1409 MARIA ST	HARMANN DANIEL	0.278	25,700	123,300	149,000	96.42%	26,654	127,876	154,530	GD - Good	No 0.000
22000193	3601 ST ANDREWS CT	NOONAN WALTER T	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739
11998001	31 OHIO ST	ORTEGA MARIBEL	0.237	21,900	138,100	160,000	96.42%	22,713	143,226	165,938	AG - Avg-Good	No 0.000
07633000	2314 HARRIET ST	GAA JAMIE J	0.137	16,600	85,400	102,000	96.42%	17,216	88,570	105,786	FR - Fair	Yes 0.137
10242010	1100 N OREGON ST	RODRIGUEZ CRISelda C	0.188	18,800	103,200	122,000	96.42%	19,498	107,030	126,528	VG - Very Good	No 0.000
07236000	407 HARVEY DR	HENDERSON MARK	0.139	17,000	92,000	109,000	96.42%	17,631	95,415	113,045	GD - Good	No 0.000
10888011	1123 N OREGON ST	ZAEHLER LYNETTE M	0.170	19,100	103,900	123,000	96.42%	19,809	107,756	127,565	VG - Very Good	No 0.000
22000017	1001 FAIRWAY DR	STRATHMAN CINDY	0.204	29,300	94,700	124,000	96.42%	30,387	98,215	128,602	VG - Very Good	No 0.000
22000137	1530 CRABAPPLE DR	DIXON MELISSA A	0.314	33,000	229,000	262,000	96.42%	34,225	237,499	271,724	VG - Very Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
10550012	130 OHIO ST	MAHNKE MICHAEL G	0.179	21,600	147,400	169,000	96.42%	22,402	152,871	175,272	GD - Good	No 0.000
08277000	1125 FAIRCHILD ST	MERCADO SERGIO	0.187	11,100	55,900	67,000	96.42%	11,512	57,975	69,487	GD - Good	No 0.000
22664041	1335 HARRINGTON DR	GRACEFFA JOSEPH M	0.236	27,300	147,700	175,000	96.42%	28,313	153,182	181,495	VG - Very Good	No 0.000
11558000	418 BLAINE AVE	STROPE SHERYL	0.204	18,500	127,500	146,000	96.42%	19,187	132,232	151,419	VG - Very Good	No 0.000
22000150	3826 RAVINE DR	GOTTSCHALK DANIEL	0.537	42,700	252,300	295,000	96.42%	44,285	261,664	305,949	EX - Excellent	No 0.000
22000009	3614 ST ANDREWS CT	TIERNY PATRICK S AND DAWN M REV TRUST	0.225	21,600	130,400	152,000	96.42%	22,402	135,240	157,641	GD - Good	No 0.000
11334000	458 BLAINE AVE	SHECKLER MICHAEL E	0.179	6,600	0	6,600	96.42%	6,845	0	6,845	AV - Average	Yes 0.179
07792000	1134 DAVID ST	THOMAS LINDA L	0.141	14,200	87,800	102,000	96.42%	14,727	91,059	105,786	AV - Average	Yes 0.141
08019004	1414 HOWARD ST	GEHRIG JAMIE	0.145	18,500	87,500	106,000	96.42%	19,187	90,748	109,934	AV - Average	Yes 0.145
22000145	1428 CRABAPPLE DR	OBOS ANTHONY R	0.222	29,300	143,700	173,000	96.42%	30,387	149,033	179,421	VG - Very Good	No 0.000
07606002	1522 JEFFERSON ST	DE ROSE ALFRED F	0.297	27,400	121,600	149,000	96.42%	28,417	126,113	154,530	AV - Average	Yes 0.297
10925010	4517 THOMAS ST	GARCIA JOSE M	0.194	25,200	140,800	166,000	96.42%	26,135	146,026	172,161	VG - Very Good	No 0.000
22866012	127 MERRIE LN	HAUPTMANN JOHN	0.243	22,800	141,200	164,000	96.42%	23,646	146,441	170,087	GD - Good	No 0.000
13115014	1122 N ILLINOIS ST	SUDA HELEN	0.222	29,700	140,300	170,000	96.42%	30,802	145,507	176,309	VG - Very Good	No 0.000
06820025	2601 EISENHOWER DR	KNOX JOY L	0.158	14,100	76,900	91,000	96.42%	14,623	79,754	94,377	GD - Good	No 0.000
07538000	1944 PROSPECT ST	FARRIS DIANA C	0.092	12,500	94,500	107,000	96.42%	12,964	98,007	110,971	AV - Average	Yes 0.092
08268000	1915 HARRIET ST	HABEEB FOUZIA	0.084	13,200	29,800	43,000	96.42%	13,690	30,906	44,596	FR - Fair	Yes 0.084
08141008	2320 WESTWOOD DR	LARSON RANDALL L	0.531	52,800	119,200	172,000	96.42%	54,760	123,624	178,384	AV - Average	Yes 0.531
07606003	1514 JEFFERSON ST	NAEVE KEITH L	0.295	24,100	133,900	158,000	96.42%	24,994	138,870	163,864	AV - Average	Yes 0.295
22866003	3716 OSBORNE BLVD	SMITH-HENDERSON BRENDA L REV TRUST	0.248	28,800	140,200	169,000	96.42%	29,869	145,403	175,272	GD - Good	No 0.000
22664029	1328 HARRINGTON DR	PFEIFFER GLENN J AND SUZANNE M TRUST	0.230	26,700	193,300	220,000	96.42%	27,691	200,474	228,165	EX - Excellent	No 0.000
07542001	1950 PROSPECT ST	HPH HOMES LLC	0.138	18,800	84,200	103,000	96.42%	19,498	87,325	106,823	FR - Fair	Yes 0.138
11349016	101 CRAB TREE LN	HOLTZ TIMOTHY C	0.189	15,100	142,900	158,000	96.42%	15,660	148,204	163,864	VG - Very Good	No 0.000
22858000	3624 POE AVE	JOHNSON MICHAEL H LIFE TENANT	0.230	28,800	105,200	134,000	96.42%	29,869	109,104	138,973	GD - Good	No 0.000
07606001	1532 JEFFERSON ST	FALUCO ALDO P	0.297	27,400	120,600	148,000	96.42%	28,417	125,076	153,493	AV - Average	Yes 0.297
07569000	2209 PROSPECT ST	YOUNG EDNA J	0.127	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	FR - Fair	Yes 0.127
22000016	3734 SPRING ST	KROGH BRIAN M	0.171	22,600	109,400	132,000	96.42%	23,439	113,460	136,899	AG - Avg-Good	No 0.000
22000069	3800 ST ANDREWS BLVD	GARCIA EMERICK	0.169	20,400	91,600	112,000	96.42%	21,157	95,000	116,157	VG - Very Good	No 0.000
08348000	2112 HARRIET ST	MARTINEZ FELIX G	0.111	13,200	78,800	92,000	96.42%	13,690	81,725	95,415	AV - Average	Yes 0.111
22866020	3508 BYRON AVE	BROWN-TUCKER SHIRLEY A	0.165	22,800	151,200	174,000	96.42%	23,646	156,812	180,458	VG - Very Good	No 0.000
22000029	3818 SPRING ST	PEDRAZA ANGELA	0.183	24,500	87,500	112,000	96.42%	25,409	90,748	116,157	AG - Avg-Good	No 0.000
07566000	1109 RESCHKE AVE	LOPEZ JESUS	0.083	15,000	60,000	75,000	96.42%	15,557	62,227	77,784	AV - Average	Yes 0.083
12488001	30 ILLINOIS ST	DZIEKAN LEAH M	0.169	21,700	196,300	218,000	96.42%	22,505	203,586	226,091	AG - Avg-Good	No 0.000
06452003	314 GRAHAM ST	CHASE SUSAN L	0.139	17,700	87,300	105,000	96.42%	18,357	90,540	108,897	AG - Avg-Good	No 0.000
08279000	1839 STATE ST	LEVONIAN JOYCE	0.705	49,500	92,500	142,000	96.42%	51,337	95,933	147,270	AV - Average	Yes 0.705
22664092	3910 FRANCES DR	MALINOWSKI RODNEY W	0.616	39,700	232,300	272,000	96.42%	41,173	240,922	282,095	VG - Very Good	No 0.000
11676012	122 ECHO LN	BARTH GLEN L	0.164	23,100	140,900	164,000	96.42%	23,957	146,129	170,087	GD - Good	No 0.000
11349019	4812 RIDGEWAY AVE	BURNETTE COUSSETTE AND WASHINGTON LLC	0.140	20,800	157,200	178,000	96.42%	21,572	163,034	184,606	FA - Fair-Avg	Yes 0.140
12209035	116 VIRGINIA ST	TARKINGTON THERESE L	0.199	26,000	182,000	208,000	96.42%	26,965	188,755	215,720	EX - Excellent	No 0.000
11349003	229 CRAB TREE LN	OLSON RICHARD H	0.159	22,400	141,600	164,000	96.42%	23,231	146,855	170,087	VG - Very Good	No 0.000
06820005	2853 EISENHOWER DR	LUKOWICZ JOSEPH ANDREW	0.138	16,500	73,500	90,000	96.42%	17,112	76,228	93,340	AV - Average	Yes 0.138
08004000	1221 JEFFERSON ST	KIDD JOHN D	0.209	23,200	76,800	100,000	96.42%	24,061	79,650	103,711	AV - Average	Yes 0.209
22664081	3901 FRANCES DR	LARSEN GARY A	0.275	32,400	225,600	258,000	96.42%	33,603	233,973	267,576	EX - Excellent	No 0.000
07383003	1524 WESTWOOD CIR	HUCK ARDAN J	0.812	38,800	148,200	187,000	96.42%	40,240	153,700	193,940	GD - Good	No 0.000
22866011	119 MERRIE LN	SPRANGER PETER TIMOTHY Z	0.200	21,900	137,100	159,000	96.42%	22,713	142,188	164,901	VG - Very Good	No 0.000
07629000	1101 HOWARD ST	LOU ENTERPRISES LLC	0.110	13,200	57,800	71,000	96.42%	13,690	59,945	73,635	AV - Average	Yes 0.110
12378019	200 OREGON ST	SOWA KASIMER ROBERT	0.230	28,800	155,200	184,000	96.42%	29,869	160,960	190,829	GD - Good	No 0.000
22664017	1321 SPRING VALLEY DR	NOLL ADAM J	0.192	26,500	131,500	158,000	96.42%	27,484	136,381	163,864	VG - Very Good	No 0.000
10203008	3662 OSBORNE BLVD	DE PELECYN GARY J.	0.285	27,300	141,700	169,000	96.42%	28,313	146,959	175,272	VG - Very Good	No 0.000
07785000	1306 ORANGE ST	MENTCH THOMAS L	0.113	13,200	77,800	91,000	96.42%	13,690	80,688	94,377	AV - Average	Yes 0.113

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	Acres
22664078	1436 HARRINGTON DR	HOHENSTEIN SR DAVID C	0.249	28,800	179,200	208,000	96.42%	29,869	185,851	215,720	VG - Very Good	No	0.000
11920008	216 PERRY AVE	CORKERY KYLE	0.195	21,800	177,200	199,000	96.42%	22,609	183,777	206,386	GD - Good	No	0.000
11563023	149 ECHO LN	TOTSCH JULIE	0.164	23,100	178,900	202,000	96.42%	23,957	185,540	209,497	GD - Good	No	0.000
10242016	1130 N OREGON ST	BEDNAR SELMA J LIFE TENANT	0.178	18,100	107,900	126,000	96.42%	18,772	111,905	130,676	VG - Very Good	No	0.000
10722001	300 MERRIE LN	TANDR LLC	0.272	23,600	92,400	116,000	96.42%	24,476	95,829	120,305	AG - Avg-Good	No	0.000
10242017	4401 APPLE TREE LN	BORN EARL H	0.218	19,600	133,400	153,000	96.42%	20,327	138,351	158,679	VG - Very Good	No	0.000
22664057	1424 SPRING VALLEY DR	TOWER JACOB	0.179	24,700	173,300	198,000	96.42%	25,617	179,732	205,349	VG - Very Good	No	0.000
22000175	3619 ST ANDREWS CT	MATSON SHARON J	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes	0.602
11349027	4924 RIDGEWAY AVE	RODRIGUEZ VERONICA	0.140	20,600	147,400	168,000	96.42%	21,365	152,871	174,235	VG - Very Good	No	0.000
11563020	129 ECHO LN	COLEMAN BARBARA A	0.159	22,400	191,600	214,000	96.42%	23,231	198,711	221,943	VG - Very Good	No	0.000
11676001	4900 WESTWAY AVE	CZERWINSKI KRISTIN	0.201	27,200	167,800	195,000	96.42%	28,210	174,028	202,237	VG - Very Good	No	0.000
11666017	4518 WESTWAY AVE	RAEJEAN JUNE	0.148	20,600	140,400	161,000	96.42%	21,365	145,611	166,975	GD - Good	No	0.000
11542007	4523 WESTWAY AVE	JARDINA JOSEPH A	0.209	22,000	159,000	181,000	96.42%	22,817	164,901	187,718	VG - Very Good	No	0.000
07350003	3010 SPRING ST	IVEY JERMAINE	0.420	44,700	60,300	105,000	96.42%	46,359	62,538	108,897	AV - Average	Yes	0.420
22000144	1436 CRABAPPLE DR	LEE GARY J	0.220	28,800	178,200	207,000	96.42%	29,869	184,814	214,683	GD - Good	No	0.000
22000167	3619 ST ANDREWS CT	HANSEN KYLE P	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes	0.602
11691000	413 BLAINE AVE	VENTURA RYAN L	0.154	18,200	81,800	100,000	96.42%	18,875	84,836	103,711	AG - Avg-Good	No	0.000
22000100	1119 N OSBORNE BLVD	DUSTMAN LINDA A REV TRUST	0.199	28,000	158,000	186,000	96.42%	29,039	163,864	192,903	VG - Very Good	No	0.000
07688000	1901 PROSPECT ST	LEXA PROPERTIES LLC	0.092	12,500	70,500	83,000	96.42%	12,964	73,117	86,081	FR - Fair	Yes	0.092
22000196	3601 ST ANDREWS CT	KILLBERG LIVING TRUST	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes	0.739
12209027	206 VIRGINIA ST	ROMERO JR TRINO	0.141	18,400	147,600	166,000	96.42%	19,083	153,078	172,161	VG - Very Good	No	0.000
07570000	2213 PROSPECT ST	LOU ENTERPRISES LLC	0.127	13,200	64,800	78,000	96.42%	13,690	67,205	80,895	FR - Fair	Yes	0.127
06820014	2813 EISENHOWER DR	SWOPE JOAN	0.165	15,200	74,800	90,000	96.42%	15,764	77,576	93,340	AV - Average	Yes	0.165
10242012	1110 N OREGON ST	FEEST ZACHERY R	0.178	18,100	96,900	115,000	96.42%	18,772	100,496	119,268	AG - Avg-Good	No	0.000
12425004	51 ILLINOIS ST	BROOKS GREGORY J	0.194	24,100	166,900	191,000	96.42%	24,994	173,094	198,089	VG - Very Good	No	0.000
22000084	1122 N OSBORNE BLVD	SYRETTE DONNA	0.199	28,000	108,000	136,000	96.42%	29,039	112,008	141,048	AG - Avg-Good	No	0.000
11676014	108 ECHO LN	MAGEE KAREN L	0.162	22,800	138,200	161,000	96.42%	23,646	143,329	166,975	AG - Avg-Good	No	0.000
11349023	4900 RIDGEWAY AVE	HELT DAVID L	0.140	20,600	115,400	136,000	96.42%	21,365	119,683	141,048	VG - Very Good	No	0.000
07568000	2210 PROSPECT ST	DAWN'S RANDOLPH LLC	0.105	16,300	64,700	81,000	96.42%	16,905	67,101	84,006	FR - Fair	Yes	0.105
13128000	3514 OSBORNE BLVD	POLACHEK BRUCE G	0.110	18,000	145,000	163,000	96.42%	18,668	150,382	169,050	VG - Very Good	No	0.000
10219003	1201 N ILLINOIS ST	JANZEN LANCE M	0.343	31,300	164,700	196,000	96.42%	32,462	170,813	203,274	VG - Very Good	No	0.000
08354000	2201 LAWN ST	HERNANDEZ JOSE RIVERA	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	FR - Fair	Yes	0.110
10888007	1101 N OREGON ST	SHAWHAN LAUREN	0.170	19,100	114,900	134,000	96.42%	19,809	119,164	138,973	FA - Fair-Avg	Yes	0.170
11676004	222 ECHO LN	TOSCANO MARIE E	0.177	21,100	149,900	171,000	96.42%	21,883	155,463	177,347	VG - Very Good	No	0.000
07746000	2801 W HIGH ST	JACOBS DAVID S	0.101	12,900	78,100	91,000	96.42%	13,379	80,999	94,377	AV - Average	Yes	0.101
22664020	1343 SPRING VALLEY DR	DOMBROWSKI KAREN L	0.190	26,100	143,900	170,000	96.42%	27,069	149,241	176,309	VG - Very Good	No	0.000
11666008	147 VIRGINIA ST	ZELESKI JR NICHOLAS J	0.162	21,400	136,600	158,000	96.42%	22,194	141,670	163,864	GD - Good	No	0.000
22664028	1334 HARRINGTON DR	CHIAPPETTA WILLIAM D	0.230	26,700	160,300	187,000	96.42%	27,691	166,249	193,940	VG - Very Good	No	0.000
08422001	2319 NORTHWESTERN AVISHREE SWAMINARAYAN AGYNA UPASANA SATSANG MANDAL INC		1.257	0	0	0	96.42%	0	0	0	FR - Fair	Yes	1.257
10925011	4509 THOMAS ST	WEIL JEREMY	0.167	22,000	157,000	179,000	96.42%	22,817	162,827	185,643	GD - Good	No	0.000
22000101	1127 N OSBORNE BLVD	MC INTOSH ANDREW L	0.199	28,000	163,000	191,000	96.42%	29,039	169,050	198,089	EX - Excellent	No	0.000
11563009	142 CRAB TREE LN	DAVID DONALD R	0.164	22,400	153,600	176,000	96.42%	23,231	159,301	182,532	VG - Very Good	No	0.000
12378008	217 ILLINOIS ST	CLARKE JOHN D	0.270	33,800	175,200	209,000	96.42%	35,054	181,702	216,757	VG - Very Good	No	0.000
08016000	2613 PROSPECT ST	GARCIA REYES	0.127	13,200	58,800	72,000	96.42%	13,690	60,982	74,672	FR - Fair	Yes	0.127
22664083	1419 HARRINGTON DR	GANZEL RICHARD J AND NANCY J ULT REV LV T	0.243	28,100	151,900	180,000	96.42%	29,143	157,538	186,681	VG - Very Good	No	0.000
11666015	231 VIRGINIA ST	PILIOURAS DEAN	0.162	21,500	157,500	179,000	96.42%	22,298	163,346	185,643	AG - Avg-Good	No	0.000
07427009	2600 LAWN ST	GARCIA JESUS	0.275	25,000	92,000	117,000	96.42%	25,928	95,415	121,342	AV - Average	Yes	0.275
07427015	2427 W HIGH ST	CRUZ JR GEORGE	0.139	13,300	70,700	84,000	96.42%	13,794	73,324	87,118	AV - Average	Yes	0.139
22664026	1350 HARRINGTON DR	HUMPHREY JEFFREY	0.230	26,700	173,300	200,000	96.42%	27,691	179,732	207,423	GD - Good	No	0.000
06312009	2916 WATERVIEW CIR	OHRWALL II JEFFREY	0.207	26,100	102,900	129,000	96.42%	27,069	106,719	133,788	GD - Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
10489010	18 VIRGINIA ST	LARSON JUDITH A LIFE TENANT	0.185	27,400	191,600	219,000	96.42%	28,417	198,711	227,128	EX - Excellent	No 0.000
12209024	220 VIRGINIA ST	MILLER SR PAUL J	0.288	30,100	187,900	218,000	96.42%	31,217	194,874	226,091	EX - Excellent	No 0.000
08416000	2417 HOMESTEAD ST	PETERSEN THOMAS H	0.207	20,500	90,500	111,000	96.42%	21,261	93,859	115,120	AV - Average	Yes 0.207
11690000	409 BLAINE AVE	HELD JR DENNIS R	0.214	22,100	75,900	98,000	96.42%	22,920	78,717	101,637	AV - Average	Yes 0.214
07558000	2104 PROSPECT ST	BERGEMANN ERIC J	0.096	12,800	60,200	73,000	96.42%	13,275	62,434	75,709	AV - Average	Yes 0.096
06312008	2922 WATERVIEW CIR	TARWID CHRISTOPHER A	0.322	25,800	155,200	181,000	96.42%	26,758	160,960	187,718	AG - Avg-Good	No 0.000
22866018	3524 BYRON AVE	LITRENTA DANNY A	0.171	26,700	157,300	184,000	96.42%	27,691	163,138	190,829	EX - Excellent	No 0.000
08002000	1213 JEFFERSON ST	STEINER JILL K	0.211	23,500	93,500	117,000	96.42%	24,372	96,970	121,342	AV - Average	Yes 0.211
08385008	2223 LAWN ST	RODRIGUEZ NELLY L	0.190	23,500	70,500	94,000	96.42%	24,372	73,117	97,489	AV - Average	Yes 0.190
17722008	1582 MARIA ST	GREENQUIST MICHAEL B	0.275	29,000	197,000	226,000	96.42%	30,076	204,312	234,388	GD - Good	No 0.000
11920007	222 PERRY AVE	KOWALSKI RYAN R	0.190	22,500	156,500	179,000	96.42%	23,335	162,308	185,643	AG - Avg-Good	No 0.000
22000052	3767 ST ANDREWS BLVD	SALINAS ERNEST M	0.170	24,600	160,400	185,000	96.42%	25,513	166,353	191,866	VG - Very Good	No 0.000
07427014	2500 LAWN ST	SHISLER COREY	0.504	36,900	115,100	152,000	96.42%	38,270	119,372	157,641	AV - Average	Yes 0.504
07348001	216 GRAHAM ST	FOX DAN M	0.137	17,400	134,600	152,000	96.42%	18,046	139,596	157,641	GD - Good	No 0.000
08371000	2208 HARRIET ST	GENELIN MICHAEL JACOB	0.113	13,600	46,400	60,000	96.42%	14,105	48,122	62,227	FR - Fair	Yes 0.113
22664080	1504 HARRINGTON DR	VEASEY JR VELBERT	0.249	28,800	189,200	218,000	96.42%	29,869	196,222	226,091	VG - Very Good	No 0.000
13115026	1 OHIO ST	CRANE PEGGY	0.262	22,000	154,000	176,000	96.42%	22,817	159,716	182,532	AG - Avg-Good	No 0.000
06820016	2805 EISENHOWER DR	MARINELLO ANTHONY W	0.138	16,500	67,500	84,000	96.42%	17,112	70,005	87,118	AV - Average	Yes 0.138
07621000	1133 HOWARD ST	BALLARD SCOTT	0.110	13,200	61,800	75,000	96.42%	13,690	64,094	77,784	AV - Average	Yes 0.110
08120006	1500 JEFFERSON ST	ELLIS MICHAEL C	0.166	20,400	102,600	123,000	96.42%	21,157	106,408	127,565	AV - Average	Yes 0.166
22000086	1114 N OSBORNE BLVD	BASS CHRISTOPHER A	0.223	31,500	145,500	177,000	96.42%	32,669	150,900	183,569	AG - Avg-Good	No 0.000
07773000	1115 JEFFERSON ST	LOU ENTERPRISES LLC	0.152	18,200	91,800	110,000	96.42%	18,875	95,207	114,083	AV - Average	Yes 0.152
22664027	1342 HARRINGTON DR	SCHROEDER JASON T	0.230	26,700	168,300	195,000	96.42%	27,691	174,546	202,237	EX - Excellent	No 0.000
08364000	2015 W HIGH ST	TATE JOHN N	0.246	20,100	85,900	106,000	96.42%	20,846	89,088	109,934	FR - Fair	Yes 0.246
17722010	1596 MARIA ST	ANDERS JOSEPH H IRRV TR	0.769	52,400	180,600	233,000	96.42%	54,345	187,303	241,648	GD - Good	No 0.000
22000189	3603 ST ANDREWS CT	RUIZ MORA MARIA LORENA	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739
08421003	1517 MARIA ST	ROBINSON LATASHA R	0.318	32,500	84,500	117,000	96.42%	33,706	87,636	121,342	GD - Good	No 0.000
22664018	1329 SPRING VALLEY DR	TESSMANN JOHN H	0.190	26,100	188,900	215,000	96.42%	27,069	195,911	222,980	GD - Good	No 0.000
07769000	1127 JEFFERSON ST	SULLIVAN PATRICK D	0.110	13,200	108,800	122,000	96.42%	13,690	112,838	126,528	AV - Average	Yes 0.110
10693017	23 ILLINOIS ST	BUCOLT ASHLEY	0.248	32,200	172,800	205,000	96.42%	33,395	179,213	212,608	VG - Very Good	No 0.000
12548001	4501 RIDGEWAY AVE	SCHROEDER WILLIAM R	0.214	27,000	133,000	160,000	96.42%	28,002	137,936	165,938	AG - Avg-Good	No 0.000
08069004	1406 JEFFERSON ST	HAGEN KATHLEEN M	0.276	25,700	97,300	123,000	96.42%	26,654	100,911	127,565	AV - Average	Yes 0.276
22605000	231 BLAINE AVE	STALLMAN DEBRA	0.109	18,900	70,100	89,000	96.42%	19,601	72,702	92,303	GD - Good	No 0.000
06820006	2849 EISENHOWER DR	HELLER THERESE E REV TRUST	0.137	16,500	129,500	146,000	96.42%	17,112	134,306	151,419	AG - Avg-Good	No 0.000
07536000	1938 PROSPECT ST	SHIRLEY A AND WILLIAM C SCOTT SR REV TRUST	0.092	12,500	79,500	92,000	96.42%	12,964	82,451	95,415	FR - Fair	Yes 0.092
08261000	1926 HARRIET ST	HERNANDEZ JUAN	0.079	10,500	62,500	73,000	96.42%	10,890	64,820	75,709	FR - Fair	Yes 0.079
07694000	1925 PROSPECT ST	SPANG RICHARD L	0.092	12,500	50,500	63,000	96.42%	12,964	52,374	65,338	PR - Poor	Yes 0.092
08421001	1527 MARIA ST	PERSON BARBARA	0.321	30,800	110,200	141,000	96.42%	31,943	114,290	146,233	GD - Good	No 0.000
07532000	1922 PROSPECT ST	FARLEY LEROY M	0.092	14,600	61,400	76,000	96.42%	15,142	63,679	78,821	FR - Fair	Yes 0.092
07740001	1531 JEFFERSON ST	DE GROOT CLYDE T	0.175	24,100	94,900	119,000	96.42%	24,994	98,422	123,417	AV - Average	Yes 0.175
07616000	2405 HARRIET ST	CLINE WILLIAM E	0.101	12,900	50,100	63,000	96.42%	13,379	51,959	65,338	FR - Fair	Yes 0.101
07427016	2501 W HIGH ST	BARRON ISAIAS	0.138	13,400	80,600	94,000	96.42%	13,897	83,591	97,489	AV - Average	Yes 0.138
08386000	2301 PROSPECT ST	RAMIREZ MICHELLE	0.127	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	FR - Fair	Yes 0.127
06700017	2860 EISENHOWER DR	ARNOLD VICTORIA L	0.139	17,900	76,100	94,000	96.42%	18,564	78,924	97,489	AV - Average	Yes 0.139
06452014	213 BELMONT AVE	BELMONT STREET LLC	0.135	16,200	85,800	102,000	96.42%	16,801	88,984	105,786	AV - Average	Yes 0.135
22000192	3603 ST ANDREWS CT	DURGOM JR RICHARD T	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
12209023	226 VIRGINIA ST	CHRISTMAN TIMOTHY L	0.179	23,400	177,600	201,000	96.42%	24,268	184,192	208,460	VG - Very Good	No 0.000
08343000	2012 HARRIET ST	HINOJOSA ESMERALDA J	0.114	13,200	36,800	50,000	96.42%	13,690	38,166	51,856	FR - Fair	Yes 0.114
07940000	2401 PROSPECT ST	EEW INVESTMENT PROPERTIES LLC	0.158	16,500	67,500	84,000	96.42%	17,112	70,005	87,118	FR - Fair	Yes 0.158
07602000	1954 LAWN ST	DREA DONALD J	0.094	14,500	85,500	100,000	96.42%	15,038	88,673	103,711	FR - Fair	Yes 0.094

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
22000118	3719 RAVINE DR	PINCIKOWSKI LEONARD AND RUTH REV TRUST	0.339	29,400	174,600	204,000	96.42%	30,491	181,080	211,571	GD - Good	No 0.000
07927002	1106 JEFFERSON ST	TORRES VALENZUELA RUBEN	0.427	18,700	98,300	117,000	96.42%	19,394	101,948	121,342	GD - Good	No 0.000
11693000	421 BLAINE AVE	GRT LLC	0.111	18,000	72,000	90,000	96.42%	18,668	74,672	93,340	VG - Very Good	No 0.000
22000161	1439 CRABAPPLE DR	REECE MORRIS S	0.185	27,800	181,200	209,000	96.42%	28,832	187,925	216,757	AG - Avg-Good	No 0.000
22664060	1444 SPRING VALLEY DR	NORTHERN TRUST COMPANY NOT INDIVIDUALLY BUT SOLELY	0.179	24,700	179,300	204,000	96.42%	25,617	185,955	211,571	VG - Very Good	No 0.000
22000058	3730 ST ANDREWS BLVD	TREHUS RICHARD H AND ELSIE L FAMILY TRUST	0.198	25,200	149,800	175,000	96.42%	26,135	155,360	181,495	AG - Avg-Good	No 0.000
22869009	3821 SPRING ST	WHEATON FRANCISCAN HEALTHCARE-ALL SAINTS INC	1.474	50,700	344,300	395,000	96.42%	52,582	357,079	409,660	AV - Average	Yes 1.474
10550010	142 OHIO ST	SORENSEN PAMELA	0.179	22,300	150,700	173,000	96.42%	23,128	156,293	179,421	AG - Avg-Good	No 0.000
22000080	1158 N OSBORNE BLVD	WERWIE GRACE	0.238	34,600	158,400	193,000	96.42%	35,884	164,279	200,163	EX - Excellent	No 0.000
07427012	2510 LAWN ST	ROY SUSAN E	0.184	16,600	80,400	97,000	96.42%	17,216	83,384	100,600	AV - Average	Yes 0.184
07625000	1119 HOWARD ST	DOLEZAL JOSEPH E	0.165	19,800	87,200	107,000	96.42%	20,535	90,436	110,971	AV - Average	Yes 0.165
12034002	100 PERRY AVE	NELSON VIRGINIA M	0.149	23,100	119,900	143,000	96.42%	23,957	124,350	148,307	GD - Good	No 0.000
11349015	107 CRAB TREE LN	WIELGAT DOUGLAS G	0.149	21,000	128,000	149,000	96.42%	21,779	132,751	154,530	AG - Avg-Good	No 0.000
11666009	201 VIRGINIA ST	MERONEK ALFRED R	0.145	19,800	125,200	145,000	96.42%	20,535	129,847	150,382	AV - Average	Yes 0.145
07502000	1110 LEWIS ST	LOPEZ JOSE	0.091	14,300	55,700	70,000	96.42%	14,831	57,767	72,598	AV - Average	Yes 0.091
07636000	1138 RODE AVE	JONES LUCILLE G	0.096	12,600	89,400	102,000	96.42%	13,068	92,718	105,786	AV - Average	Yes 0.096
11563027	223 ECHO LN	LEE LORRAINE	0.197	27,600	185,400	213,000	96.42%	28,624	192,281	220,905	EX - Excellent	No 0.000
08385009	2220 HARRIET ST	MITCHELL LOUIS	0.131	13,200	79,800	93,000	96.42%	13,690	82,762	96,452	FR - Fair	Yes 0.131
08390000	2317 PROSPECT ST	FLORES MARIA I	0.130	13,600	68,400	82,000	96.42%	14,105	70,939	85,043	FR - Fair	Yes 0.130
22000089	1044 N OSBORNE BLVD	SMITH STEPHEN AND JERILYN REV TRUST	0.283	30,100	171,900	202,000	96.42%	31,217	178,280	209,497	VG - Very Good	No 0.000
08252000	1909 STATE ST	KROLIKOWSKI MARIA	0.091	13,000	41,000	54,000	96.42%	13,482	42,522	56,004	FR - Fair	Yes 0.091
22664067	1411 SPRING VALLEY DR	ABROMAITIS MELISSA A	0.205	28,300	176,700	205,000	96.42%	29,350	183,258	212,608	GD - Good	No 0.000
07508000	2207 HARRIET ST	FINE DAVID A	0.093	11,700	50,300	62,000	96.42%	12,134	52,167	64,301	AV - Average	Yes 0.093
07626000	1113 HOWARD ST	MARQUARDT KURT D	0.165	19,800	77,200	97,000	96.42%	20,535	80,065	100,600	FR - Fair	Yes 0.165
12209001	4621 RIDGEWAY AVE	BINDER BEVERLY	0.218	19,700	145,300	165,000	96.42%	20,431	150,693	171,124	VG - Very Good	No 0.000
11349022	4828 RIDGEWAY AVE	ROMNEK DONALD	0.139	20,600	143,400	164,000	96.42%	21,365	148,722	170,087	GD - Good	No 0.000
11561000	430 BLAINE AVE	CHRISTMAN CHARITY	0.110	18,000	58,000	76,000	96.42%	18,668	60,153	78,821	GD - Good	No 0.000
12425010	72 OREGON ST	DEROSIER KAREN L	0.202	25,200	182,800	208,000	96.42%	26,135	189,585	215,720	AG - Avg-Good	No 0.000
08019000	2627 PROSPECT ST	RACINE, CITY OF (PT LINCOLN PARK)	1.852	0	0	0	96.42%	0	0	0	AV - Average	Yes 1.852
07236001	403 HARVEY DR	HENDERSON MARK	0.135	8,400	0	8,400	96.42%	8,712	0	8,712	AV - Average	Yes 0.135
07353054	320 WEST BLVD	RACINE, CITY OF (MAPLE GROVE PARK)	2.956	0	0	0	96.42%	0	0	0	AV - Average	Yes 2.956
10925003	4501 THOMAS ST	GRACEFFA MICHAEL	0.199	25,000	174,000	199,000	96.42%	25,928	180,458	206,386	AV - Average	Yes 0.199
11542005	4605 WESTWAY AVE	HANSEN PEDER G	0.159	18,800	123,200	142,000	96.42%	19,498	127,773	147,270	EX - Excellent	No 0.000
12209004	121 OHIO ST	WDOWICKI WILLIAM E	0.231	21,900	155,100	177,000	96.42%	22,713	160,856	183,569	GD - Good	No 0.000
11563003	228 CRAB TREE LN	BARNES STEPHEN J REV TRUST	0.174	23,500	152,500	176,000	96.42%	24,372	158,160	182,532	GD - Good	No 0.000
10550015	112 OHIO ST	KOZLIK RYAN A	0.179	21,600	138,400	160,000	96.42%	22,402	143,537	165,938	AV - Average	Yes 0.179
11676013	116 ECHO LN	HENDERSON CODY ANDREW	0.159	22,400	165,600	188,000	96.42%	23,231	171,746	194,978	GD - Good	No 0.000
22869005	3801 SPRING ST	ALL SAINTS MEDICAL CENTER INC	42.230	2,098,700	27,762,300	29,861,000	96.42%	2,176,592	28,792,684	30,969,277	GD - Good	No 0.000
07350001	2607 SPRING ST	FOX LOIS C	0.348	22,200	118,800	141,000	96.42%	23,024	123,209	146,233	AG - Avg-Good	No 0.000
08376002	2303 LAWN ST	VAUGHN VERNON T.	0.137	18,700	113,300	132,000	96.42%	19,394	117,505	136,899	AV - Average	Yes 0.137
11349020	4818 RIDGEWAY AVE	VAN OFFEREN JEREMIAH R	0.139	20,600	174,400	195,000	96.42%	21,365	180,873	202,237	GD - Good	No 0.000
11349009	143 CRAB TREE LN	ANDERSON MARK	0.161	22,800	152,200	175,000	96.42%	23,646	157,849	181,495	AV - Average	Yes 0.161
22000074	1206 FAIRWAY DR	NIELSEN LAWRENCE LIFE TENANT	0.220	21,800	153,200	175,000	96.42%	22,609	158,886	181,495	VG - Very Good	No 0.000
22664061	1504 SPRING VALLEY DR	CHRISTENSEN JON K	0.179	24,700	214,300	239,000	96.42%	25,617	222,254	247,870	EX - Excellent	No 0.000
08412000	2400 W HIGH ST	YOCO DEBORAH L LIFE TENANT	0.256	20,100	92,900	113,000	96.42%	20,846	96,348	117,194	AV - Average	Yes 0.256
22000126	1445 HICKORY WAY	PEYTON MICHAEL J	0.286	37,400	163,600	201,000	96.42%	38,788	169,672	208,460	VG - Very Good	No 0.000
22000044	3721 ST ANDREWS BLVD	O'BRIEN CARY R	0.276	25,300	163,700	189,000	96.42%	26,239	169,776	196,015	VG - Very Good	No 0.000
08069010	1334 JEFFERSON ST	JENSEN BARRY A	0.175	21,700	84,300	106,000	96.42%	22,505	87,429	109,934	GD - Good	No 0.000
08270001	1923 HARRIET ST	TREJO VIDAL	0.100	800	0	800	96.42%	830	0	830	AV - Average	Yes 0.100
22664016	1313 SPRING VALLEY DR	JAYMA GLOCELLER C	0.192	26,500	130,500	157,000	96.42%	27,484	135,343	162,827	VG - Very Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
07968001	2511 WESTWOOD DR	SACRED HEART CONGREGATION	1.601	0	0	0	96.42%	0	0	0	AV - Average	Yes 1.601
07353021	2908 SPRING ST	NIELSEN JAMES REV TRUST	0.354	21,700	105,300	127,000	96.42%	22,505	109,208	131,714	VG - Very Good	No 0.000
22000157	1434 HICKORY WAY	COOK SCOTT A	0.217	32,300	174,700	207,000	96.42%	33,499	181,184	214,683	GD - Good	No 0.000
10722015	345 MERRIE LN	VALENTE JULIE M	0.371	22,500	114,500	137,000	96.42%	23,335	118,750	142,085	GD - Good	No 0.000
13115023	17 OHIO ST	MILLER TARA D	0.262	22,000	166,000	188,000	96.42%	22,817	172,161	194,978	GD - Good	No 0.000
13115006	4606 APPLE TREE CIR	FROSETH GERALD O AND LOIS C TRUST	0.401	35,600	165,400	201,000	96.42%	36,921	171,539	208,460	EX - Excellent	No 0.000
22000140	1468 CRABAPPLE DR	PEARCE CODY	0.357	23,800	165,200	189,000	96.42%	24,683	171,331	196,015	AV - Average	Yes 0.357
22664023	3919 VISTA DR	MATSON GEORGE M	0.204	28,300	167,700	196,000	96.42%	29,350	173,924	203,274	VG - Very Good	No 0.000
08344000	2016 HARRIET ST	NESIC ALEKSJA	0.113	13,200	88,800	102,000	96.42%	13,690	92,096	105,786	FR - Fair	Yes 0.113
11563007	200 CRAB TREE LN	NIEMI PATRICIA	0.156	22,400	147,600	170,000	96.42%	23,231	153,078	176,309	VG - Very Good	No 0.000
11676005	216 ECHO LN	IRUEGAS REYNALDO J	0.161	21,900	155,100	177,000	96.42%	22,713	160,856	183,569	VG - Very Good	No 0.000
06820024	2605 EISENHOWER DR	ORTEGA VELAZQUEZ LUIS	0.135	16,200	70,800	87,000	96.42%	16,801	73,428	90,229	GD - Good	No 0.000
11349001	241 CRAB TREE LN	HUTCHINSON ETHAN S	0.196	27,000	132,000	159,000	96.42%	28,002	136,899	164,901	GD - Good	No 0.000
12209029	146 VIRGINIA ST	CAMARATO DOUG	0.145	19,000	130,000	149,000	96.42%	19,705	134,825	154,530	VG - Very Good	No 0.000
11559000	420 BLAINE AVE	AYALA-VARGAS JESSICA	0.204	18,500	76,500	95,000	96.42%	19,187	79,339	98,526	VG - Very Good	No 0.000
07528000	1902 PROSPECT ST	IMAGE REAL ESTATE AND INVESTMENTS INVESTMENT	0.078	11,600	36,400	48,000	96.42%	12,031	37,751	49,781	FR - Fair	Yes 0.078
06820010	2829 EISENHOWER DR	STEINHAUS CHERYL A	0.146	14,800	104,200	119,000	96.42%	15,349	108,067	123,417	GD - Good	No 0.000
11920010	204 PERRY AVE	FAITH CHURCH OF GOD INC	0.180	18,100	127,900	146,000	96.42%	18,772	132,647	151,419	AG - Avg-Good	No 0.000
12488002	36 ILLINOIS ST	DYEES GRANT E	0.197	25,700	169,300	195,000	96.42%	26,654	175,583	202,237	AG - Avg-Good	No 0.000
22664036	3900 VISTA DR	BENJAMIN DAVID A	0.248	28,800	181,200	210,000	96.42%	29,869	187,925	217,794	EX - Excellent	No 0.000
08353000	2205 LAWN ST	TEJEDA JUAN M	0.114	13,200	58,800	72,000	96.42%	13,690	60,982	74,672	FR - Fair	Yes 0.114
12209014	219 OHIO ST	HOLTERMAN SALLY L	0.210	19,500	139,500	159,000	96.42%	20,224	144,677	164,901	AV - Average	Yes 0.210
22866037	3800 OSBORNE BLVD	CONLON JOHN J	0.185	25,700	143,300	169,000	96.42%	26,654	148,619	175,272	GD - Good	No 0.000
22000041	1134 FAIRWAY DR	MALANCHE MARY	0.220	21,800	123,200	145,000	96.42%	22,609	127,773	150,382	GD - Good	No 0.000
22866035	3616 BYRON AVE	BRYAN NICHOLAS	0.156	25,700	151,300	177,000	96.42%	26,654	156,915	183,569	GD - Good	No 0.000
10888009	1113 N OREGON ST	GREGERSON HARLAN J	0.165	19,100	100,900	120,000	96.42%	19,809	104,645	124,454	GD - Good	No 0.000
10693012	1105 N ILLINOIS ST	DELAVEGA CHRISTOPHER R	0.216	23,500	155,500	179,000	96.42%	24,372	161,271	185,643	AG - Avg-Good	No 0.000
22664076	1418 HARRINGTON DR	ORTA EDUARDO A	0.249	28,800	150,200	179,000	96.42%	29,869	155,775	185,643	GD - Good	No 0.000
11109005	4811 WESTWAY AVE	AGUIRRE EVAN M	0.146	21,600	151,400	173,000	96.42%	22,402	157,019	179,421	VG - Very Good	No 0.000
10550002	236 OHIO ST	PFEILSTIFTER BENJAMIN J	0.179	21,600	155,400	177,000	96.42%	22,402	161,168	183,569	VG - Very Good	No 0.000
06820001	3009 SPRING ST	NOLL SCOTT A	0.390	29,600	89,400	119,000	96.42%	30,699	92,718	123,417	AV - Average	Yes 0.390
22664022	1357 SPRING VALLEY DR	KISH SUSAN	0.190	26,100	138,900	165,000	96.42%	27,069	144,055	171,124	AG - Avg-Good	No 0.000
07740003	1515 JEFFERSON ST	TUCEK LORI A	0.181	25,000	101,000	126,000	96.42%	25,928	104,749	130,676	FA - Fair-Avg	Yes 0.181
06700003	212 BELMONT AVE	MC CORMICK SUZANN L	0.138	16,500	69,500	86,000	96.42%	17,112	72,079	89,192	AG - Avg-Good	No 0.000
11349014	113 CRAB TREE LN	DISCHER SAMUEL WESLEY	0.141	19,900	159,100	179,000	96.42%	20,639	165,005	185,643	EX - Excellent	No 0.000
22000116	3801 RAVINE DR	YOUNG JACK O AND ROSEMARY REV TRUST	0.302	37,200	196,800	234,000	96.42%	38,581	204,104	242,685	EX - Excellent	No 0.000
06452011	309 BELMONT AVE	MILLER PETER R	0.138	16,500	70,500	87,000	96.42%	17,112	73,117	90,229	AG - Avg-Good	No 0.000
10489003	1110 N ILLINOIS ST	FEHL KENNETH	0.213	28,700	169,300	198,000	96.42%	29,765	175,583	205,349	VG - Very Good	No 0.000
11920004	238 PERRY AVE	COE MICHAEL L	0.165	21,600	152,400	174,000	96.42%	22,402	158,056	180,458	AV - Average	Yes 0.165
07427001	2609 W HIGH ST	GARCIA JAVIER	0.185	17,900	55,100	73,000	96.42%	18,564	57,145	75,709	AV - Average	Yes 0.185
22000073	1210 FAIRWAY DR	BOERO MICHAEL J	0.257	25,400	188,600	214,000	96.42%	26,343	195,600	221,943	GD - Good	No 0.000
07740007	1517 HOWARD ST	MISSIONARY COMMUNITY OF ST PAUL THE APOSTLE	0.125	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.125
22000112	1227 N OSBORNE BLVD	KUTIS JOSEPH S	0.320	29,100	150,900	180,000	96.42%	30,180	156,501	186,681	AG - Avg-Good	No 0.000
08019010	1344 HOWARD ST	MARTIN PAUL E	0.158	20,200	125,800	146,000	96.42%	20,950	130,469	151,419	AV - Average	Yes 0.158
22000049	3753 ST ANDREWS BLVD	VOGEL CRAIG A	0.188	25,200	197,800	223,000	96.42%	26,135	205,141	231,277	EX - Excellent	No 0.000
11676022	143 PERRY AVE	KINZELMAN THOMAS	0.158	22,400	136,600	159,000	96.42%	23,231	141,670	164,901	GD - Good	No 0.000
22866041	3836 OSBORNE BLVD	WESTRICH LAWRENCE N	0.174	25,800	121,200	147,000	96.42%	26,758	125,698	152,456	VG - Very Good	No 0.000
06452016	201 BELMONT AVE	FREES DANIELLE MARIE	0.166	19,800	63,200	83,000	96.42%	20,535	65,546	86,081	FR - Fair	Yes 0.166
06820019	2707 EISENHOWER DR	AUKLAND RANDALL L	0.135	16,200	66,800	83,000	96.42%	16,801	69,279	86,081	AV - Average	Yes 0.135
22000023	1031 FAIRWAY DR	POWELL JOSEPH J	0.264	26,900	107,100	134,000	96.42%	27,898	111,075	138,973	EX - Excellent	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
12209034	120 VIRGINIA ST	BARR JOHN F	0.199	26,000	167,000	193,000	96.42%	26,965	173,198	200,163	EX - Excellent	No 0.000
22000035	1100 FAIRWAY DR	DIENBERG DAVID J	0.161	22,600	110,400	133,000	96.42%	23,439	114,497	137,936	VG - Very Good	No 0.000
22000093	1015 N OSBORNE BLVD	CELESTE WILLIAM E AND LAUREL J IRRV ASST TR	0.222	19,900	149,100	169,000	96.42%	20,639	154,634	175,272	GD - Good	No 0.000
10242009	2 OREGON ST	FENN THOMAS	0.178	18,100	100,900	119,000	96.42%	18,772	104,645	123,417	AG - Avg-Good	No 0.000
11666006	135 VIRGINIA ST	BROWN BETTY J TRUST	0.158	21,400	156,600	178,000	96.42%	22,194	162,412	184,606	EX - Excellent	No 0.000
08274000	1935 HARRIET ST	MUZA DANIEL C	0.252	22,000	89,000	111,000	96.42%	22,817	92,303	115,120	FR - Fair	Yes 0.252
07930000	1212 DAVID ST	JOHNSON JAMES E	0.209	23,400	83,600	107,000	96.42%	24,268	86,703	110,971	AV - Average	Yes 0.209
22664058	1432 SPRING VALLEY DR	DORNER THOMAS C	0.179	24,700	164,300	189,000	96.42%	25,617	170,398	196,015	VG - Very Good	No 0.000
12425007	71 ILLINOIS ST	SIFUENTES EDGAR M	0.193	24,100	164,900	189,000	96.42%	24,994	171,020	196,015	VG - Very Good	No 0.000
11666007	141 VIRGINIA ST	DONALDSON DANIEL S	0.159	21,400	128,600	150,000	96.42%	22,194	133,373	155,567	GD - Good	No 0.000
22000027	1000 FAIRWAY DR	GEHLHOFF MARY S	0.182	26,000	109,000	135,000	96.42%	26,965	113,045	140,010	GD - Good	No 0.000
22866039	3820 OSBORNE BLVD	ROZZONI ARTHUR M AND TRUDITH K IRRV TR	0.249	25,400	147,600	173,000	96.42%	26,343	153,078	179,421	VG - Very Good	No 0.000
22664006	1332 SPRING VALLEY DR	KARLSSEN DAVID C	0.200	27,500	132,500	160,000	96.42%	28,521	137,418	165,938	EX - Excellent	No 0.000
07583000	2020 LAWN ST	MAHNKE DOUGLAS G	0.159	14,700	42,300	57,000	96.42%	15,246	43,870	59,116	FR - Fair	Yes 0.159
07620000	1139 HOWARD ST	BETKER PAUL J	0.110	13,200	85,800	99,000	96.42%	13,690	88,984	102,674	AV - Average	Yes 0.110
22866040	3826 OSBORNE BLVD	COLLINS ESTHER D	0.214	26,700	187,300	214,000	96.42%	27,691	194,252	221,943	VG - Very Good	No 0.000
12209031	136 VIRGINIA ST	LUCKFIELD III ROBERT J	0.144	19,400	144,600	164,000	96.42%	20,120	149,967	170,087	GD - Good	No 0.000
12378013	4400 WESTWAY AVE	ORTEGA MARCELINA	0.214	27,000	184,000	211,000	96.42%	28,002	190,829	218,831	PR - Poor	Yes 0.214
10888008	1107 N OREGON ST	SAIRS RONALD T	0.160	18,000	128,000	146,000	96.42%	18,668	132,751	151,419	AV - Average	Yes 0.160
11349029	67 S GREEN BAY RD	SMITH KESHA L	0.183	22,600	147,400	170,000	96.42%	23,439	152,871	176,309	AV - Average	Yes 0.183
11563021	137 ECHO LN	OLSEN CHRISTOPHER S	0.164	23,100	151,900	175,000	96.42%	23,957	157,538	181,495	EX - Excellent	No 0.000
22866038	3812 OSBORNE BLVD	CRUZ JR ALFONSO	0.264	25,300	125,700	151,000	96.42%	26,239	130,365	156,604	GD - Good	No 0.000
11563026	217 ECHO LN	MUELLER THOMAS C FAMILY TRUST	0.165	23,100	161,900	185,000	96.42%	23,957	167,909	191,866	GD - Good	No 0.000
10693016	15 ILLINOIS ST	PARRISH MATTHEW S	0.252	32,400	166,600	199,000	96.42%	33,603	172,783	206,386	AG - Avg-Good	No 0.000
22000018	1009 FAIRWAY DR	RUFFALO LINDA S	0.220	19,800	151,200	171,000	96.42%	20,535	156,812	177,347	GD - Good	No 0.000
22000147	1414 CRABAPPLE DR	FARRINGTON MICHAEL J	0.263	29,100	157,900	187,000	96.42%	30,180	163,760	193,940	VG - Very Good	No 0.000
10722005	326 MERRIE LN	BALDI ARLENE M REV TRUST	0.224	23,500	156,500	180,000	96.42%	24,372	162,308	186,681	EX - Excellent	No 0.000
22000134	1539 CRABAPPLE DR	SCHULZ JOHN G AND KATHRYN D REV TRUST	0.700	29,900	240,100	270,000	96.42%	31,010	249,011	280,021	VG - Very Good	No 0.000
11666014	225 VIRGINIA ST	MCFARLAND JR ROBERT L	0.164	21,800	142,200	164,000	96.42%	22,609	147,478	170,087	AG - Avg-Good	No 0.000
22000025	1113 FAIRWAY DR	VOLLENDORF FRANCIS LIFE TENANT	0.161	27,500	91,500	119,000	96.42%	28,521	94,896	123,417	AV - Average	Yes 0.161
11555000	406 BLAINE AVE	HANSEN JR CRAIG S	0.204	18,500	47,500	66,000	96.42%	19,187	49,263	68,450	GD - Good	No 0.000
12548006	134 ILLINOIS ST	PEREZ LOURDES	0.189	23,800	163,200	187,000	96.42%	24,683	169,257	193,940	AG - Avg-Good	No 0.000
08019023	1415 JEFFERSON ST	CARADINE VERA	0.198	25,900	114,100	140,000	96.42%	26,861	118,335	145,196	AV - Average	Yes 0.198
07427003	2527 W HIGH ST	ANGELES RAUL	0.186	17,900	60,100	78,000	96.42%	18,564	62,331	80,895	AV - Average	Yes 0.186
07753000	1123 RODE AVE	GARCIA MANUEL	0.129	16,900	53,100	70,000	96.42%	17,527	55,071	72,598	AV - Average	Yes 0.129
22664074	3923 FRANCES DR	PICKERING DANIEL R.	0.204	28,300	146,700	175,000	96.42%	29,350	152,145	181,495	GD - Good	No 0.000
08069014	2806 W HIGH ST	SCHMIDT ROBERT A	0.193	23,800	88,200	112,000	96.42%	24,683	91,474	116,157	AV - Average	Yes 0.193
10722016	339 MERRIE LN	JOHNSON CHASE A	0.325	22,400	120,600	143,000	96.42%	23,231	125,076	148,307	AV - Average	Yes 0.325
22000096	1043 N OSBORNE BLVD	EASTMAN JENNIFER L	0.331	34,800	152,200	187,000	96.42%	36,092	157,849	193,940	AG - Avg-Good	No 0.000
07825000	1955 LAWN ST	GUNN TERRANCE L	0.112	15,600	67,400	83,000	96.42%	16,179	69,902	86,081	FR - Fair	Yes 0.112
08256000	1929 STATE ST	SOSA MAURICIO	0.139	16,900	39,100	56,000	96.42%	17,527	40,551	58,078	FR - Fair	Yes 0.139
22866033	158 MERRIE LN	PESCH JANET M	0.158	28,400	134,600	163,000	96.42%	29,454	139,596	169,050	GD - Good	No 0.000
11336000	452 BLAINE AVE	SCHECKLER MICHAEL E	0.179	24,900	117,100	142,000	96.42%	25,824	121,446	147,270	VG - Very Good	No 0.000
08263000	1934 HARRIET ST	VARGAS MARIA CARMEN	0.133	13,200	70,800	84,000	96.42%	13,690	73,428	87,118	FR - Fair	Yes 0.133
07115003	316 WILNETTE SPRING DR	PEZANOSKI MITCHELL A	0.730	31,700	155,300	187,000	96.42%	32,877	161,064	193,940	AV - Average	Yes 0.730
07613000	1115 DAVID ST	HELMICK JR RONALD L	0.137	13,300	65,700	79,000	96.42%	13,794	68,138	81,932	AV - Average	Yes 0.137
22861000	216 MERRIE LN	INHOF AUSTIN J	0.236	28,800	151,200	180,000	96.42%	29,869	156,812	186,681	GD - Good	No 0.000
06700007	312 BELMONT AVE	ROTES CALVIN	0.123	18,800	77,200	96,000	96.42%	19,498	80,065	99,563	GD - Good	No 0.000
22866017	3532 BYRON AVE	BERGSTROM BARBARA A	0.172	26,900	123,100	150,000	96.42%	27,898	127,669	155,567	GD - Good	No 0.000
06700001	2805 SPRING ST	WOODS RACHEL A	0.187	21,500	76,500	98,000	96.42%	22,298	79,339	101,637	AG - Avg-Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
07740006	1525 HOWARD ST	BERNDT DONALD R	0.236	23,100	101,900	125,000	96.42%	23,957	105,682	129,639	AV - Average	Yes 0.236
10888014	1139 N OREGON ST	LEGUE JON M	0.191	21,400	91,600	113,000	96.42%	22,194	95,000	117,194	AV - Average	Yes 0.191
22000043	3715 ST ANDREWS BLVD	THOMAS II WILLIAM R	0.232	24,900	161,100	186,000	96.42%	25,824	167,079	192,903	VG - Very Good	No 0.000
08377000	2215 W HIGH ST	UNDERHILL KEITH W	0.259	16,600	76,400	93,000	96.42%	17,216	79,236	96,452	AV - Average	Yes 0.259
07691000	1913 PROSPECT ST	ALONSO ADRIAN SANCHEZ	0.092	12,500	80,500	93,000	96.42%	12,964	83,488	96,452	AV - Average	Yes 0.092
12209002	109 OHIO ST	GILL HOWARD J REV TRUST	0.283	26,300	152,700	179,000	96.42%	27,276	158,367	185,643	AG - Avg-Good	No 0.000
07615000	2412 PROSPECT ST	ROGOWSKI/NUDI LLC	0.169	19,800	98,200	118,000	96.42%	20,535	101,845	122,380	AV - Average	Yes 0.169
07805000	2410 HARRIET ST	HERNANDEZ MONICA H	0.116	13,900	63,100	77,000	96.42%	14,416	65,442	79,858	AV - Average	Yes 0.116
08120003	2800 WESTWOOD DR	TRECEK ROBERT T	0.183	22,500	95,500	118,000	96.42%	23,335	99,044	122,380	AV - Average	Yes 0.183
13115028	56 OHIO ST	STREET DONALD	0.333	33,200	160,800	194,000	96.42%	34,432	166,768	201,200	AG - Avg-Good	No 0.000
22866042	112 MERRIE LN	BURMEISTER DANNY J	0.191	26,400	128,600	155,000	96.42%	27,380	133,373	160,753	GD - Good	No 0.000
22664054	4000 SPRING ST	TDK LLC	0.635	110,800	230,200	341,000	96.42%	114,912	238,744	353,656	GD - Good	No 0.000
11666010	207 VIRGINIA ST	LEWIS KEDRIC	0.160	21,400	153,600	175,000	96.42%	22,194	159,301	181,495	VG - Very Good	No 0.000
17722013	1545 JEFFERSON ST	HOFF BERNARDINE E REV TR AGR	0.254	28,600	164,400	193,000	96.42%	29,661	170,502	200,163	GD - Good	No 0.000
07998000	1206 HOWARD ST	LSF9 MASTER PARTICIPATION TRUST	0.126	15,700	56,300	72,000	96.42%	16,283	58,390	74,672	AV - Average	Yes 0.126
10219002	1213 N ILLINOIS ST	BRANDER CLIFFORD	0.349	31,000	157,000	188,000	96.42%	32,151	162,827	194,978	AG - Avg-Good	No 0.000
10550018	66 OHIO ST	ECKMAN JASON	0.179	21,600	138,400	160,000	96.42%	22,402	143,537	165,938	AG - Avg-Good	No 0.000
06820007	2843 EISENHOWER DR	RASCHKE JAMIE L	0.136	16,400	112,600	129,000	96.42%	17,009	116,779	133,788	GD - Good	No 0.000
07935000	1207 HOWARD ST	TRONES JAMES A	0.126	15,600	54,400	70,000	96.42%	16,179	56,419	72,598	AV - Average	Yes 0.126
22664051	1219 HARRINGTON DR	HINDS THOMAS	0.415	30,100	132,900	163,000	96.42%	31,217	137,833	169,050	VG - Very Good	No 0.000
22000178	3621 ST ANDREWS CT	BASALDUA CHARLES T	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.602
22664045	1363 HARRINGTON DR	CONVERSE TERRY	0.236	27,300	169,700	197,000	96.42%	28,313	175,998	204,312	AV - Average	Yes 0.236
07622000	1129 HOWARD ST	TJS REALTY III LLC	0.110	13,200	88,800	102,000	96.42%	13,690	92,096	105,786	AV - Average	Yes 0.110
06452009	319 BELMONT AVE	WILLIAMS III HARRY G	0.137	16,400	79,600	96,000	96.42%	17,009	82,554	99,563	AG - Avg-Good	No 0.000
22596000	115 BLAINE AVE	SMITH MICHAEL R	0.135	18,000	96,000	114,000	96.42%	18,668	99,563	118,231	GD - Good	No 0.000
10722010	358 MERRIE LN	THOGERSEN DEBORAH J	0.322	28,300	153,700	182,000	96.42%	29,350	159,405	188,755	GD - Good	No 0.000
22000064	3768 ST ANDREWS BLVD	FLOYD KATHERINE B FAMILY TRUST	0.229	27,300	191,700	219,000	96.42%	28,313	198,815	227,128	AG - Avg-Good	No 0.000
11349008	149 CRAB TREE LN	SCHMIDT WALTER	0.164	23,100	151,900	175,000	96.42%	23,957	157,538	181,495	VG - Very Good	No 0.000
08356000	2111 LAWN ST	STUSSY BRENDA A	0.110	13,200	53,800	67,000	96.42%	13,690	55,797	69,487	FR - Fair	Yes 0.110
11676018	117 PERRY AVE	DUFFECK RENTALS LLC	0.157	22,400	191,600	214,000	96.42%	23,231	198,711	221,943	EX - Excellent	No 0.000
07587000	2403 W HIGH ST	DE KEUSTER MARK W AND NORA J REV TRUST	0.119	13,700	98,300	112,000	96.42%	14,208	101,948	116,157	AV - Average	Yes 0.119
12488006	60 ILLINOIS ST	NEES TAMRA J	0.134	18,700	159,300	178,000	96.42%	19,394	165,212	184,606	EX - Excellent	No 0.000
22866029	3617 BYRON AVE	NYAMATU NAISON	0.176	25,300	127,700	153,000	96.42%	26,239	132,440	158,679	AV - Average	Yes 0.176
12378023	4401 RIDGEWAY AVE	CHIAPPETTA ROBERT J	0.215	27,000	162,000	189,000	96.42%	28,002	168,013	196,015	VG - Very Good	No 0.000
11694000	427 BLAINE AVE	URBAN THERESA E	0.089	16,900	103,100	120,000	96.42%	17,527	106,927	124,454	AG - Avg-Good	No 0.000
11998006	55 OHIO ST	BLEAKLOW LLC	0.274	25,400	132,600	158,000	96.42%	26,343	137,521	163,864	AG - Avg-Good	No 0.000
12378015	232 OREGON ST	SCHEVIKHOVEN SACHIKO C	0.215	27,000	173,000	200,000	96.42%	28,002	179,421	207,423	VG - Very Good	No 0.000
07638000	1130 RODE AVE	LE CLAIR MICHAEL THOMAS	0.193	25,300	76,700	102,000	96.42%	26,239	79,547	105,786	AV - Average	Yes 0.193
07427007	2608 LAWN ST	KREWAL DANIEL S	0.187	16,600	104,400	121,000	96.42%	17,216	108,275	125,491	AV - Average	Yes 0.187
22615000	236 BLAINE AVE	PETER W FEEST SR AND CAROL J FEEST REV TRUST	0.261	30,700	77,300	108,000	96.42%	31,839	80,169	112,008	VG - Very Good	No 0.000
07501000	2200 PROSPECT ST	AJ AND SONS PROPERTIES LLC	0.076	11,500	71,500	83,000	96.42%	11,927	74,154	86,081	FR - Fair	Yes 0.076
22664010	1364 SPRING VALLEY DR	WENDLING DAVID M	0.200	27,500	128,500	156,000	96.42%	28,521	133,269	161,790	GD - Good	No 0.000
10489006	2 VIRGINIA ST	SCOLA JR ARTHUR M	0.375	17,600	196,400	214,000	96.42%	18,253	203,689	221,943	AG - Avg-Good	No 0.000
08120005	2708 WESTWOOD DR	GONZALES MENDEZ JOSUE E	0.192	23,800	119,200	143,000	96.42%	24,683	123,624	148,307	AV - Average	Yes 0.192
22000162	1429 CRABAPPLE DR	PERRI GRAZINA	0.207	28,300	134,700	163,000	96.42%	29,350	139,699	169,050	VG - Very Good	No 0.000
06820003	2905 SPRING ST	JANSEN MELISSA L	0.180	20,700	75,300	96,000	96.42%	21,468	78,095	99,563	AV - Average	Yes 0.180
22869008	4300 GRACELAND BLVD	RACINE, CITY OF (LOCKWOOD PARK)	37.996	0	0	0	96.42%	0	0	0	AV - Average	Yes 37.996
12378002	115 ILLINOIS ST	GORELIK ANDREW M	0.192	24,100	134,900	159,000	96.42%	24,994	139,907	164,901	AG - Avg-Good	No 0.000
12378003	121 ILLINOIS ST	PULDA ROBERT I	0.201	25,200	163,800	189,000	96.42%	26,135	169,879	196,015	AG - Avg-Good	No 0.000
08392001	1200 JEFFERSON ST	LEON WENDY	1.130	36,700	138,300	175,000	96.42%	38,062	143,433	181,495	AV - Average	Yes 1.130

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total			
11109002	4723 WESTWAY AVE	LARSEN WESLEY A	0.146	21,600	177,400	199,000	96.42%	22,402	183,984	206,386	EX - Excellent	No	0.000
07427002	2603 W HIGH ST	MORA VERONICA G	0.186	17,900	61,100	79,000	96.42%	18,564	63,368	81,932	AV - Average	Yes	0.186
11676024	201 PERRY AVE	KELLNER ERIC J	0.159	22,100	175,900	198,000	96.42%	22,920	182,428	205,349	GD - Good	No	0.000
08120001	1501 MARIA ST	SCHIESTLE JOHN F FAMILY TRUST	0.165	20,400	116,600	137,000	96.42%	21,157	120,928	142,085	GD - Good	No	0.000
06700005	300 BELMONT AVE	GRAHAM MICHAEL A	0.138	16,500	70,500	87,000	96.42%	17,112	73,117	90,229	AV - Average	Yes	0.138
22000077	1216 N OSBORNE BLVD	SPECHT LINDA J	0.224	30,600	167,400	198,000	96.42%	31,736	173,613	205,349	VG - Very Good	No	0.000
07692000	1917 PROSPECT ST	ERENBERG MICHAEL	0.092	12,500	65,500	78,000	96.42%	12,964	67,931	80,895	FR - Fair	Yes	0.092
11684000	327 BLAINE AVE	HENRIKSEN JILL A	0.452	36,800	59,200	96,000	96.42%	38,166	61,397	99,563	AG - Avg-Good	No	0.000
22000039	1122 FAIRWAY DR	KAPITANY	0.251	20,500	129,500	150,000	96.42%	21,261	134,306	155,567	EX - Excellent	No	0.000
07813000	2007 HARRIET ST	MENDEZ GILBERTO ORTEGA	0.192	21,800	53,200	75,000	96.42%	22,609	55,174	77,784	FR - Fair	Yes	0.192
08340000	2000 HARRIET ST	BENITEZ ROGELIO	0.140	14,100	67,900	82,000	96.42%	14,623	70,420	85,043	FR - Fair	Yes	0.140
12425008	4420 RIDGEWAY AVE	PETROUSKE CATHERINE L	0.249	26,300	165,700	192,000	96.42%	27,276	171,850	199,126	VG - Very Good	No	0.000
07823000	1945 LAWN ST	PRINCE KEVIN L	0.112	15,600	89,400	105,000	96.42%	16,179	92,718	108,897	FR - Fair	Yes	0.112
10693011	1111 N ILLINOIS ST	BURDEN KARI	0.223	23,500	177,500	201,000	96.42%	24,372	184,088	208,460	GD - Good	No	0.000
10550013	124 OHIO ST	MEYER KENNETH R	0.179	21,600	148,400	170,000	96.42%	22,402	153,908	176,309	VG - Very Good	No	0.000
08069015	1335 MARIA ST	BALL LERON	0.176	21,500	95,500	117,000	96.42%	22,298	99,044	121,342	AV - Average	Yes	0.176
22866026	3533 BYRON AVE	ADAMS THOMAS L	0.171	26,700	129,300	156,000	96.42%	27,691	134,099	161,790	AG - Avg-Good	No	0.000
11676027	223 PERRY AVE	GUOKAS CHARLENE R	0.162	21,400	158,600	180,000	96.42%	22,194	164,486	186,681	GD - Good	No	0.000
08259000	1918 HARRIET ST	FREDERIKSEN GILBERT R LOVING TRUST	0.062	12,500	41,500	54,000	96.42%	12,964	43,040	56,004	FR - Fair	Yes	0.062
22664069	1429 SPRING VALLEY DR	SCHUERMAN ROBERT F	0.179	24,700	160,300	185,000	96.42%	25,617	166,249	191,866	VG - Very Good	No	0.000
08276000	1947 HARRIET ST	BARTON WILLIAM B	0.173	19,300	35,700	55,000	96.42%	20,016	37,025	57,041	FR - Fair	Yes	0.173
22000036	1106 FAIRWAY DR	MARGOSIAN ROSE	0.234	24,500	127,500	152,000	96.42%	25,409	132,232	157,641	GD - Good	No	0.000
22000067	3782 ST ANDREWS BLVD	SCHATTNER CHRISTOPHER A	0.164	18,300	89,700	108,000	96.42%	18,979	93,029	112,008	GD - Good	No	0.000
07941000	2407 PROSPECT ST	ALICIA VILLA REALTY INC	0.127	13,200	69,800	83,000	96.42%	13,690	72,391	86,081	FR - Fair	Yes	0.127
07509000	1132 LEWIS ST	SMITH ARTHUR BENARD	0.073	11,400	38,600	50,000	96.42%	11,823	40,033	51,856	GD - Good	No	0.000
08362000	2001 LAWN ST	JERRY CHRISTINE M F/K/A	0.113	14,000	54,000	68,000	96.42%	14,520	56,004	70,524	FR - Fair	Yes	0.113
12548003	114 ILLINOIS ST	MOHR TERRI A	0.199	25,000	148,000	173,000	96.42%	25,928	153,493	179,421	EX - Excellent	No	0.000
11998011	48 VIRGINIA ST	CREEL JASON R	0.193	25,200	186,800	212,000	96.42%	26,135	193,733	219,868	GD - Good	No	0.000
07632000	2318 HARRIET ST	WILLIAMS PATRICIA M	0.139	16,600	91,400	108,000	96.42%	17,216	94,792	112,008	AV - Average	Yes	0.139
22664063	1518 SPRING VALLEY DR	KURUVILLA ABEY	0.227	27,200	244,800	272,000	96.42%	28,417	147,893	176,309	VG - Very Good	No	0.000
22664043	1349 HARRINGTON DR	SCHINKOWITCH AARON W	0.236	27,300	177,700	205,000	96.42%	28,313	184,295	212,608	AV - Average	Yes	0.236
13115012	4525 APPLE TREE CIR	BERGMANN STEPHANIE	0.460	37,100	171,900	209,000	96.42%	38,477	178,280	216,757	GD - Good	No	0.000
06312005	2917 WATERVIEW CIR	PORTER JEAN M LIFE TENANT	0.360	30,800	111,200	142,000	96.42%	31,943	115,327	147,270	AG - Avg-Good	No	0.000
22598000	127 BLAINE AVE	EDWARDS BRIAN G	0.186	31,400	102,600	134,000	96.42%	32,565	106,408	138,973	GD - Good	No	0.000
10489011	24 VIRGINIA ST	HEMM DONALD L	0.186	27,400	142,600	170,000	96.42%	28,417	147,893	176,309	VG - Very Good	No	0.000
10693014	5 ILLINOIS ST	ZIRKELBACH KEVIN J AND JODY M REV TRUST	0.210	23,400	186,600	210,000	96.42%	24,268	193,526	217,794	VG - Very Good	No	0.000
08275000	1943 HARRIET ST	MISKOVIC ALEXANDER	0.136	13,300	85,700	99,000	96.42%	13,794	88,881	102,674	FR - Fair	Yes	0.136
11331000	504 BLAINE AVE	HAERTL JAY R TRUST	0.110	18,000	128,000	146,000	96.42%	18,668	132,751	151,419	AG - Avg-Good	No	0.000
08258000	1935 STATE ST	ALICIA VILLA REALTY INC	0.103	10,000	76,000	86,000	96.42%	10,371	78,821	89,192	FA - Fair-Avg	Yes	0.103
07550000	2101 HARRIET ST	HARPER JAMES DAVID	0.200	22,700	67,300	90,000	96.42%	23,542	69,798	93,340	AV - Average	Yes	0.200
07698000	1945 PROSPECT ST	T AND K HOMES LLC	0.184	17,600	0	17,600	96.42%	18,253	0	18,253	AV - Average	Yes	0.184
13125000	3500 OSBORNE BLVD	PARKINSON DONALD E	0.200	31,500	110,500	142,000	96.42%	32,669	114,601	147,270	VG - Very Good	No	0.000
11676002	234 ECHO LN	NOPPE JR LOUIS	0.173	22,300	145,700	168,000	96.42%	23,128	151,108	174,235	VG - Very Good	No	0.000
11542006	4601 WESTWAY AVE	MC NULTY MICHAEL L	0.204	23,600	153,400	177,000	96.42%	24,476	159,093	183,569	AG - Avg-Good	No	0.000
22664070	1435 SPRING VALLEY DR	BAGLEY FAMILY TRUST	0.179	24,700	185,300	210,000	96.42%	25,617	192,177	217,794	GD - Good	No	0.000
07609000	1131 DAVID ST	HAGAR JOSHUA	0.137	13,300	57,700	71,000	96.42%	13,794	59,842	73,635	AV - Average	Yes	0.137
06312007	2928 WATERVIEW CIR	WEASEMAN ERIC D	0.188	17,400	121,600	139,000	96.42%	18,046	126,113	144,159	AG - Avg-Good	No	0.000
07499000	2205 PROSPECT ST	COBB MAGGIE	0.152	15,800	74,200	90,000	96.42%	16,386	76,954	93,340	FR - Fair	Yes	0.152
07777000	1111 JEFFERSON ST	SZULCZEWSKI TERRA M	0.124	14,900	88,100	103,000	96.42%	15,453	91,370	106,823	AV - Average	Yes	0.124
22000057	3720 ST ANDREWS BLVD	SPOLAR TOBIN E	0.206	25,100	138,900	164,000	96.42%	26,032	144,055	170,087	AG - Avg-Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
13115011	4504 APPLE TREE CIR	CHERNOUSKI BARBARA C TRUST	0.433	37,700	170,300	208,000	96.42%	39,099	176,621	215,720	EX - Excellent	No 0.000
11563029	235 ECHO LN	DAWDY DEREK W	0.169	23,400	176,600	200,000	96.42%	24,268	183,154	207,423	GD - Good	No 0.000
07755000	1117 RODE AVE	GORDIAN RENTAL LLC	0.131	17,200	49,800	67,000	96.42%	17,838	51,648	69,487	AV - Average	Yes 0.131
07353022	2900 SPRING ST	CONTRERAS EMILIANO	0.206	19,000	87,000	106,000	96.42%	19,705	90,229	109,934	AV - Average	Yes 0.206
11109007	4823 WESTWAY AVE	VARGAS DAVID	0.134	20,600	164,400	185,000	96.42%	21,365	170,502	191,866	VG - Very Good	No 0.000
22664072	1443 SPRING VALLEY DR	BENT KATHERINE L TRUST	0.269	31,100	154,900	186,000	96.42%	32,254	160,649	192,903	GD - Good	No 0.000
08411000	2324 W HIGH ST	BUSH RANDOLPH J	0.254	20,100	87,900	108,000	96.42%	20,846	91,162	112,008	FR - Fair	Yes 0.254
10550008	200 OHIO ST	JURGENS HOLDINGS LLC	0.179	21,600	151,400	173,000	96.42%	22,402	157,019	179,421	AG - Avg-Good	No 0.000
22866044	134 MERRIE LN	GANZEL WILLIAM K	0.228	28,900	137,100	166,000	96.42%	29,973	142,188	172,161	GD - Good	No 0.000
07643000	1110 RODE AVE	ALBRITTON DONITA	0.096	12,600	91,400	104,000	96.42%	13,068	94,792	107,860	GD - Good	No 0.000
07560000	2108 PROSPECT ST	DYKES BARRY L	0.122	13,100	84,900	98,000	96.42%	13,586	88,051	101,637	AV - Average	Yes 0.122
07115004	315 WILNETTE SPRING DR	EISCH DELBERT A	0.343	26,600	171,400	198,000	96.42%	27,587	177,761	205,349	AG - Avg-Good	No 0.000
08019021	1409 JEFFERSON ST	MLOSEVIC MILAN	0.179	22,200	94,800	117,000	96.42%	23,024	98,318	121,342	AV - Average	Yes 0.179
08351000	2204 HARRIET ST	GENELIN MICHAEL JACOB	0.123	13,600	65,400	79,000	96.42%	14,105	67,827	81,932	FR - Fair	Yes 0.123
22000198	3603 ST ANDREWS CT	PETERSON KENT W	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
10888012	1129 N OREGON ST	BRANNON ERIN T	0.160	18,000	113,000	131,000	96.42%	18,668	117,194	135,862	VG - Very Good	No 0.000
11327000	3414 OSBORNE BLVD	JONES JEFFERY L	0.204	32,600	107,400	140,000	96.42%	33,810	111,386	145,196	VG - Very Good	No 0.000
08069009	1344 JEFFERSON ST	KLINKHAMMER RITA H	0.222	20,600	96,400	117,000	96.42%	21,365	99,978	121,342	GD - Good	No 0.000
22000095	1031 N OSBORNE BLVD	HANKE MICHEAL F	0.285	38,900	123,100	162,000	96.42%	40,344	127,669	168,013	AG - Avg-Good	No 0.000
10550006	214 OHIO ST	AL-BED SHADI A	0.179	21,600	148,400	170,000	96.42%	22,402	153,908	176,309	GD - Good	No 0.000
07937000	1211 HOWARD ST	NIELSEN SANDRA L	0.126	15,600	52,400	68,000	96.42%	16,179	54,345	70,524	AV - Average	Yes 0.126
08417002	2420 W HIGH ST	BARAJAS NORMA R	0.305	4,000	0	4,000	96.42%	4,148	0	4,148	AV - Average	Yes 0.305
08272000	1931 HARRIET ST	DOMENECH BONNIE J	0.114	15,000	74,000	89,000	96.42%	15,557	76,746	92,303	FR - Fair	Yes 0.114
12548004	122 ILLINOIS ST	WILLIAMS ROBERT A	0.209	25,000	143,000	168,000	96.42%	25,928	148,307	174,235	AG - Avg-Good	No 0.000
06312004	2909 WATERVIEW CIR	HAUPT JEREMY F	0.200	21,500	114,500	136,000	96.42%	22,298	118,750	141,048	AG - Avg-Good	No 0.000
07572000	2221 PROSPECT ST	GULLEY LINDA M	0.120	12,500	72,500	85,000	96.42%	12,964	75,191	88,155	FR - Fair	Yes 0.120
06820009	2833 EISENHOWER DR	RASCHKE JAMIE L	0.135	16,400	45,600	62,000	96.42%	17,009	47,292	64,301	AV - Average	Yes 0.135
07506000	1128 LEWIS ST	MARTINEZ FELIX	0.091	14,300	68,700	83,000	96.42%	14,831	71,250	86,081	GD - Good	No 0.000
11542001	301 OHIO ST	COHN STEVEN	0.193	24,400	172,600	197,000	96.42%	25,306	179,006	204,312	VG - Very Good	No 0.000
11563013	116 CRAB TREE LN	REYNOSO MARIA A	0.164	21,700	183,300	205,000	96.42%	22,505	190,103	212,608	VG - Very Good	No 0.000
06820002	2915 SPRING ST	LUEDTKE KURT A	0.311	26,400	116,600	143,000	96.42%	27,380	120,928	148,307	AG - Avg-Good	No 0.000
11562000	434 BLAINE AVE	WESNER RANDY S	0.110	18,000	114,000	132,000	96.42%	18,668	118,231	136,899	VG - Very Good	No 0.000
08270000	1921 HARRIET ST	MATEO VICTOR	0.199	16,600	46,400	63,000	96.42%	17,216	48,122	65,338	AV - Average	Yes 0.199
22000194	3601 ST ANDREWS CT	STIRLE FAM LIV TR	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
11349011	131 CRAB TREE LN	PRESSER THERESA R	0.149	21,000	137,000	158,000	96.42%	21,779	142,085	163,864	GD - Good	No 0.000
08357000	2107 LAWN ST	RIENDEAU STEVEN S	0.107	13,200	46,800	60,000	96.42%	13,690	48,537	62,227	FR - Fair	Yes 0.107
13115017	1117 N OHIO ST	KENNOW PETER D	0.262	22,100	81,900	104,000	96.42%	22,920	84,940	107,860	GD - Good	No 0.000
12209038	4605 RIDGEWAY AVE	HASKO THOMAS W	0.194	19,400	172,600	192,000	96.42%	20,120	179,006	199,126	EX - Excellent	No 0.000
06312002	832 RIVERBROOK DR	ZELENSKI MICHAEL C IRRV TR	0.239	21,600	117,400	139,000	96.42%	22,402	121,757	144,159	AG - Avg-Good	No 0.000
08366000	2023 W HIGH ST.	FOREMOST EQUITIES INC	0.118	14,300	75,700	90,000	96.42%	14,831	78,510	93,340	AV - Average	Yes 0.118
11563004	222 CRAB TREE LN	222 CRABTREE LANE LLC	0.174	22,800	122,200	145,000	96.42%	23,646	126,735	150,382	GD - Good	No 0.000
07791000	1136 DAVID ST	JARRETT DANIEL W	0.141	14,200	55,800	70,000	96.42%	14,727	57,871	72,598	FR - Fair	Yes 0.141
08392003	1224 JEFFERSON ST	KONG RANY	1.258	28,800	131,200	160,000	96.42%	29,869	136,069	165,938	AV - Average	Yes 1.258
07815000	1127 BROOKER ST	STONER CHARLIA N	0.133	13,200	65,800	79,000	96.42%	13,690	68,242	81,932	GD - Good	No 0.000
22000062	3752 ST ANDREWS BLVD	REESER DENNIS W	0.198	25,200	188,800	214,000	96.42%	26,135	195,807	221,943	VG - Very Good	No 0.000
22000146	1420 CRABAPPLE DR	SAAD SARAH Z	0.249	26,600	197,400	224,000	96.42%	27,587	204,726	232,314	VG - Very Good	No 0.000
06452006	2612 EISENHOWER DR	OTWASKA JR JOHN R	0.138	18,800	94,200	113,000	96.42%	19,498	97,696	117,194	GD - Good	No 0.000
10550005	218 OHIO ST	STATTENFIELD LOIS ANN REV TRUST	0.179	21,600	150,400	172,000	96.42%	22,402	155,982	178,384	VG - Very Good	No 0.000
10203007	3652 OSBORNE BLVD	ANDERSEN DAVID	0.294	27,000	134,000	161,000	96.42%	28,002	138,973	166,975	EX - Excellent	No 0.000
10203005	3636 OSBORNE BLVD	ZURAWSKI GREGG A	0.321	29,200	121,800	151,000	96.42%	30,284	126,321	156,604	GD - Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total			
22000155	1416 HICKORY WAY	TYREE-FRANCIS DONALD M	0.234	28,800	153,200	182,000	96.42%	29,869	158,886	188,755	VG - Very Good	No	0.000
08385007	2216 HARRIET ST	6101 18th LLC	0.142	14,500	91,500	106,000	96.42%	15,038	94,896	109,934	AV - Average	Yes	0.142
08019014	2614 W HIGH ST	BURGER ALISHA M	0.165	20,400	52,600	73,000	96.42%	21,157	54,552	75,709	AV - Average	Yes	0.165
07944000	2419 PROSPECT ST	IMAGE REAL ESTATE AND INVESTMENTS LLC	0.127	13,200	56,800	70,000	96.42%	13,690	58,908	72,598	FR - Fair	Yes	0.127
07696000	1935 PROSPECT ST	VARNEY HAROLD B	0.092	12,500	55,500	68,000	96.42%	12,964	57,560	70,524	AV - Average	Yes	0.092
08419010	2514 HOMESTEAD ST	KAPRELIAN EDWARD AND ROSE LIVING TRUST	0.292	20,000	0	20,000	96.42%	20,742	0	20,742	AV - Average	Yes	0.292
07383011	3000 W HIGH ST	RACINE, CITY OF (PT COLONIAL PARK)	2.946	0	0	0	96.42%	0	0	0	AV - Average	Yes	2.946
07505000	1124 LEWIS ST	ESPINOZA BLANCA	0.091	14,300	61,700	76,000	96.42%	14,831	63,990	78,821	AV - Average	Yes	0.091
22664037	1301 HARRINGTON DR	STOEWER SAMANTHA J	0.263	30,500	154,500	185,000	96.42%	31,632	160,234	191,866	VG - Very Good	No	0.000
22000148	1404 CRABAPPLE DR	BATTEIGER BRIAN K	0.370	33,900	169,100	203,000	96.42%	35,158	175,376	210,534	GD - Good	No	0.000
22866015	145 MERRIE LN	SHAY PATRICK	0.223	27,000	146,000	173,000	96.42%	28,002	151,419	179,421	VG - Very Good	No	0.000
07934000	2518 HARRIET ST	STRICKER JEFFREY D	0.126	15,600	71,400	87,000	96.42%	16,179	74,050	90,229	AV - Average	Yes	0.126
07604000	1949 STATE ST	SHEKATKAR RAHUL	0.293	24,700	33,300	58,000	96.42%	25,617	34,536	60,153	AV - Average	Yes	0.293
21200001	2300 W HIGH ST	RACINE, CITY OF (PT COLONIAL PARK)	4.946	0	0	0	96.42%	0	0	0	AV - Average	Yes	4.946
22664062	1510 SPRING VALLEY DR	KROES LAWRENCE C	0.179	24,700	221,300	246,000	96.42%	25,617	229,513	255,130	VG - Very Good	No	0.000
22664053	1231 HARRINGTON DR	BOCHEK MICHAEL A	0.323	30,400	185,600	216,000	96.42%	31,528	192,488	224,017	VG - Very Good	No	0.000
22630000	223 BLAINE AVE	DELAROSA SILVESTRE	0.110	19,100	112,900	132,000	96.42%	19,809	117,090	136,899	VG - Very Good	No	0.000
22664008	1350 SPRING VALLEY DR	BOUCHARD KYLE MATTHEW	0.200	27,500	131,500	159,000	96.42%	28,521	136,381	164,901	GD - Good	No	0.000
07383012	3022 W HIGH ST	RACINE, CITY OF (PT COLONIAL PARK)	0.539	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.539
12425014	44 OREGON ST	KRAUSE MARGARET L/A/K/A	0.206	25,200	176,800	202,000	96.42%	26,135	183,362	209,497	VG - Very Good	No	0.000
07689000	1905 PROSPECT ST	CAMPBELL MARIA L	0.092	12,500	62,500	75,000	96.42%	12,964	64,820	77,784	FR - Fair	Yes	0.092
08419009	2508 W HIGH ST	GUTIERREZ HIDALIA	0.328	17,100	20,900	38,000	96.42%	17,735	21,676	39,410	AV - Average	Yes	0.328
07690000	1909 PROSPECT ST	SERVANTEZ NICHOLE D	0.092	12,500	56,500	69,000	96.42%	12,964	58,597	71,561	FR - Fair	Yes	0.092
11676023	149 PERRY AVE	SEIDEL JESSICA MARIE	0.162	21,100	144,900	166,000	96.42%	21,883	150,278	172,161	GD - Good	No	0.000
06820028	2731 EISENHOWER DR	RACINE, CITY OF (PT SPRINGVALE PARK WEST)	3.324	0	0	0	96.42%	0	0	0	AV - Average	Yes	3.324
08418000	2426 W HIGH ST	BARAJAS NORMA R	0.153	20,000	50,000	70,000	96.42%	20,742	51,856	72,598	AV - Average	Yes	0.153
10888004	13 OREGON ST	FRICK JOSEPH F	0.166	18,600	99,400	118,000	96.42%	19,290	103,089	122,380	GD - Good	No	0.000
22000139	1500 CRABAPPLE DR	RUDAN MICHAEL J AND DEBRA FAMILY TRUST	0.356	31,600	238,400	270,000	96.42%	32,773	247,248	280,021	VG - Very Good	No	0.000
08414000	2408 W HIGH ST	MAHMOUD AMIR M	0.255	20,800	111,200	132,000	96.42%	21,572	115,327	136,899	AV - Average	Yes	0.255
11542003	4617 WESTWAY AVE	NOEHL CYNTHIA M	0.231	26,400	183,600	210,000	96.42%	27,380	190,414	217,794	VG - Very Good	No	0.000
07640000	1122 RODE AVE	LE CLAIR MICHAEL THOMAS	0.096	12,600	91,400	104,000	96.42%	13,068	94,792	107,860	AV - Average	Yes	0.096
07670000	2401 HARRIET ST	SWENSON JR STEVEN W	0.238	22,900	74,100	97,000	96.42%	23,750	76,850	100,600	AV - Average	Yes	0.238
18251002	1571 MARIA ST	PRZEKURAT MARIAH	0.339	28,300	158,700	187,000	96.42%	29,350	164,590	193,940	GD - Good	No	0.000
06700004	216 BELMONT AVE	MAIER CHRISTOPHER J	0.138	16,500	72,500	89,000	96.42%	17,112	75,191	92,303	GD - Good	No	0.000
08069019	1359 MARIA ST	GOODWILLIE BARBARA J	0.314	29,100	110,900	140,000	96.42%	30,180	115,016	145,196	GD - Good	No	0.000
08069023	2809 WESTWOOD DR	PATNODE RICHARD A	0.273	21,700	105,300	127,000	96.42%	22,505	109,208	131,714	AV - Average	Yes	0.273
07350002	3016 SPRING ST	BECKER GARY	0.280	26,400	62,600	89,000	96.42%	27,380	64,923	92,303	AV - Average	Yes	0.280
22618000	246 BLAINE AVE	NIELSEN JEFFREY A	0.147	19,400	107,600	127,000	96.42%	20,120	111,594	131,714	VG - Very Good	No	0.000
22000130	1513 CRABAPPLE DR	BRAUN NATALIE M	0.234	35,900	174,100	210,000	96.42%	37,232	180,562	217,794	AV - Average	Yes	0.234
22000063	3758 ST ANDREWS BLVD	STILLMAN JANICE L	0.148	21,000	128,000	149,000	96.42%	21,779	132,751	154,530	FA - Fair-Avg	Yes	0.148
11546000	310 BLAINE AVE	CARROLL ERIC	0.206	18,500	39,500	58,000	96.42%	19,187	40,966	60,153	GD - Good	No	0.000
11349007	201 CRAB TREE LN	HOWE BRADLEY W	0.159	22,400	129,600	152,000	96.42%	23,231	134,410	157,641	AG - Avg-Good	No	0.000
07797000	1112 DAVID ST	MATELSKI MARCIA	0.141	14,200	64,800	79,000	96.42%	14,727	67,205	81,932	GD - Good	No	0.000
11563022	143 ECHO LN	HENKEL MARC A	0.159	22,400	166,600	189,000	96.42%	23,231	172,783	196,015	EX - Excellent	No	0.000
06452012	303 BELMONT AVE	GRANDBERRY BRIAN	0.138	16,500	69,500	86,000	96.42%	17,112	72,079	89,192	AV - Average	Yes	0.138
08419008	2420 LAWN ST	JONAS WILLIAM G	0.208	15,500	0	15,500	96.42%	16,075	0	16,075	AV - Average	Yes	0.208
08019007	1356 HOWARD ST	SCOON DYLAN T	0.198	25,200	88,800	114,000	96.42%	26,135	92,096	118,231	AV - Average	Yes	0.198
08345000	2100 HARRIET ST	MARTINEZ ANDRES	0.226	23,700	45,300	69,000	96.42%	24,580	46,981	71,561	FR - Fair	Yes	0.226
11325000	3404 OSBORNE BLVD	ABOAGYE MARGARET	0.135	21,700	111,300	133,000	96.42%	22,505	115,431	137,936	AG - Avg-Good	No	0.000
22000156	1424 HICKORY WAY	PETRICK CODY ANDREW	0.204	25,200	144,800	170,000	96.42%	26,135	150,174	176,309	GD - Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	Acres
11552000	334 BLAINE AVE	JARDINA PHILLIP	0.457	18,500	115,500	134,000	96.42%	19,187	119,787	138,973	VG - Very Good	No	0.000
12209012	209 OHIO ST	SPANGLER NATHAN R	0.212	19,600	136,400	156,000	96.42%	20,327	141,462	161,790	VG - Very Good	No	0.000
07383007	1414 MARIA ST	RONDONE MICHAEL J	0.471	32,000	120,000	152,000	96.42%	33,188	124,454	157,641	AV - Average	Yes	0.471
08120007	1501 JEFFERSON ST	GIL GILDARDO	0.160	19,600	93,400	113,000	96.42%	20,327	96,866	117,194	AV - Average	Yes	0.160
10888010	1119 N OREGON ST	ZAEHLER LYNETTE M	0.165	18,000	102,000	120,000	96.42%	18,668	105,786	124,454	GD - Good	No	0.000
22000153	3718 RAVINE DR	POWERS DEAN	0.196	27,900	187,100	215,000	96.42%	28,935	194,044	222,980	VG - Very Good	No	0.000
08381002	1315 OWEN ST	TRUESDELL RAYMOND F	0.135	16,300	91,700	108,000	96.42%	16,905	95,103	112,008	AV - Average	Yes	0.135
11349004	223 CRAB TREE LN	KOHL KIRSTIE	0.164	23,100	140,900	164,000	96.42%	23,957	146,129	170,087	GD - Good	No	0.000
11676011	128 ECHO LN	WENZEL CODY A	0.159	22,400	143,600	166,000	96.42%	23,231	148,930	172,161	AG - Avg-Good	No	0.000
22664021	1351 SPRING VALLEY DR	MCCASKILL II RICKY S	0.190	26,100	150,900	177,000	96.42%	27,069	156,501	183,569	VG - Very Good	No	0.000
08069006	1400 JEFFERSON ST	MORA JUAN JESUS	0.258	24,000	81,000	105,000	96.42%	24,891	84,006	108,897	AV - Average	Yes	0.258
06700015	2850 EISENHOWER DR	DAISY HOMES LLC	0.138	16,500	74,500	91,000	96.42%	17,112	77,265	94,377	FR - Fair	Yes	0.138
12425009	4400 RIDGEWAY AVE	EGERTON FRANK N	0.206	25,900	156,100	182,000	96.42%	26,861	161,894	188,755	GD - Good	No	0.000
22000138	1520 CRABAPPLE DR	KRUEGER JEROME H	0.394	29,900	209,100	239,000	96.42%	31,010	216,861	247,870	VG - Very Good	No	0.000
07807008	2413 LAWN ST	LUNA JUANA A	0.120	14,500	72,500	87,000	96.42%	15,038	75,191	90,229	AV - Average	Yes	0.120
07504000	1120 LEWIS ST	SANCHEZ ANA DELIA H	0.091	14,300	57,700	72,000	96.42%	14,831	59,842	74,672	AV - Average	Yes	0.091
22664040	1325 HARRINGTON DR	FERRARIO SAMUEL E	0.236	27,300	122,700	150,000	96.42%	28,313	127,254	155,567	GD - Good	No	0.000
10722024	3511 POE AVE	DAVIS SCOTT S	0.330	28,000	103,000	131,000	96.42%	29,039	106,823	135,862	EX - Excellent	No	0.000
07816000	1123 BROOKER ST	NUNEZ ALAJANDRO	0.133	13,200	50,800	64,000	96.42%	13,690	52,685	66,375	AV - Average	Yes	0.133
22664001	1240 SPRING VALLEY DR	LUTHER ERIC A	0.224	27,000	148,000	175,000	96.42%	28,002	153,493	181,495	GD - Good	No	0.000
11545000	306 BLAINE AVE	FORD JENNIFER M	0.110	18,000	94,000	112,000	96.42%	18,668	97,489	116,157	GD - Good	No	0.000
07807007	2407 LAWN ST	DAVIS DINAH	0.134	16,100	77,900	94,000	96.42%	16,698	80,791	97,489	FR - Fair	Yes	0.134
22604000	227 BLAINE AVE	BROWN PATTY M	0.110	19,000	101,000	120,000	96.42%	19,705	104,749	124,454	VG - Very Good	No	0.000
08141004	2506 WESTWOOD DR	BENTSON THOMAS A	0.196	21,600	127,400	149,000	96.42%	22,402	132,128	154,530	AV - Average	Yes	0.196
22000094	1021 N OSBORNE BLVD	HONSBURGER DAVID J	0.226	22,700	164,300	187,000	96.42%	23,542	170,398	193,940	VG - Very Good	No	0.000
12488007	68 ILLINOIS ST	SCHACHT PAUL K	0.186	22,300	155,700	178,000	96.42%	23,128	161,479	184,606	VG - Very Good	No	0.000
08273000	1933 HARRIET ST	HARMONY Q HOMES 2 LLC	0.105	14,100	54,900	69,000	96.42%	14,623	56,938	71,561	AV - Average	Yes	0.105
07383008	1400 MARIA ST	NICHOLS TRACY E REV TRUST	0.320	29,600	115,400	145,000	96.42%	30,699	119,683	150,382	GD - Good	No	0.000
07588000	2409 W HIGH ST	MANRIQUEZ RUBEN T	0.138	18,200	45,800	64,000	96.42%	18,875	47,500	66,375	AV - Average	Yes	0.138
07585000	2106 LAWN ST	MARCOS MARIA T	0.076	12,900	54,100	67,000	96.42%	13,379	56,108	69,487	FR - Fair	Yes	0.076
22664039	1319 HARRINGTON DR	AVILA DOLORES M	0.236	27,300	124,700	152,000	96.42%	28,313	129,328	157,641	VG - Very Good	No	0.000
08391000	2321 PROSPECT ST	DANIELS TRACY	0.130	13,600	69,400	83,000	96.42%	14,105	71,976	86,081	PR - Poor	Yes	0.130
22866024	3519 BYRON AVE	JENSEN JEFFREY P LIVING TRUST	0.168	19,800	172,200	192,000	96.42%	20,535	178,591	199,126	VG - Very Good	No	0.000
22000066	3778 ST ANDREWS BLVD	MUEHLENBERT NOLAN P	0.241	28,300	140,700	169,000	96.42%	29,350	145,922	175,272	VG - Very Good	No	0.000
10550007	206 OHIO ST	PATEL BHUPENDRA R	0.179	21,600	132,400	154,000	96.42%	22,402	137,314	159,716	AV - Average	Yes	0.179
22664064	1524 SPRING VALLEY DR	STIRLE ALICE SMITH	0.376	28,800	186,200	215,000	96.42%	29,869	193,111	222,980	VG - Very Good	No	0.000
22000120	3703 RAVINE DR	LOPEZ AMANDA ANNEI	0.682	29,400	177,600	207,000	96.42%	30,491	184,192	214,683	GD - Good	No	0.000
07540000	1948 PROSPECT ST	MERCADO SERGIO	0.092	12,500	78,500	91,000	96.42%	12,964	81,413	94,377	FR - Fair	Yes	0.092
08393001	2821 W HIGH ST	RACINE, CITY OF (PT COLONIAL PARK)	1.845	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.845
06820022	2615 EISENHOWER DR	COMBS JASON	0.135	16,200	66,800	83,000	96.42%	16,801	69,279	86,081	FA - Fair-Avg	Yes	0.135
08403000	2023 NORTHWESTERN AVI	SACRED HEART CONGREGATION	4.740	0	0	0	96.42%	0	0	0	AV - Average	Yes	4.740
08069011	2708 W HIGH ST	WEALTH E THREE INC	0.152	18,700	80,300	99,000	96.42%	19,394	83,280	102,674	AV - Average	Yes	0.152
13115018	1101 N OHIO ST	KIMBERLAIN JEFFREY A AND SALLY J IRRV TR	0.256	21,400	158,600	180,000	96.42%	22,194	164,486	186,681	VG - Very Good	No	0.000
07771000	1120 HOWARD ST	HARTMAN EDWARD J	0.110	13,200	92,800	106,000	96.42%	13,690	96,244	109,934	AV - Average	Yes	0.110
12209006	129 OHIO ST	MYHRE BARBARA J	0.236	21,900	152,100	174,000	96.42%	22,713	157,745	180,458	AG - Avg-Good	No	0.000
13123000	454 BLAINE AVE	DUNN SHARON KAY	0.619	2,800	0	2,800	96.42%	2,904	0	2,904	AV - Average	Yes	0.619
12548013	242 ILLINOIS ST	MALACARA JESSICA	0.197	23,900	171,100	195,000	96.42%	24,787	177,450	202,237	VG - Very Good	No	0.000
08387000	2305 PROSPECT ST	AKINS JODI M	0.127	13,200	91,800	105,000	96.42%	13,690	95,207	108,897	AV - Average	Yes	0.127
11109008	4901 WESTWAY AVE	WESTERLUND CHRISTOPHER W	0.157	22,600	157,400	180,000	96.42%	23,439	163,242	186,681	AG - Avg-Good	No	0.000
07768000	1129 JEFFERSON ST	DEBLAEY MICHAEL	0.110	13,200	94,800	108,000	96.42%	13,690	98,318	112,008	AV - Average	Yes	0.110

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
12425016	30 OREGON ST	CORREA JOSE O	0.209	25,200	176,800	202,000	96.42%	26,135	183,362	209,497	GD - Good	No 0.000
17722005	1564 MARIA ST	THOMAS GEORGIA M	0.936	60,300	164,700	225,000	96.42%	62,538	170,813	233,351	GD - Good	No 0.000
22863000	3530 POE AVE	NIELSEN NANCY A	0.241	30,200	183,800	214,000	96.42%	31,321	190,622	221,943	VG - Very Good	No 0.000
07795000	1120 DAVID ST	KLAMM JR RODGER	0.141	14,200	81,800	96,000	96.42%	14,727	84,836	99,563	AV - Average	Yes 0.141
07493000	1109 LEWIS ST	TOSCANO JOSE	0.092	14,400	56,600	71,000	96.42%	14,934	58,701	73,635	AV - Average	Yes 0.092
22000152	1405 CRABAPPLE DR	CRANE PEGGY A	0.195	27,900	165,100	193,000	96.42%	28,935	171,228	200,163	VG - Very Good	No 0.000
11676010	134 ECHO LN	ROSIENSKI MICHAEL P	0.154	21,700	136,300	158,000	96.42%	22,505	141,359	163,864	GD - Good	No 0.000
12548011	228 ILLINOIS ST	CHRISTENSEN JOHN M LIFE TENANT	0.233	29,300	138,700	168,000	96.42%	30,387	143,848	174,235	GD - Good	No 0.000
07789000	1144 DAVID ST	TSAMARDINOS STANLEY	0.147	14,900	60,100	75,000	96.42%	15,453	62,331	77,784	AV - Average	Yes 0.147
12209028	200 VIRGINIA ST	NELSON MELISSA F	0.163	21,200	135,800	157,000	96.42%	21,987	140,840	162,827	VG - Very Good	No 0.000
07947000	2509 PROSPECT ST	SFR3-030 LLC	0.127	13,200	65,800	79,000	96.42%	13,690	68,242	81,932	AV - Average	Yes 0.127
11349010	137 CRAB TREE LN	KRAMER DAVID R	0.149	21,000	139,000	160,000	96.42%	21,779	144,159	165,938	VG - Very Good	No 0.000
22600000	211 BLAINE AVE	NIEBUHR DOUGLAS E	0.172	32,700	56,300	89,000	96.42%	33,914	58,390	92,303	GD - Good	No 0.000
10693013	1 ILLINOIS ST	MONROE WILLIAM L	0.208	23,500	175,500	199,000	96.42%	24,372	182,014	206,386	EX - Excellent	No 0.000
22000106	1155 N OSBORNE BLVD	JANKOVICH WILLIAM S	0.470	30,200	196,800	227,000	96.42%	31,321	204,104	235,425	VG - Very Good	No 0.000
22000169	3621 ST ANDREWS CT	GABRIEL ELIZABETH S	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.602
11676020	131 PERRY AVE	KELLNER CORNELIA E REV TRUST	0.158	22,400	171,600	194,000	96.42%	23,231	177,969	201,200	GD - Good	No 0.000
11563025	209 ECHO LN	MALDONADO JOSE GUTIERREZ	0.164	23,000	166,000	189,000	96.42%	23,854	172,161	196,015	AG - Avg-Good	No 0.000
22000026	1123 FAIRWAY DR	COEY STEPHANIE	0.292	29,200	125,800	155,000	96.42%	30,284	130,469	160,753	VG - Very Good	No 0.000
11563010	136 CRAB TREE LN	GEDEMER SCOTT J	0.164	23,100	163,900	187,000	96.42%	23,957	169,983	193,940	VG - Very Good	No 0.000
08346000	2106 HARRIET ST	RAMIREZ ABRAHAM INIGUEZ A/K/A	0.113	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	FR - Fair	Yes 0.113
07577000	1120 RESCHKE AVE	MCINTOSH ANTWAİN L	0.083	14,400	45,600	60,000	96.42%	14,934	47,292	62,227	AV - Average	Yes 0.083
22664002	1300 SPRING VALLEY DR	WEIDNER JAMES P	0.202	27,700	162,300	190,000	96.42%	28,728	168,324	197,052	GD - Good	No 0.000
13115019	25 OHIO ST	FRIEDRICH KARL J	0.288	24,200	147,800	172,000	96.42%	25,098	153,286	178,384	VG - Very Good	No 0.000
08019005	1406 HOWARD ST	CARRANZA ANGELA MARIA	0.184	23,500	97,500	121,000	96.42%	24,372	101,119	125,491	AV - Average	Yes 0.184
06820012	2821 EISENHOWER DR	COLLINS CYLE M	0.159	15,000	75,000	90,000	96.42%	15,557	77,784	93,340	AV - Average	Yes 0.159
22664035	1401 SPRING VALLEY DR	VAN ALLEN JACALYN J SUPPLEMENTAL TRUST	0.204	28,300	145,700	174,000	96.42%	29,350	151,108	180,458	VG - Very Good	No 0.000
22664055	1410 SPRING VALLEY DR	ALBRO LUCAS W	0.179	24,700	149,300	174,000	96.42%	25,617	154,841	180,458	GD - Good	No 0.000
08381000	2319 W HIGH ST	COEY WENDY S	0.211	21,500	54,500	76,000	96.42%	22,298	56,523	78,821	AV - Average	Yes 0.211
22000019	1013 FAIRWAY DR	DEBURGH SPENCER K	0.229	22,900	126,100	149,000	96.42%	23,750	130,780	154,530	GD - Good	No 0.000
07765000	1135 JEFFERSON ST	ORTIZ RAQUEL E	0.110	13,200	85,800	99,000	96.42%	13,690	88,984	102,674	AV - Average	Yes 0.110
22000033	1020 FAIRWAY DR	REECE MELISSA	0.113	23,700	112,300	136,000	96.42%	24,580	116,468	141,048	AG - Avg-Good	No 0.000
22664090	1521 HARRINGTON DR	ABLER MARILYN J FAMILY TRUST	0.541	29,200	162,800	192,000	96.42%	30,284	168,842	199,126	VG - Very Good	No 0.000
22000079	1206 N OSBORNE BLVD	WILLIAMS PATRICIA A	0.185	30,100	149,900	180,000	96.42%	31,217	155,463	186,681	AG - Avg-Good	No 0.000
22000037	1112 FAIRWAY DR	LARSON DALE A	0.321	30,200	125,800	156,000	96.42%	31,321	130,469	161,790	EX - Excellent	No 0.000
22000045	3725 ST ANDREWS BLVD	KAUTH BRADLEY	0.235	20,100	116,900	137,000	96.42%	20,846	121,239	142,085	VG - Very Good	No 0.000
13123002	3419 POE AVE	GAZDECKI LINDA JEAN	0.129	20,800	128,200	149,000	96.42%	21,572	132,958	154,530	VG - Very Good	No 0.000
08392002	1212 JEFFERSON ST	ALAN D LOPP AND CHRISTA B LOPP REV TRUST	1.018	28,300	147,700	176,000	96.42%	29,350	153,182	182,532	AV - Average	Yes 1.018
22613000	218 BLAINE AVE	RANGEL ANTONIO JR	0.130	23,000	108,000	131,000	96.42%	23,854	112,008	135,862	VG - Very Good	No 0.000
11542009	4517 WESTWAY AVE	TRAVIS CHARLES E	0.248	28,500	173,500	202,000	96.42%	29,558	179,939	209,497	AG - Avg-Good	No 0.000
07645002	2322 PROSPECT ST	MONCAYO MARCO A	0.096	15,200	97,800	113,000	96.42%	15,764	101,430	117,194	AV - Average	Yes 0.096
10693008	1131 N ILLINOIS ST	SUDA JEANNE T	0.252	27,000	161,000	188,000	96.42%	28,002	166,975	194,978	VG - Very Good	No 0.000
07628000	1107 HOWARD ST	DESOTELL JON A/K/A	0.165	19,800	45,200	65,000	96.42%	20,535	46,878	67,412	AV - Average	Yes 0.165
22000191	3603 ST ANDREWS CT	NOONAN WALTER T	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.739
12209019	4618 WESTWAY AVE	PARROTT ROMELL	0.232	21,900	171,100	193,000	96.42%	22,713	177,450	200,163	AG - Avg-Good	No 0.000
08280002	1940 PROSPECT ST	MC MORRIS CHARLES	0.137	6,200	0	6,200	96.42%	6,430	0	6,430	AV - Average	Yes 0.137
11554000	402 BLAINE AVE	ADVANCE FORWARD LLC	0.205	18,500	53,500	72,000	96.42%	19,187	55,486	74,672	AG - Avg-Good	No 0.000
12209030	140 VIRGINIA ST	TORNER LYNN C LIFE TENANT	0.156	19,800	136,200	156,000	96.42%	20,535	141,255	161,790	EX - Excellent	No 0.000
07788000	2200 LAWN ST	ALEXANDER JESHON RAY	0.091	12,700	66,300	79,000	96.42%	13,171	68,761	81,932	GD - Good	No 0.000
12209007	133 OHIO ST	SCULLY JOAN A LIVING TRUST	0.236	21,900	122,100	144,000	96.42%	22,713	126,632	149,344	VG - Very Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
11682000	319 BLAINE AVE	DEMES MICHELLE	0.174	18,300	83,700	102,000	96.42%	18,979	86,806	105,786	GD - Good	No 0.000
17722009	1590 MARIA ST	JOHNSON JEFFERY A	0.392	33,700	190,300	224,000	96.42%	34,951	197,363	232,314	GD - Good	No 0.000
06452008	2702 EISENHOWER DR	HERZOG DANIEL	0.160	20,800	70,200	91,000	96.42%	21,572	72,805	94,377	GD - Good	No 0.000
22000117	3737 RAVINE DR	PAUKSTELIS VITA K	0.341	29,200	200,800	230,000	96.42%	30,284	208,253	238,536	VG - Very Good	No 0.000
07787000	2206 LAWN ST	SCHARDING THEODORE W	0.091	12,700	47,300	60,000	96.42%	13,171	49,056	62,227	FR - Fair	Yes 0.091
08010000	2521 PROSPECT ST	MEH RHONDA E	0.285	23,800	54,200	78,000	96.42%	24,683	56,212	80,895	FR - Fair	Yes 0.285
12209017	233 OHIO ST	TEMPESTA CAREY R	0.269	25,500	146,500	172,000	96.42%	26,446	151,937	178,384	AG - Avg-Good	No 0.000
22000109	1213 N OSBORNE BLVD	WAGNER MICHAEL A AND CLAIRE M TRUST	0.474	31,100	214,900	246,000	96.42%	32,254	222,876	255,130	VG - Very Good	No 0.000
07507000	2201 HARRIET ST	CDC HOMES LLC	0.089	12,700	98,300	111,000	96.42%	13,171	101,948	115,120	AV - Average	Yes 0.089
22664031	1312 HARRINGTON DR	BEACH DAVID R FAMILY TRUST	0.233	27,000	188,000	215,000	96.42%	28,002	194,978	222,980	AV - Average	Yes 0.233
07564000	1119 RESCHKE AVE	FUERSTENAU JOEL T	0.080	14,400	70,600	85,000	96.42%	14,934	73,220	88,155	AV - Average	Yes 0.080
11877002	37 VIRGINIA ST	BETKER RONALD F	0.140	19,400	143,600	163,000	96.42%	20,120	148,930	169,050	VG - Very Good	No 0.000
07693000	1921 PROSPECT ST	WEBB GENIE	0.092	12,500	67,500	80,000	96.42%	12,964	70,005	82,969	FR - Fair	Yes 0.092
07796000	1114 DAVID ST	RIVERA RIVERA REY G	0.141	14,200	72,800	87,000	96.42%	14,727	75,502	90,229	AV - Average	Yes 0.141
22664068	1421 SPRING VALLEY DR	MEYERS MARK A	0.243	33,600	184,400	218,000	96.42%	34,847	191,244	226,091	VG - Very Good	No 0.000
07784000	1310 ORANGE ST	WHITE ROGER J REV TRUST	0.113	13,200	78,800	92,000	96.42%	13,690	81,725	95,415	AV - Average	Yes 0.113
11920006	228 PERRY AVE	LIRA ROBERTO REV LIV TR	0.174	21,800	129,200	151,000	96.42%	22,609	133,995	156,604	GD - Good	No 0.000
07617000	2407 HARRIET ST	RAMIREZ REYES	0.101	12,900	78,100	91,000	96.42%	13,379	80,999	94,377	FR - Fair	Yes 0.101
22000124	1423 HICKORY WAY	KNAPP BRIAN M	0.220	28,800	206,200	235,000	96.42%	29,869	213,853	243,722	VG - Very Good	No 0.000
08000000	1201 JEFFERSON ST	COULTER GREGORY R	0.211	23,500	58,500	82,000	96.42%	24,372	60,671	85,043	AV - Average	Yes 0.211
12209022	234 VIRGINIA ST	JUDON TITANIA V	0.196	25,600	188,400	214,000	96.42%	26,550	195,392	221,943	VG - Very Good	No 0.000
10550001	4700 WESTWAY AVE	PETRAKIS THEODORE	0.186	21,800	164,200	186,000	96.42%	22,609	170,294	192,903	AG - Avg-Good	No 0.000
11920009	210 PERRY AVE	ZVICKI JOHN F	0.212	22,800	133,200	156,000	96.42%	23,646	138,144	161,790	AG - Avg-Good	No 0.000
08019016	1345 JEFFERSON ST	GAEDE TIMOTHY W	0.184	23,500	89,500	113,000	96.42%	24,372	92,822	117,194	AV - Average	Yes 0.184
08120002	2806 WESTWOOD DR	BERTOLA RICHARD C	0.183	22,500	106,500	129,000	96.42%	23,335	110,453	133,788	AV - Average	Yes 0.183
08260000	1922 HARRIET ST	RUVALCABA SILVESTRE M	0.070	11,100	61,900	73,000	96.42%	11,512	64,197	75,709	AV - Average	Yes 0.070
08267000	1911 HARRIET ST	RADKE DUSTIN B	0.064	10,100	39,900	50,000	96.42%	10,475	41,381	51,856	FR - Fair	Yes 0.064
06452017	2736 EISENHOWER DR	RACINE, CITY OF (SPRINGVALE PARK EAST)	0.420	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.420
07571000	2219 PROSPECT ST	TWS INVESTMENTS LLC	0.127	13,200	80,800	94,000	96.42%	13,690	83,799	97,489	FR - Fair	Yes 0.127
22664042	1341 HARRINGTON DR	ROZINSKI GARY F	0.236	27,300	166,700	194,000	96.42%	28,313	172,887	201,200	GD - Good	No 0.000
07614000	2404 PROSPECT ST	ALLEN MARK J	0.138	16,200	68,800	85,000	96.42%	16,801	71,353	88,155	FR - Fair	Yes 0.138
08282000	1805 STATE ST	LEXA PROPERTIES LLC	0.174	16,500	43,500	60,000	96.42%	17,112	45,114	62,227	PR - Poor	Yes 0.174
08251000	1901 STATE ST	PIAS PATRICK K	0.044	4,100	51,900	56,000	96.42%	4,252	53,826	58,078	PR - Poor	Yes 0.044
22000060	3744 ST ANDREWS BLVD	RAMSEY JAMAAL	0.198	25,200	172,800	198,000	96.42%	26,135	179,213	205,349	VG - Very Good	No 0.000
08419004	2421 W HIGH ST	MARES ABELINO	0.195	18,300	77,700	96,000	96.42%	18,979	80,584	99,563	AV - Average	Yes 0.195
11666016	237 VIRGINIA ST	DOUGLAS MALCOLM F	0.163	21,500	143,500	165,000	96.42%	22,298	148,826	171,124	GD - Good	No 0.000
22000128	1455 HICKORY WAY	MACH RICHARD A	0.294	34,000	149,000	183,000	96.42%	35,262	154,530	189,792	GD - Good	No 0.000
08381001	1309 OWEN ST	ZEK PROPERTY LLC	0.136	16,300	97,700	114,000	96.42%	16,905	101,326	118,231	AV - Average	Yes 0.136
11563012	124 CRAB TREE LN	HAMILTON GEORGIA	0.164	22,100	172,900	195,000	96.42%	22,920	179,317	202,237	VG - Very Good	No 0.000
11998010	56 VIRGINIA ST	LOU JIMMY W	0.193	25,200	138,800	164,000	96.42%	26,135	143,951	170,087	FA - Fair-Avg	Yes 0.193
07619000	1141 HOWARD ST	SFR3 LLC	0.110	13,200	56,800	70,000	96.42%	13,690	58,908	72,598	FR - Fair	Yes 0.110
11349028	5004 RIDGEWAY AVE	LEININGER BRAD	0.140	20,600	166,400	187,000	96.42%	21,365	172,576	193,940	AV - Average	Yes 0.140
22000141	1460 CRABAPPLE DR	HOFFMAN REV TRUST	0.301	28,000	177,000	205,000	96.42%	29,039	183,569	212,608	VG - Very Good	No 0.000
07743000	2709 W HIGH ST	MUSA MUSA	0.101	12,900	51,100	64,000	96.42%	13,379	52,997	66,375	FR - Fair	Yes 0.101
07994000	2601 LAWN ST	MILLER DANA	0.124	15,300	61,700	77,000	96.42%	15,868	63,990	79,858	AV - Average	Yes 0.124
07575000	1108 RESCHKE AVE	VILLA INVESTMENTS INC	0.068	11,800	74,200	86,000	96.42%	12,238	76,954	89,192	FR - Fair	Yes 0.068
12425001	31 ILLINOIS ST	WORDEN JOHN T	0.191	24,100	151,900	176,000	96.42%	24,994	157,538	182,532	GD - Good	No 0.000
08417003	2431 HOMESTEAD ST	MUNIZ RICHARD L	0.253	28,500	112,500	141,000	96.42%	29,558	116,675	146,233	AV - Average	Yes 0.253
06312017	2916 WILLOW TREE CIR	MICH STEVEN J	0.527	38,000	101,000	139,000	96.42%	39,410	104,749	144,159	FR - Fair	Yes 0.527
10550016	106 OHIO ST	LAMBERT EDWARD M	0.179	21,600	136,400	158,000	96.42%	22,402	141,462	163,864	GD - Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total			
22664005	1324 SPRING VALLEY DR	KOLESKE JEFFREY M REV TRUST	0.200	27,500	154,500	182,000	96.42%	28,521	160,234	188,755	VG - Very Good	No	0.000
22869010	3821 SPRING ST	ALL SAINTS MEDICAL CENTER INC	1.474	355,300	1,792,700	2,148,000	96.42%	368,487	1,859,235	2,227,722	AV - Average	Yes	1.474
08019006	1400 HOWARD ST	HOAGLUND DON R	0.132	16,800	76,200	93,000	96.42%	17,424	79,028	96,452	AV - Average	Yes	0.132
07578000	1128 RESCHE AVE	OLSEN DONALD	0.083	14,400	54,600	69,000	96.42%	14,934	56,626	71,561	AV - Average	Yes	0.083
11877001	31 VIRGINIA ST	HOGAN SHAUN S	0.140	19,400	152,600	172,000	96.42%	20,120	158,264	178,384	EX - Excellent	No	0.000
08370007	2314 LAWN ST	LEXA LINDA M LIFE TENANT	0.199	22,100	53,900	76,000	96.42%	22,920	55,900	78,821	AV - Average	Yes	0.199
08253000	1913 STATE ST	MARTINEZ JOSE	0.096	13,200	31,800	45,000	96.42%	13,690	32,980	46,670	FR - Fair	Yes	0.096
08419001	2415 W HIGH ST	KRINKEY HARVEY A	0.220	20,700	39,300	60,000	96.42%	21,468	40,759	62,227	AV - Average	Yes	0.220
07645001	1100 RODE AVE	PEET LINDA	0.096	15,200	54,800	70,000	96.42%	15,764	56,834	72,598	AV - Average	Yes	0.096
22664009	1356 SPRING VALLEY DR	KOESTER EMILY	0.200	27,500	131,500	159,000	96.42%	28,521	136,381	164,901	VG - Very Good	No	0.000
07498000	2201 PROSPECT ST	BARAN JOHN R	0.149	15,600	77,400	93,000	96.42%	16,179	80,273	96,452	FR - Fair	Yes	0.149
22000135	1540 CRABAPPLE DR	MARTIN JAMES P	0.810	32,900	230,100	263,000	96.42%	34,121	238,640	272,761	GD - Good	No	0.000
08383000	2215 LAWN ST	MICHEL ERLINDA V	0.113	13,600	70,400	84,000	96.42%	14,105	73,013	87,118	AV - Average	Yes	0.113
22866034	3608 BYRON AVE	BURDICK SHARON	0.159	25,000	142,000	167,000	96.42%	25,928	147,270	173,198	EX - Excellent	No	0.000
22000010	1000 N OSBORNE BLVD	GOMEZ ALFONSO	0.275	34,700	114,300	149,000	96.42%	35,988	118,542	154,530	VG - Very Good	No	0.000
11998007	4620 RIDGEWAY AVE	HOWELL TERRY L	0.251	23,000	196,000	219,000	96.42%	23,854	203,274	227,128	GD - Good	No	0.000
13120002	3560 OSBORNE BLVD	REIS GARY L MICHALSKI	0.260	23,700	166,300	190,000	96.42%	24,580	172,472	197,052	VG - Very Good	No	0.000
07115006	303 WILNETTE SPRING DR	DRAPER JOHN B	0.405	40,900	125,100	166,000	96.42%	42,418	129,743	172,161	GD - Good	No	0.000
07503000	1114 LEWIS ST	BOUWMA SKYLER C	0.091	14,300	69,700	84,000	96.42%	14,831	72,287	87,718	FR - Fair	Yes	0.091
11109009	4907 WESTWAY AVE	KOECHELL TERRY W	0.146	21,600	168,400	190,000	96.42%	22,402	174,650	197,052	GD - Good	No	0.000
11349012	125 CRAB TREE LN	FICHTNER ALLEN G LIFE TENANT	0.149	21,000	123,000	144,000	96.42%	21,779	127,565	149,344	AG - Avg-Good	No	0.000
22664082	1411 HARRINGTON DR	SHEFORGEN RICHARD T	0.243	28,100	151,900	180,000	96.42%	29,143	157,538	186,681	VG - Very Good	No	0.000
22000197	3603 ST ANDREWS CT	GARNER PATRICK A	0.739	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes	0.739
08281000	1817 STATE ST	LEXA PROPERTIES LLC	0.350	32,400	59,600	92,000	96.42%	33,603	61,812	95,415	VP - Very Poor	Yes	0.350
10888013	1133 N OREGON ST	SALAS II MANUEL C	0.176	19,800	102,200	122,000	96.42%	20,535	105,993	126,528	GD - Good	No	0.000
11689000	405 BLAINE AVE	ATEN REBECCA	0.197	16,800	83,200	100,000	96.42%	17,424	86,288	103,711	EX - Excellent	No	0.000
11563024	201 ECHO LN	MC GEE DONTAY D	0.137	17,900	170,100	188,000	96.42%	18,564	176,413	194,978	EX - Excellent	No	0.000
11998012	42 VIRGINIA ST	THUL JR DONALD J	0.165	21,600	150,400	172,000	96.42%	22,402	155,982	178,384	EX - Excellent	No	0.000
08019012	2608 W HIGH ST	CAMPBELL STACIE L	0.168	20,700	75,300	96,000	96.42%	21,468	78,095	99,563	AV - Average	Yes	0.168
08349000	2116 HARRIET ST	VEGA JAVIER	0.111	13,200	67,800	81,000	96.42%	13,690	70,316	84,006	AV - Average	Yes	0.111
13115013	4515 APPLE TREE CIR	ASHTON PAUL M	0.424	36,800	169,200	206,000	96.42%	38,166	175,480	213,646	VG - Very Good	No	0.000
10722007	338 MERRIE LN	HENKEL COURTNEY	0.224	23,500	116,500	140,000	96.42%	24,372	120,824	145,196	AV - Average	Yes	0.224
07759000	1101 RODE AVE	KLEMICK DENNIS D	0.146	19,100	48,900	68,000	96.42%	19,809	50,715	70,524	AV - Average	Yes	0.146
10888006	3 OREGON ST	FEEST JR ROBERT J	0.161	18,000	100,000	118,000	96.42%	18,668	103,711	122,380	VG - Very Good	No	0.000
07561000	2209 HARRIET ST	HUDSON TAMMY L	0.138	20,000	82,000	102,000	96.42%	20,742	85,043	105,786	FR - Fair	Yes	0.138
07742000	2705 W HIGH ST	TRAPP RICHARD J	0.101	12,900	71,100	84,000	96.42%	13,379	73,739	87,718	AV - Average	Yes	0.101
07790000	1140 DAVID ST	HILGENBERG JAMES R	0.141	14,200	84,800	99,000	96.42%	14,727	87,947	102,674	AV - Average	Yes	0.141
10722020	315 MERRIE LN	ADEL ROBERTA	0.174	22,900	126,100	149,000	96.42%	23,750	130,780	154,530	EX - Excellent	No	0.000
22000182	3610 SPRING ST	HARMONY Q HOMES LLC	0.110	17,300	151,700	169,000	96.42%	17,942	157,330	175,272	AG - Avg-Good	No	0.000
12304004	4417 WESTWAY AVE	CRAIG III RICHARD EDWIN	0.295	29,000	180,000	209,000	96.42%	30,076	186,681	216,757	AV - Average	Yes	0.295
07740004	1516 HOWARD ST	PETERSON DANA M	0.222	26,900	117,100	144,000	96.42%	27,898	121,446	149,344	AV - Average	Yes	0.222
22664038	1311 HARRINGTON DR	KANIA MICHAEL A	0.236	27,300	146,700	174,000	96.42%	28,313	152,145	180,458	VG - Very Good	No	0.000
08398000	2024 W HIGH ST	WILTSHIRE-MAYS LISA	0.095	13,600	62,400	76,000	96.42%	14,105	64,716	78,821	AV - Average	Yes	0.095
08141001	1505 HOWARD ST	MISSIONARY COMMUNITY OF ST PAUL THE APOSTLE AND INC	0.139	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.139
08368000	1309 ORANGE ST	ROBBINS BETH	0.098	12,800	61,200	74,000	96.42%	13,275	63,471	76,746	AV - Average	Yes	0.098
11877003	45 VIRGINIA ST	MURRACK MARILYN C	0.237	31,100	172,900	204,000	96.42%	32,254	179,317	211,571	GD - Good	No	0.000
08141005	2418 WESTWOOD DR	EXNER BRIAN R	0.153	18,700	122,300	141,000	96.42%	19,394	126,839	146,233	AV - Average	Yes	0.153
06700009	2810 EISENHOWER DR	MATTIOLI LINDA	0.146	21,200	71,800	93,000	96.42%	21,987	74,465	96,452	AV - Average	Yes	0.146
08361000	2015 LAWN ST	CABUNAC RANDY S	0.113	14,000	54,000	68,000	96.42%	14,520	56,004	70,524	FR - Fair	Yes	0.113
12378022	110 OREGON ST	KIRK JR DAVID L	0.201	25,200	124,800	150,000	96.42%	26,135	129,432	155,567	FA - Fair-Avg	Yes	0.201

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
22664013	1235 SPRING VALLEY DR	THOMSEN THOMAS H	0.269	32,000	178,000	210,000	96.42%	33,188	184,606	217,794	EX - Excellent	No 0.000
11877007	65 VIRGINIA ST	BRADSHAW RYAN M	0.152	20,900	142,100	163,000	96.42%	21,676	147,374	169,050	VG - Very Good	No 0.000
07526001	2201 NORTHWESTERN AV	SACRED HEART CONGREGATION	5.135	0	0	0	96.42%	0	0	0	AV - Average	Yes 5.135
10722022	3529 POE AVE	CAIRNS MICHAEL J	0.179	24,400	166,600	191,000	96.42%	25,306	172,783	198,089	AG - Avg-Good	No 0.000
10722014	351 MERRIE LN	CARLBERG LAURIE	0.275	20,800	108,200	129,000	96.42%	21,572	112,216	133,788	VG - Very Good	No 0.000
13115010	40 OHIO ST	CHURCH OF THE COVENANT UNITED PRESBYTERIAN IN THE U S A	3.891	0	0	0	96.42%	0	0	0	AV - Average	Yes 3.891
08358000	2103 LAWN ST	LOPEZ ANTHONY	0.107	13,200	58,800	72,000	96.42%	13,690	60,982	74,672	FR - Fair	Yes 0.107
08264000	1938 HARRIET ST	GAMBOA LUDWIG M	0.141	14,100	103,900	118,000	96.42%	14,623	107,756	122,380	AV - Average	Yes 0.141
11681000	315 BLAINE AVE	KRAMER JORDAN	0.160	18,200	76,800	95,000	96.42%	18,875	79,650	98,526	GD - Good	No 0.000
07822000	1941 LAWN ST	DOGANS MICHELE	0.112	15,700	55,300	71,000	96.42%	16,283	57,352	73,635	FR - Fair	Yes 0.112
12548002	110 ILLINOIS ST	FUMO FRANK W AND DOROTHY E IRRV TR	0.189	23,800	107,200	131,000	96.42%	24,683	111,179	135,862	FA - Fair-Avg	Yes 0.189
07946000	2505 PROSPECT ST	RAMOS LEWIS	0.127	13,200	76,800	90,000	96.42%	13,690	79,650	93,340	FR - Fair	Yes 0.127
22000032	1014 FAIRWAY DR	ROCCO JESSICA L	0.106	20,800	114,200	135,000	96.42%	21,572	118,438	140,010	AG - Avg-Good	No 0.000
11676003	228 ECHO LN	PARSONS WILLIAM G	0.173	22,300	100,700	123,000	96.42%	23,128	104,437	127,565	AG - Avg-Good	No 0.000
11998013	36 VIRGINIA ST	BEDNAR GARY F	0.165	21,600	152,400	174,000	96.42%	22,402	158,056	180,458	GD - Good	No 0.000
08369000	2207 W HIGH ST	KISS III JULIUS A	0.133	14,500	93,500	108,000	96.42%	15,038	96,970	112,008	AV - Average	Yes 0.133
08069020	1405 MARIA ST	JULIUS DETON M	0.222	20,600	104,400	125,000	96.42%	21,365	108,275	129,639	GD - Good	No 0.000
07548000	2107 HARRIET ST	NIESEN GEOFFREY M	0.200	22,700	77,300	100,000	96.42%	23,542	80,169	103,711	FR - Fair	Yes 0.200
12548012	236 ILLINOIS ST	KOEPKE JAMES K	0.233	29,300	178,700	208,000	96.42%	30,387	185,332	215,720	EX - Excellent	No 0.000
07584000	2102 LAWN ST	WISCONSIN LIVING LLC	0.076	12,900	58,100	71,000	96.42%	13,379	60,256	73,635	FR - Fair	Yes 0.076
22607000	243 BLAINE AVE	WERNICKE DAVID F	0.108	18,800	96,200	115,000	96.42%	19,498	99,770	119,268	GD - Good	No 0.000
12378020	126 OREGON ST	PERDIKARIS TOM G	0.201	25,200	167,800	193,000	96.42%	26,135	174,028	200,163	VG - Very Good	No 0.000
12425005	57 ILLINOIS ST	KOCHANSKI CAROL M	0.194	24,100	187,900	212,000	96.42%	24,994	194,874	219,868	GD - Good	No 0.000
10722025	3501 POE AVE	BENISH THOMAS P REV TRUST	0.369	26,500	145,500	172,000	96.42%	27,484	150,900	178,384	EX - Excellent	No 0.000
22000083	1132 N OSBORNE BLVD	HENSELER GARY	0.223	33,800	156,200	190,000	96.42%	35,054	161,997	197,052	AG - Avg-Good	No 0.000
12209008	139 OHIO ST	BELCHER DA MARIO	0.236	21,900	148,100	170,000	96.42%	22,713	153,597	176,309	AV - Average	Yes 0.236
07592000	2400 LAWN ST	TCHEORDIKIAN JACQUES G	0.202	22,600	94,400	117,000	96.42%	23,439	97,904	121,342	AV - Average	Yes 0.202
07804000	2408 HARRIET ST	TRIFECTA LLC	0.116	13,900	71,100	85,000	96.42%	14,416	73,739	88,155	FR - Fair	Yes 0.116
07589000	1314 OWEN ST	JACKSON CYNTHIA S	0.145	18,800	77,200	96,000	96.42%	19,498	80,065	99,563	AV - Average	Yes 0.145
07115002	300 WILNETTE SPRING DR	JOHNSON GLENN N AND SHIRLEY REV TRUST	1.240	45,500	134,500	180,000	96.42%	47,189	139,492	186,681	AG - Avg-Good	No 0.000
22000168	3621 ST ANDREWS CT	RHOADES PAMELA	0.602	10,800	52,200	63,000	96.42%	11,201	54,137	65,338	AV - Average	Yes 0.602
22000121	1401 HICKORY WAY	REMINGTON HEATHER L	0.244	28,800	213,200	242,000	96.42%	29,869	211,113	250,982	VG - Very Good	No 0.000
13124001	3524 OSBORNE BLVD	BRUNS ELIZABETH M	0.242	31,600	156,400	188,000	96.42%	32,773	162,205	194,978	EX - Excellent	No 0.000
08355000	2117 LAWN ST	KELLEY JOHN D	0.110	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	AV - Average	Yes 0.110
07745000	1314 JEFFERSON ST	PFAFFL MICHAEL A	0.367	27,000	108,000	135,000	96.42%	28,002	112,008	140,010	AV - Average	Yes 0.367
11920005	234 PERRY AVE	BOSE ALEXA M	0.160	18,100	148,900	167,000	96.42%	18,772	154,426	173,198	VG - Very Good	No 0.000
10888003	19 OREGON ST	ST MARTIN RACHAEL A/K/A	0.166	18,600	103,400	122,000	96.42%	19,290	107,238	126,528	GD - Good	No 0.000
08370003	2304 LAWN ST	CASTILLO ELINA	0.131	20,000	73,000	93,000	96.42%	20,742	75,709	96,452	AV - Average	Yes 0.131
10925004	10 ILLINOIS ST	ZENNER AMY E	0.202	29,000	150,000	179,000	96.42%	30,076	155,567	185,643	AG - Avg-Good	No 0.000
06312006	2923 WATERVIEW CIR	LAMBERTON PROPERTIES LLC	0.307	21,800	117,200	139,000	96.42%	22,609	121,550	144,159	AV - Average	Yes 0.307
07530000	1912 PROSPECT ST	JAMES AMARION D	0.092	12,500	83,500	96,000	96.42%	12,964	86,599	99,563	AV - Average	Yes 0.092
22614000	224 BLAINE AVE	DOYLE CHRISTIAN J	0.164	23,400	95,600	119,000	96.42%	24,268	99,148	123,417	GD - Good	No 0.000
22000186	3601 ST ANDREWS CT	NICHOLS REBECCA A	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
22000103	1137 N OSBORNE BLVD	WENTORF NICHOLAS E	0.244	30,100	209,900	240,000	96.42%	31,217	217,690	248,907	AV - Average	Yes 0.244
07586000	2112 LAWN ST	BELEN MYRA T	0.076	13,000	60,000	73,000	96.42%	13,482	62,227	75,709	FR - Fair	Yes 0.076
11349017	4800 RIDGEWAY AVE	KIEMEN JOSEPH N LIVING TRUST	0.304	21,600	187,400	209,000	96.42%	22,402	194,355	216,757	EX - Excellent	No 0.000
12378001	105 ILLINOIS ST	HICKMAN TROY	0.212	29,500	178,500	208,000	96.42%	30,595	185,125	215,720	VG - Very Good	No 0.000
22000131	1521 CRABAPPLE DR	RENGUETTE TRUST	0.220	28,800	185,200	214,000	96.42%	29,869	192,074	221,943	EX - Excellent	No 0.000
07427004	2521 W HIGH ST	PRESTA LAWRENCE L LIFE TENANT	0.186	17,900	82,100	100,000	96.42%	18,564	85,147	103,711	AV - Average	Yes 0.186
22000031	3832 SPRING ST	SPRING KAREN M	0.277	23,200	124,800	148,000	96.42%	24,061	129,432	153,493	AG - Avg-Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
22000170	3621 ST ANDREWS CT	FELLER KENNETH	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.602
07697000	1939 PROSPECT ST	MURRAY TINA MARIE	0.092	12,500	37,500	50,000	96.42%	12,964	38,892	51,856	FR - Fair	Yes 0.092
22000171	3621 ST ANDREWS CT	SCHRIEFFER TIMOTHY L	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.602
11067004	215 OREGON ST	GRECO ROBERT A	0.239	28,800	171,200	200,000	96.42%	29,869	177,554	207,423	VG - Very Good	No 0.000
22000190	3603 ST ANDREWS CT	MEDVED TERESA	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
22000123	1415 HICKORY WAY	VINKAVICH WAYNE A	0.220	28,800	166,200	195,000	96.42%	29,869	172,368	202,237	AG - Avg-Good	No 0.000
11676016	101 PERRY AVE	DE POPPE RANDY J	0.180	26,300	155,700	182,000	96.42%	27,276	161,479	188,755	GD - Good	No 0.000
08385006	2301 W HIGH ST	SCHOLZEN MATTHEW G	0.242	22,000	74,000	96,000	96.42%	22,817	76,746	99,563	AV - Average	Yes 0.242
22866008	3916 OSBORNE BLVD	GILL KENNETH C	0.251	32,300	177,700	210,000	96.42%	33,499	184,295	217,794	VG - Very Good	No 0.000
07772000	1121 JEFFERSON ST	JURENA ANDREW D	0.165	19,800	72,200	92,000	96.42%	20,535	74,880	95,415	GD - Good	No 0.000
10550019	62 OHIO ST	SEEGER JOSHUA J	0.169	15,800	149,200	165,000	96.42%	16,386	154,737	171,124	GD - Good	No 0.000
07496000	2113 PROSPECT ST	GERVACIO PASCUAL	0.149	15,600	59,400	75,000	96.42%	16,179	61,605	77,784	FR - Fair	Yes 0.149
12548005	128 ILLINOIS ST	MARTINEZ MARCO A	0.189	25,000	155,000	180,000	96.42%	25,928	160,753	186,681	EX - Excellent	No 0.000
22000119	3711 RAVINE DR	WEIKUM NORMAN C	0.415	33,200	224,800	258,000	96.42%	34,432	233,143	267,576	GD - Good	No 0.000
22866019	3518 BYRON AVE	BLACK MICHAEL A	0.168	21,600	149,400	171,000	96.42%	22,402	154,945	177,347	GD - Good	No 0.000
07612000	1119 DAVID ST	EXNER TANYA A	0.137	13,300	56,700	70,000	96.42%	13,794	58,804	72,598	AV - Average	Yes 0.137
22664003	1308 SPRING VALLEY DR	JMC REV TRUST	0.200	27,500	151,500	179,000	96.42%	28,521	157,123	185,643	GD - Good	No 0.000
17722006	1568 MARIA ST	HILL JAMES W	0.318	30,400	204,600	235,000	96.42%	31,528	212,194	243,722	GD - Good	No 0.000
12488003	44 ILLINOIS ST	COX JOSEPH C	0.179	23,300	172,700	196,000	96.42%	24,165	179,110	203,274	VG - Very Good	No 0.000
22866003	3521 SPRING ST	LASS PROPERTIES LLC	0.268	27,200	0	27,200	96.42%	28,210	0	28,210	AV - Average	Yes 0.268
07353055	3212 HAWTHORNE DR	RACINE, CITY OF (MAPLE GROVE PARK)	0.447	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.447
22000008	3606 ST ANDREWS CT	STREET MARVIN D	0.203	15,900	175,100	191,000	96.42%	16,490	181,599	198,089	EX - Excellent	No 0.000
08376000	2306 HARRIET ST	BYBEE DAVID C	0.257	26,500	45,500	72,000	96.42%	27,484	47,189	74,672	FR - Fair	Yes 0.257
22000164	3619 ST ANDREWS CT	DAVIS JEFFRIE L	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.602
08019019	1359 JEFFERSON ST	SCHMIDT NEIL E	0.158	20,200	83,800	104,000	96.42%	20,950	86,910	107,860	AV - Average	Yes 0.158
08019009	1348 HOWARD ST	BOHN JOHN P LIFE TENANT	0.158	20,200	100,800	121,000	96.42%	20,950	104,541	125,491	AV - Average	Yes 0.158
22664004	1316 SPRING VALLEY DR	HANSEN GLENN A	0.200	27,500	181,500	209,000	96.42%	28,521	188,236	216,757	GD - Good	No 0.000
10489004	4512 THOMAS ST	MANTEY JOHN N	0.208	27,000	187,000	214,000	96.42%	28,002	193,940	221,943	EX - Excellent	No 0.000
12488008	4500 RIDGEWAY AVE	YNOCENCIO SARAH N	0.178	21,600	127,400	149,000	96.42%	22,402	132,128	154,530	GD - Good	No 0.000
07611000	1123 DAVID ST	GORSISKI DUSTIN R	0.145	13,900	54,100	68,000	96.42%	14,416	56,108	70,524	FR - Fair	Yes 0.145
17722007	1574 MARIA ST	Olsen DANIEL	0.273	29,000	181,000	210,000	96.42%	30,076	187,718	217,794	GD - Good	No 0.000
07534000	1930 PROSPECT ST	GARCIA LEOCADIA	0.092	12,500	36,500	49,000	96.42%	12,964	37,855	50,819	AV - Average	Yes 0.092
07527000	1801 STATE ST	WAMBOLDT JEFFREY J	0.148	15,200	69,800	85,000	96.42%	15,764	72,391	88,155	FR - Fair	Yes 0.148
11678000	303 BLAINE AVE	ORTIZ JOSE JESUS	0.110	16,300	81,700	98,000	96.42%	16,905	84,732	101,637	GD - Good	No 0.000
22866023	3509 BYRON AVE	BONOTAN PETER A	0.166	22,800	137,200	160,000	96.42%	23,646	142,292	165,938	VG - Very Good	No 0.000
08385003	2219 W HIGH ST	THIELEN ALLISON	0.147	13,300	80,700	94,000	96.42%	13,794	83,695	97,489	AV - Average	Yes 0.147
08254000	1917 STATE ST	BAHRS BRONSON N	0.138	18,800	41,200	60,000	96.42%	19,498	42,729	62,227	FR - Fair	Yes 0.138
08385000	2214 LAWN ST	MENDOZA JOSE J	0.095	15,500	54,500	70,000	96.42%	16,075	56,523	72,598	AV - Average	Yes 0.095
11677000	301 BLAINE AVE	KANGAS RUTH A	0.136	22,100	79,900	102,000	96.42%	22,920	82,865	105,786	AG - Avg-Good	No 0.000
06312003	840 RIVERBROOK DR	STRICKER DAVID E	0.162	24,400	114,600	139,000	96.42%	25,306	118,853	144,159	AG - Avg-Good	No 0.000
10550014	118 OHIO ST	MARLOTTY DONALD J	0.179	21,600	146,400	168,000	96.42%	22,402	151,834	174,235	GD - Good	No 0.000
11676017	111 PERRY AVE	NYBOE GREGORY G	0.164	22,600	176,400	199,000	96.42%	23,439	182,947	206,386	EX - Excellent	No 0.000
22866006	238 WILNETTE SPRING DR	PALMER AARON MATTHEW	0.468	10,100	0	10,100	96.42%	10,475	0	10,475	AV - Average	Yes 0.468
11563015	4813 RIDGEWAY AVE	RUGEN PAMELA J	0.138	24,900	170,100	195,000	96.42%	25,824	176,413	202,237	VG - Very Good	No 0.000
08069002	1414 JEFFERSON ST	JENSEN TREVOR S	0.240	21,400	86,600	108,000	96.42%	22,194	89,814	112,008	AV - Average	Yes 0.240
22866000	3500 POE AVE	NICHOLSON PAMELA A	0.240	29,400	88,600	118,000	96.42%	30,491	91,888	122,380	VG - Very Good	No 0.000
07942000	2411 PROSPECT ST	TMBN PROPERTIES LLC	0.127	13,200	65,800	79,000	96.42%	13,690	68,242	81,932	FR - Fair	Yes 0.127
07928000	2503 LAWN ST	ESER FRANKLYN R	0.207	23,200	86,800	110,000	96.42%	24,061	90,022	114,083	AV - Average	Yes 0.207
10550003	230 OHIO ST	BLEAKLOW LLC	0.179	21,600	127,400	149,000	96.42%	22,402	132,128	154,530	FR - Fair	Yes 0.179
22000048	3745 ST ANDREWS BLVD	TRIMBERGER DONALD M	0.202	25,400	163,600	189,000	96.42%	26,343	169,672	196,015	EX - Excellent	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
08255000	1923 STATE ST	RODRIGUEZ NORBERTO	0.115	13,200	48,800	62,000	96.42%	13,690	50,611	64,301	FR - Fair	Yes 0.115
08019001	2601 WESTWOOD DR	MYSKOWSKI C MICHAEL	0.142	20,700	109,300	130,000	96.42%	21,468	113,357	134,825	AV - Average	Yes 0.142
06820017	2801 EISENHOWER DR	DOYLE CHRISTIAN J	0.138	16,500	70,500	87,000	96.42%	17,112	73,117	90,229	AV - Average	Yes 0.138
12209032	130 VIRGINIA ST	BARAN DANIEL J REV TRUST	0.174	22,700	142,300	165,000	96.42%	23,542	147,581	171,124	AV - Average	Yes 0.174
07793000	1130 DAVID ST	CABUNAC RANDY S	0.141	14,200	87,800	102,000	96.42%	14,727	91,059	105,783	AV - Average	Yes 0.141
07562000	1129 RESCHE AVE	LALONDE STEVEN M	0.083	14,400	88,600	103,000	96.42%	14,934	91,888	106,823	AV - Average	Yes 0.083
07533000	1926 PROSPECT ST	HERMANN ALFRED J	0.092	12,500	52,500	65,000	96.42%	12,964	54,449	67,412	FR - Fair	Yes 0.092
12425006	65 ILLINOIS ST	PETERSON WARREN G	0.194	24,100	144,900	169,000	96.42%	24,994	150,278	175,272	GD - Good	No 0.000
11676008	148 ECHO LN	EVRENIADIS SAMUEL K	0.164	23,100	175,900	199,000	96.42%	23,957	182,428	206,386	AG - Avg-Good	No 0.000
07565000	1117 RESCHE AVE	PAYNE RONNIE	0.086	13,900	71,100	85,000	96.42%	14,416	73,739	88,155	AV - Average	Yes 0.086
22000091	1032 N OSBORNE BLVD	SMITH CASEY S	0.238	33,500	165,500	199,000	96.42%	34,743	171,642	206,386	GD - Good	No 0.000
22664066	3920 FRANCES DR	CLOPE DAVID M	0.316	31,400	216,600	248,000	96.42%	32,565	224,639	257,204	VG - Very Good	No 0.000
10722012	361 MERRIE LN	ZYGOWSKI CHRISTY MARIE	0.212	24,800	110,200	135,000	96.42%	25,720	114,290	140,010	VG - Very Good	No 0.000
11542004	4611 WESTWAY AVE	DOUGLAS ROBERT G AND HELEN L REV LV TR PL	0.190	23,100	186,900	210,000	96.42%	23,957	193,837	217,794	VG - Very Good	No 0.000
07995000	1216 HOWARD ST	JOHNSON DAWN C	0.126	15,700	59,300	75,000	96.42%	16,283	61,501	77,784	AV - Average	Yes 0.126
07582000	2016 LAWN ST	HARMONY Q HOMES 2 LLC	0.076	12,900	59,100	72,000	96.42%	13,379	61,293	74,672	AV - Average	Yes 0.076
07563000	1125 RESCHE AVE	FUERSTENAU JOEL	0.083	14,400	64,600	79,000	96.42%	14,934	66,998	81,932	AV - Average	Yes 0.083
11109006	4817 WESTWAY AVE	JOHNSON JOSH D	0.146	21,600	159,400	181,000	96.42%	22,402	165,316	187,718	GD - Good	No 0.000
11676028	229 PERRY AVE	KRAUS RONALD R	0.183	25,800	165,200	191,000	96.42%	26,758	171,331	198,089	GD - Good	No 0.000
10203009	3670 OSBORNE BLVD	PETTIT REBECCA	0.293	27,400	158,600	186,000	96.42%	28,417	164,486	192,903	VG - Very Good	No 0.000
22866021	3500 BYRON AVE	CARRENO ELSA	0.241	22,600	176,400	199,000	96.42%	23,439	182,947	206,386	VG - Very Good	No 0.000
07774000	1116 HOWARD ST	WRIGHT TYLER D	0.110	13,200	94,800	108,000	96.42%	13,690	98,318	112,008	AV - Average	Yes 0.110
06452001	302 GRAHAM ST	PARISE LORETTA M TRUST	0.152	15,500	128,500	144,000	96.42%	16,075	133,269	149,344	AG - Avg-Good	No 0.000
07383002	1532 WESTWOOD CIR	IVY LARRY T	0.556	34,600	151,400	186,000	96.42%	35,884	157,019	192,903	GD - Good	No 0.000
06312001	826 RIVERBROOK DR	POLASKY MICHAEL	0.189	30,900	129,100	160,000	96.42%	32,047	133,891	165,938	AG - Avg-Good	No 0.000
07783000	2201 W HIGH ST	AGUIRRE JESSICA	0.118	13,200	76,800	90,000	96.42%	13,690	79,650	93,340	FR - Fair	Yes 0.118
10888015	1145 N OREGON ST	HARmann DENNIS A	0.234	22,000	101,000	123,000	96.42%	22,817	104,749	127,565	EX - Excellent	No 0.000
22664086	1443 HARRINGTON DR	GONZALEZ-EVANS ANDREA N	0.243	28,100	242,900	271,000	96.42%	29,143	251,915	281,058	FR - Fair	Yes 0.243
22664034	1214 HARRINGTON DR	SCHEMML DEBORAH S	0.305	30,600	176,400	207,000	96.42%	31,736	182,947	214,683	VG - Very Good	No 0.000
22869001	3547 OSBORNE BLVD	RACINE, CITY OF (GRACELAND CEMETERY)	26.383	0	0	0	96.42%	0	0	0	AV - Average	Yes 26.383
10489007	4 VIRGINIA ST	MANTEI, JR BRYAN L	0.193	28,600	153,400	182,000	96.42%	29,661	159,093	188,755	VG - Very Good	No 0.000
22000174	3619 ST ANDREWS CT	LAIN JULIE	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.602
22866043	120 MERRIE LN	HARRIS THOMAS R	0.189	28,800	147,200	176,000	96.42%	29,869	152,663	182,532	VG - Very Good	No 0.000
22000154	3704 RAVINE DR	WEBB JACK L	0.192	24,300	152,700	177,000	96.42%	25,202	158,367	183,569	VG - Very Good	No 0.000
07819000	2006 PROSPECT ST	GEISLER GAIL L	0.177	20,100	70,900	91,000	96.42%	20,846	73,531	94,377	AV - Average	Yes 0.177
22664088	1509 HARRINGTON DR	WEITKUHN HANS J	0.243	28,100	189,900	218,000	96.42%	29,143	196,948	226,091	VG - Very Good	No 0.000
08013000	2601 PROSPECT ST	HAAS BENJAMIN F	0.190	19,800	74,200	94,000	96.42%	20,535	76,954	97,489	FR - Fair	Yes 0.190
07630000	1211 OWEN ST	MONTES CHRISTOPHER	0.134	18,400	71,600	90,000	96.42%	19,083	74,257	93,340	AV - Average	Yes 0.134
22594001	3441 SPRING ST	SPRING E AND K LAND LLC	0.756	39,900	465,100	505,000	96.42%	41,381	482,362	523,743	GD - Good	No 0.000
11998004	49 OHIO ST	HUTCHINS JR SAMUEL D	0.236	21,900	148,100	170,000	96.42%	22,713	153,597	176,309	GD - Good	No 0.000
22869001	3547 OSBORNE BLVD	RACINE, CITY OF (GRACELAND CEMETERY)	23.413	0	0	0	96.42%	0	0	0	AV - Average	Yes 23.413
08280000	1918 PROSPECT ST	PETERMAN JONATHAN	0.194	21,200	32,800	54,000	96.42%	21,987	34,017	56,004	PR - Poor	Yes 0.194
11349021	4822 RIDGEWAY AVE	ZMIJEWSKI RICHARD M	0.139	20,600	167,400	188,000	96.42%	21,365	173,613	194,978	EX - Excellent	No 0.000
10918001	300 OHIO ST	WALDRON MICHAEL	0.153	22,500	157,500	180,000	96.42%	23,335	163,346	186,681	VG - Very Good	No 0.000
22664047	1401 HARRINGTON DR	MARKUS GREGORY ALBERT	0.236	27,300	159,700	187,000	96.42%	28,313	165,627	193,940	GD - Good	No 0.000
07618000	1147 HOWARD ST	DELON JESUS	0.110	13,200	95,800	109,000	96.42%	13,690	99,356	113,045	AV - Average	Yes 0.110
08069007	1356 JEFFERSON ST	NELSON KAITYLN	0.221	20,600	98,400	119,000	96.42%	21,365	102,052	123,417	AV - Average	Yes 0.221
22000184	3622 SPRING ST	JOHNSON SONYA Y	0.146	23,600	150,400	174,000	96.42%	24,476	155,982	180,458	VG - Very Good	No 0.000
13115005	4522 APPLE TREE CIR	MANTY MELVIN J TRUST	0.413	36,300	180,700	217,000	96.42%	37,647	187,407	225,054	EX - Excellent	No 0.000
07576000	1114 RESCHE AVE	VILLA INVESTMENTS INC	0.083	14,400	41,600	56,000	96.42%	14,934	43,144	58,078	FR - Fair	Yes 0.083

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
11557000	414 BLAINE AVE	BROWN DAVID B	0.204	18,500	80,500	99,000	96.42%	19,187	83,488	102,674	GD - Good	No 0.000
13129000	3518 OSBORNE BLVD	BENTZ REBECCA L	0.116	19,000	95,000	114,000	96.42%	19,705	98,526	118,231	AG - Avg-Good	No 0.000
22000082	1144 N OSBORNE BLVD	REYNOSO JOSE	0.217	37,000	182,000	219,000	96.42%	38,373	188,755	227,128	GD - Good	No 0.000
11329000	512 BLAINE AVE	MCBRIDE JOSHUA	0.110	18,000	130,000	148,000	96.42%	18,668	134,825	153,493	GD - Good	No 0.000
11676026	217 PERRY AVE	PAULICH KELLI V	0.169	22,100	148,900	171,000	96.42%	22,920	154,426	177,347	VG - Very Good	No 0.000
12304001	4509 WESTWAY AVE	SEGURA DAVID R JR	0.257	27,300	189,700	217,000	96.42%	28,313	196,741	225,054	VG - Very Good	No 0.000
22866028	3609 BYRON AVE	CARLSON DAVID A AND K MARYELLEN REV TRUST	0.171	26,700	148,300	175,000	96.42%	27,691	153,804	181,495	VG - Very Good	No 0.000
11349018	4806 RIDGEWAY AVE	HILL IV CHARLES A	0.174	15,200	179,800	195,000	96.42%	15,764	186,473	202,237	EX - Excellent	No 0.000
22000028	3810 SPRING ST	IMPACT PROPERTY MANAGEMENT LLC	0.150	23,400	111,600	135,000	96.42%	24,268	115,742	140,010	AG - Avg-Good	No 0.000
22000108	1205 N OSBORNE BLVD	GUTTENBURG GARY P	0.803	32,400	193,600	226,000	96.42%	33,603	200,785	234,388	VG - Very Good	No 0.000
07641000	1116 RODE AVE	ZIEGLER KENNETH E	0.096	12,600	56,400	69,000	96.42%	13,068	58,493	71,561	AV - Average	Yes 0.096
10242014	1120 N OREGON ST	SENSKA JOHN	0.178	18,100	116,900	135,000	96.42%	18,772	121,239	140,010	EX - Excellent	No 0.000
22000030	3824 SPRING ST	ARNESEN JARED B	0.185	24,900	133,100	158,000	96.42%	25,824	138,040	163,864	AG - Avg-Good	No 0.000
08278000	1121 FAIRCHILD ST	MERCADO SERGIO	0.140	10,900	64,100	75,000	96.42%	11,305	66,479	77,784	AV - Average	Yes 0.140
06312011	900 RIVERBROOK DR	BEAVER CHRISTOPHER M	0.373	31,800	136,200	168,000	96.42%	32,980	141,255	174,235	AV - Average	Yes 0.373
22000133	1535 CRABAPPLE DR	BRUHA MARY C TRUST	0.214	28,800	162,200	191,000	96.42%	29,869	168,220	198,089	GD - Good	No 0.000
08417004	2419 HOMESTEAD ST	SACRED HEART CONGREGATION	0.178	0	0	0	96.42%	0	0	0	AV - Average	Yes 0.178
11560000	426 BLAINE AVE	STEINHOFF RUDY	0.110	18,000	34,000	52,000	96.42%	18,668	35,262	53,930	AG - Avg-Good	No 0.000
07353028	2826 SPRING ST	WISE SCOTT L	0.218	20,000	89,000	109,000	96.42%	20,742	92,303	113,045	AG - Avg-Good	No 0.000
06820004	2859 EISENHOWER DR	BAUMEISTER CASSANDRA L	0.144	14,900	75,100	90,000	96.42%	15,453	77,887	93,340	AG - Avg-Good	No 0.000
10722017	333 MERRIE LN	BOISSONNAULT JASON E	0.273	22,100	119,900	142,000	96.42%	22,920	124,350	147,270	EX - Excellent	No 0.000
07531000	1916 PROSPECT ST	KLEICK DENNIS D	0.092	12,500	73,500	86,000	96.42%	12,964	76,228	89,192	FR - Fair	Yes 0.092
10203003	3620 OSBORNE BLVD	SEMENOW CHRISTINE M	0.321	29,200	91,800	121,000	96.42%	30,284	95,207	125,491	GD - Good	No 0.000
22664046	1373 HARRINGTON DR	ZAMBORINI VINCENT R	0.236	27,300	163,700	191,000	96.42%	28,313	169,776	198,089	GD - Good	No 0.000
07557000	2100 PROSPECT ST	MATSEN MORRIS P	0.083	12,200	86,800	99,000	96.42%	12,653	90,022	102,674	AV - Average	Yes 0.083
22000177	3621 ST ANDREWS CT	GARCIA ZACHARIAH M	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.602
18251003	1538 JEFFERSON ST	CARRIER JONATHAN ZACHARY	0.269	28,900	124,100	153,000	96.42%	29,973	128,706	158,679	GD - Good	No 0.000
07747000	2805 W HIGH ST	JONAS JEFFREY F	0.174	13,400	58,600	72,000	96.42%	13,897	60,775	74,672	FR - Fair	Yes 0.174
11877006	59 VIRGINIA ST	DE CAMP JAMES E FAMILY TRUST	0.154	21,200	143,800	165,000	96.42%	21,987	149,137	171,124	GD - Good	No 0.000
08017000	2617 PROSPECT ST	DOWD SARA	0.127	13,200	61,800	75,000	96.42%	13,690	64,094	77,784	FR - Fair	Yes 0.127
14245015	38 OREGON ST	TOPEL DAVID MICHAEL	0.207	25,200	159,800	185,000	96.42%	26,135	165,731	191,866	AG - Avg-Good	No 0.000
11563006	208 CRAB TREE LN	HANSON TIMOTHY T	0.177	25,200	179,800	205,000	96.42%	26,135	186,473	212,608	VG - Very Good	No 0.000
22664019	1335 SPRING VALLEY DR	HOOD EDWARD W	0.190	26,100	138,900	165,000	96.42%	27,069	144,055	171,124	GD - Good	No 0.000
07786000	2210 LAWN ST	JACKSON MONICA	0.091	12,700	69,300	82,000	96.42%	13,171	71,872	85,043	GD - Good	No 0.000
10888002	23 OREGON ST	HOLUB ROSEANNE B SCHNACKY	0.166	18,600	99,400	118,000	96.42%	19,290	103,089	122,380	AG - Avg-Good	No 0.000
18251001	1541 MARIA ST	SARDINO JOHN	0.399	34,400	132,600	167,000	96.42%	35,677	137,521	173,198	AV - Average	Yes 0.399
07383005	1510 WESTWOOD CIR	HOFFMAN JR GEORGE A	0.492	28,200	150,800	179,000	96.42%	29,247	156,397	185,643	GD - Good	No 0.000
10242015	1126 N OREGON ST	WALTON JR CHARLES E	0.178	18,100	137,900	156,000	96.42%	18,772	143,018	161,790	GD - Good	No 0.000
11920011	146 PERRY AVE	RUFFALO RONALD G	0.286	25,800	188,200	214,000	96.42%	26,758	195,185	221,943	EX - Excellent	No 0.000
07766000	1136 HOWARD ST	GALLUP JEREMIAH L	0.110	13,200	80,800	94,000	96.42%	13,690	83,799	97,489	GD - Good	No 0.000
22664052	1225 HARRINGTON DR	RAWLINKO STEVEN M	0.473	33,600	164,400	198,000	96.42%	34,847	170,502	205,349	EX - Excellent	No 0.000
22597000	123 BLAINE AVE	WOOD TERRI L	0.143	12,300	125,700	138,000	96.42%	12,757	130,365	143,122	GD - Good	No 0.000
07552000	1126 BROOKER ST	VARGAS MIGUEL	0.133	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	GD - Good	No 0.000
22000179	3621 ST ANDREWS CT	RSM INVESTMENTS	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.602
11676009	140 ECHO LN	RUFFALO ANTHONY J	0.169	23,800	159,200	183,000	96.42%	24,683	165,109	189,792	GD - Good	No 0.000
12034001	5013 RIDGEWAY AVE	SCHOMMER RICHARD L AND HANH T REV TRUST	0.156	23,300	141,700	165,000	96.42%	24,165	146,959	171,124	GD - Good	No 0.000
12425013	52 OREGON ST	WADE REV TRUST	0.205	25,200	162,800	188,000	96.42%	26,135	168,842	194,978	VG - Very Good	No 0.000
07751002	2225 HARRIET ST	YASIN INTITHAR	0.195	20,400	58,600	79,000	96.42%	21,157	60,775	81,932	AV - Average	Yes 0.195
22664014	1243 SPRING VALLEY DR	RYAN JOSHUA	0.184	26,400	160,600	187,000	96.42%	27,380	166,561	193,940	GD - Good	No 0.000
08019020	1403 JEFFERSON ST	BOWERS-HANSEN THERESA M	0.150	19,200	93,800	113,000	96.42%	19,913	97,281	117,194	AV - Average	Yes 0.150

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
08417001	2418 W HIGH ST	MUNIZ RICHARD L	0.159	20,700	87,300	108,000	96.42%	21,468	90,540	112,008	AV - Average	Yes 0.159
06452010	315 BELMONT AVE	KENNEDY AMY JO	0.138	16,500	74,500	91,000	96.42%	17,112	77,265	94,377	GD - Good	No 0.000
12425012	60 OREGON ST	MORGENSEN MARVIN A	0.204	25,200	145,800	171,000	96.42%	26,135	151,211	177,347	AV - Average	Yes 0.204
07608000	1135 DAVID ST	GARCIA ALICIA M	0.073	11,600	60,400	72,000	96.42%	12,031	62,642	74,672	GD - Good	No 0.000
17722012	1595 MARIA ST	VANDELEEST SETH	0.316	29,000	168,000	197,000	96.42%	30,076	174,235	204,312	GD - Good	No 0.000
13127000	3510 OSBORNE BLVD	WATKINS JENNIFER D	0.110	18,000	90,000	108,000	96.42%	18,668	93,340	112,008	VG - Very Good	No 0.000
07807000	2420 HARRIET ST	LEMKE PATRICIA S	0.116	13,900	70,100	84,000	96.42%	14,416	72,702	87,118	FR - Fair	Yes 0.116
11349026	4918 RIDGEWAY AVE	TERRY BRIAN J	0.139	20,600	147,400	168,000	96.42%	21,365	152,871	174,235	VG - Very Good	No 0.000
22000173	3619 ST ANDREWS CT	SANCHEZ-HERNANDEZ MARIA DEL ROCIO	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.602
22866022	3501 BYRON AVE	KADING-WHEELER TERRI L	0.242	22,600	141,400	164,000	96.42%	23,439	146,648	170,087	VG - Very Good	No 0.000
22000111	1225 N OSBORNE BLVD	PONTILLO CLIFF	0.369	31,200	199,800	231,000	96.42%	32,358	207,215	239,573	VG - Very Good	No 0.000
08385001	2216 LAWN ST	FALASCHI GARY S	0.130	13,300	98,700	112,000	96.42%	13,794	102,363	116,157	FR - Fair	Yes 0.130
11349002	235 CRAB TREE LN	STEBERL RICHARD	0.163	22,900	113,100	136,000	96.42%	23,750	117,298	141,048	GD - Good	No 0.000
11920003	244 PERRY AVE	MARTIN MARGARET A	0.170	22,300	103,700	126,000	96.42%	23,128	107,549	130,676	GD - Good	No 0.000
08370000	2211 W HIGH ST	OLSEN JEROME C	0.121	13,200	63,800	77,000	96.42%	13,690	66,168	79,858	AV - Average	Yes 0.121
06700002	206 BELMONT AVE	DAISY HOMES LLC	0.138	16,500	105,500	122,000	96.42%	17,112	109,416	126,528	AG - Avg-Good	No 0.000
08375000	2300 HARRIET ST	VANDIFORD JR WILLIAM O	0.128	13,200	83,800	97,000	96.42%	13,690	86,910	100,600	FR - Fair	Yes 0.128
22000165	3619 ST ANDREWS CT	KOOK THOMAS F	0.602	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	FA - Fair-Avg	Yes 0.602
08019024	2617 WESTWOOD DR	HAGERT RUTH M	0.182	20,700	98,300	119,000	96.42%	21,468	101,948	123,417	AV - Average	Yes 0.182
08069018	1351 MARIA ST	CAYA RICHARD A AND PHYLLIS E TRUST	0.222	20,600	108,400	129,000	96.42%	21,365	112,423	133,788	GD - Good	No 0.000
22000149	3808 RAVINE DR	MAURER DAVID L	0.297	32,900	170,100	203,000	96.42%	34,121	176,413	210,534	AG - Avg-Good	No 0.000
10722011	362 MERRIE LN	WOZNIAK JAMES A	0.291	28,200	112,800	141,000	96.42%	29,247	116,987	146,233	GD - Good	No 0.000
22664007	1340 SPRING VALLEY DR	HAZELWOOD KATHERINE A	0.200	27,500	136,500	164,000	96.42%	28,521	141,566	170,087	VG - Very Good	No 0.000
22000166	3619 ST ANDREWS CT	CASTILLO RICARDO	0.602	9,900	53,100	63,000	96.42%	10,267	55,071	65,338	AV - Average	Yes 0.602
10242004	24 OREGON ST	BUSH ASHLEY	0.172	18,100	108,900	127,000	96.42%	18,772	112,942	131,714	AG - Avg-Good	No 0.000
11563011	130 CRAB TREE LN	GARZA SR JOSE F	0.164	21,700	175,300	197,000	96.42%	22,505	181,806	204,312	VG - Very Good	No 0.000
08408000	2302 W HIGH ST	MANDUJANO LAURA	0.280	19,900	70,100	90,000	96.42%	20,639	72,702	93,340	AV - Average	Yes 0.280
22000188	3601 ST ANDREWS CT	PAUL PHILIP	0.739	8,100	44,900	53,000	96.42%	8,401	46,566	54,967	AV - Average	Yes 0.739
21201000	2333 NORTHWESTERN AV	RACINE UNIFIED SCHOOL DISTRICT	4.645	0	0	0	96.42%	0	0	0	FR - Fair	Yes 4.645
08015000	2607 PROSPECT ST	HERMANN CAROL M	0.127	13,200	48,800	62,000	96.42%	13,690	50,611	64,301	FR - Fair	Yes 0.127
22664079	1444 HARRINGTON DR	JORDAN JUSTIN	0.249	32,400	137,600	170,000	96.42%	33,603	142,707	176,309	AV - Average	Yes 0.249
11666011	213 VIRGINIA ST	SIKES GLORIA J	0.161	21,400	148,600	170,000	96.42%	22,194	154,115	176,309	GD - Good	No 0.000
22594002	3437 SPRING ST	E AND K LAND LLC	0.756	19,900	140,100	160,000	96.42%	20,639	145,300	165,938	GD - Good	No 0.000
07553000	1122 BROOKER ST	GRAY LORA A	0.133	13,200	79,800	93,000	96.42%	13,690	82,762	96,452	GD - Good	No 0.000
22664089	1517 HARRINGTON DR	LEE NATHALIA I	0.358	29,000	266,000	295,000	96.42%	30,076	275,872	305,949	VG - Very Good	No 0.000
22000125	1437 HICKORY WAY	PIPPENGER BARBARA A FAMILY TRUST	0.234	28,800	180,200	209,000	96.42%	29,869	186,888	216,757	AG - Avg-Good	No 0.000
11563017	111 ECHO LN	TUREK WAYNE T	0.162	22,800	163,200	186,000	96.42%	23,646	169,257	192,903	VG - Very Good	No 0.000
10722006	332 MERRIE LN	PREUSS RAYMOND W	0.224	23,500	117,500	141,000	96.42%	24,372	121,861	146,233	AG - Avg-Good	No 0.000
08396000	3023 W HIGH ST	RACINE, CITY OF (PT COLONIAL PARK)	11.468	0	0	0	96.42%	0	0	0	AV - Average	Yes 11.468
12209020	4600 WESTWAY AVE	MOHR WENDY J	0.199	26,300	138,700	165,000	96.42%	27,276	143,848	171,124	VG - Very Good	No 0.000
22664011	1372 SPRING VALLEY DR	LEONARD KENNETH L	0.200	27,500	172,500	200,000	96.42%	28,521	178,902	207,423	GD - Good	No 0.000
08120008	2612 WESTWOOD DR	VACCARO HEATHER M	0.159	19,700	84,300	104,000	96.42%	20,431	87,429	107,860	AV - Average	Yes 0.159
10242013	1116 N OREGON ST	JANSEN PAUL MICHAEL J	0.178	18,100	135,900	154,000	96.42%	18,772	140,944	159,716	GD - Good	No 0.000
11563001	240 CRAB TREE LN	KREIMER DENNIS L	0.187	26,000	159,000	185,000	96.42%	26,965	164,901	191,866	VG - Very Good	No 0.000
11551000	330 BLAINE AVE	BENISH THOMAS P REV TRUST	0.128	18,000	103,000	121,000	96.42%	18,668	106,823	125,491	VG - Very Good	No 0.000
06452002	308 GRAHAM ST	DONOSO SERGIO	0.139	17,700	79,300	97,000	96.42%	18,357	82,243	100,600	AG - Avg-Good	No 0.000
22866013	131 MERRIE LN	HAUPTMANN JOHN B	0.261	22,800	127,200	150,000	96.42%	23,646	131,921	155,567	GD - Good	No 0.000
11680000	311 BLAINE AVE	FALASCHI SR ANTHONY	0.147	18,200	107,800	126,000	96.42%	18,875	111,801	130,676	GD - Good	No 0.000
08410000	2318 W HIGH ST	MCCORMICK STEVEN	0.253	20,100	76,900	97,000	96.42%	20,846	79,754	100,600	AV - Average	Yes 0.253
06820013	2817 EISENHOWER DR	HUMMER JEFFREY L	0.165	15,200	47,800	63,000	96.42%	15,764	49,574	65,338	AV - Average	Yes 0.165

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
				Land	Imp	Total	Equalized Value Ratio	Land	Imp			
08419005	1355 HOWARD ST	KAPRELIAN EDWARD AND ROSE LIVING TRUST	0.131	19,300	94,700	114,000	96.42%	20,016	98,215	118,231	AV - Average	Yes 0.131
11109001	4715 WESTWAY AVE	MARTIN DAVID A	0.139	19,400	115,600	135,000	96.42%	20,120	119,890	140,010	AG - Avg-Good	No 0.000
22000114	1237 N OSBORNE BLVD	BICHSSEL NICHOLAS E	0.335	29,000	200,000	229,000	96.42%	30,076	207,423	237,499	VG - Very Good	No 0.000
10489008	10 VIRGINIA ST	PAONESSA JOSEPH A	0.185	27,400	137,600	165,000	96.42%	28,417	142,707	171,124	GD - Good	No 0.000
11563019	123 ECHO LN	DAY DAWNE M	0.164	23,100	107,900	131,000	96.42%	23,957	111,905	135,862	EX - Excellent	No 0.000
10203004	3630 OSBORNE BLVD	ECKERT SHIRLEY A	0.321	29,200	125,800	155,000	96.42%	30,284	130,469	160,753	GD - Good	No 0.000
22868000	122 BLAINE AVE	FICK WILLIAM DALE	1.120	48,400	126,600	175,000	96.42%	50,196	131,299	181,495	EX - Excellent	No 0.000
11666001	101 VIRGINIA ST	VOLLMER KATHERINE M REV TRUST	0.146	25,600	137,400	163,000	96.42%	26,550	142,500	169,050	VG - Very Good	No 0.000
06820008	2839 EISENHOWER DR	FERRARO SAMUEL F	0.136	16,400	69,600	86,000	96.42%	17,009	72,183	89,192	GD - Good	No 0.000
10925008	19 VIRGINIA ST	SANDS KENNETH	0.204	29,100	178,900	208,000	96.42%	30,180	185,540	215,720	EX - Excellent	No 0.000
12378010	233 ILLINOIS ST	ARNOLD RYAN T	0.232	29,200	150,800	180,000	96.42%	30,284	156,397	186,681	AV - Average	Yes 0.232
08419006	2520 W HIGH ST	JANET WEBER MRZAK TRUST	0.504	29,800	96,200	126,000	96.42%	30,906	99,770	130,676	AV - Average	Yes 0.504
07595001	2619 W HIGH ST	WEALTH E THREE INC	0.083	10,600	91,400	102,000	96.42%	10,993	94,792	105,786	AV - Average	Yes 0.083
07614001	2408 PROSPECT ST	MONTI HENRY L	0.113	13,200	64,800	78,000	96.42%	13,690	67,205	80,895	FR - Fair	Yes 0.113
11666005	129 VIRGINIA ST	CURTIS JANE R	0.151	20,400	134,600	155,000	96.42%	21,157	139,596	160,753	GD - Good	No 0.000
12378005	201 ILLINOIS ST	MATTICE BRET A	0.220	27,500	109,500	137,000	96.42%	28,521	113,564	142,085	FA - Fair-Avg	Yes 0.220
07782000	1100 HOWARD ST	BOWEN TIMOTHY S	0.110	13,200	78,800	92,000	96.42%	13,690	81,725	95,415	AV - Average	Yes 0.110
22000142	1452 CRABAPPLE DR	NAEGELI ALLAN E	0.262	25,600	188,400	214,000	96.42%	26,550	195,392	221,943	VG - Very Good	No 0.000
08350000	2200 HARRIET ST	OLSON JESSICA	0.111	13,200	92,800	106,000	96.42%	13,690	96,244	109,934	FR - Fair	Yes 0.111
22857000	3700 OSBORNE BLVD	CONNED COURTNEY D	0.217	27,000	101,000	128,000	96.42%	28,002	104,749	132,751	GD - Good	No 0.000
10722019	321 MERRIE LN	FELLER WILLIAM O	0.197	21,700	98,300	120,000	96.42%	22,505	101,948	124,454	AV - Average	Yes 0.197
07806000	2416 HARRIET ST	CASTILLEJA ALEJANDRO ZAVAleta	0.116	13,900	73,100	87,000	96.42%	14,416	75,813	90,229	FR - Fair	Yes 0.116
13115008	16 OHIO ST	BLEAKLOW LLC	0.166	26,400	140,600	167,000	96.42%	27,380	145,818	173,198	VG - Very Good	No 0.000
22000163	1419 CRABAPPLE DR	ZUHLKE MARYBETH	0.261	37,900	133,100	171,000	96.42%	39,307	138,040	177,347	GD - Good	No 0.000
07756000	1113 RODE AVE	JORGENSEN KURT	0.097	12,800	3,200	16,000	96.42%	13,275	3,319	15,594	AV - Average	Yes 0.097
12304003	4425 WESTWAY AVE	MALUCHNIK JR WALTER	0.242	24,500	163,500	188,000	96.42%	25,409	169,568	194,978	VG - Very Good	No 0.000
22664077	1426 HARRINGTON DR	NEIBAUR ADAM M	0.249	28,800	152,200	181,000	96.42%	29,869	157,849	187,718	GD - Good	No 0.000
13115009	24 OHIO ST	HITCHCOCK ANGEL	0.165	26,400	141,600	168,000	96.42%	27,380	146,855	174,235	GD - Good	No 0.000
13126000	3506 OSBORNE BLVD	LE ROSE JAMES P	0.110	18,100	90,900	109,000	96.42%	18,772	94,274	113,045	GD - Good	No 0.000
11676019	125 PERRY AVE	LA POINT ALFRED	0.167	23,500	185,500	209,000	96.42%	24,372	192,385	216,757	EX - Excellent	No 0.000
07554000	1118 BROOKER ST	BUENO ROBERT R	0.133	13,200	88,800	102,000	96.42%	13,690	92,096	105,786	AV - Average	Yes 0.133
10693009	1123 N ILLINOIS ST	VANDER LEEST BARBARA J	0.233	23,600	174,400	198,000	96.42%	24,476	180,873	205,349	VG - Very Good	No 0.000
07775000	1112 HOWARD ST	D AND J TAX SERVICE LLC	0.110	13,200	89,800	103,000	96.42%	13,690	93,133	106,823	GD - Good	No 0.000
07580000	2221 HARRIET ST	STINDLE DEBRA A	0.108	19,100	84,900	104,000	96.42%	19,809	88,051	107,860	AV - Average	Yes 0.108
11330000	508 BLAINE AVE	DIMMER ERIC J	0.110	18,000	104,000	122,000	96.42%	18,668	107,860	126,528	AG - Avg-Good	No 0.000
07807006	1220 OWEN ST	QUAYLE MICHAEL J	0.167	20,100	96,900	117,000	96.42%	20,846	100,496	121,342	AV - Average	Yes 0.167
07927003	1100 JEFFERSON ST	MATSON MATTHEW J	0.361	23,800	98,200	122,000	96.42%	24,683	101,845	126,528	GD - Good	No 0.000
07761000	1147 JEFFERSON ST	SWEET NICOLE C	0.110	13,200	63,800	77,000	96.42%	13,690	66,168	79,858	AV - Average	Yes 0.110
07595002	2621 W HIGH ST	WAITE ROBERT E	0.088	11,300	75,700	87,000	96.42%	11,719	78,510	90,229	AV - Average	Yes 0.088
08019011	2600 W HIGH ST	MOSS MARGUERITE	0.173	21,300	103,700	125,000	96.42%	22,091	107,549	129,639	AV - Average	Yes 0.173
11109011	4919 WESTWAY AVE	OLIE FKA MANNING KIMBERLY L	0.186	24,000	157,000	181,000	96.42%	24,891	162,827	187,718	FA - Fair-Avg	Yes 0.186
10888005	7 OREGON ST	NELSON AMY	0.170	19,100	115,900	135,000	96.42%	19,809	120,202	140,010	VG - Very Good	No 0.000
06312016	2922 WILLOW TREE CIR	PETERSON ROBERT C	0.308	27,100	132,900	160,000	96.42%	28,106	137,833	165,938	AG - Avg-Good	No 0.000
11563016	4823 RIDGEWAY AVE	ALTENBACH AMBER	0.161	22,400	177,600	200,000	96.42%	23,231	184,192	207,423	GD - Good	No 0.000
22000047	3739 ST ANDREWS BLVD	ASUNTO MELISSA	0.159	21,500	158,500	180,000	96.42%	22,298	164,383	186,681	VG - Very Good	No 0.000
10722021	301 MERRIE LN	GRUENWALD MARGARET R REV TRUST	0.201	24,100	113,900	138,000	96.42%	24,994	118,127	143,122	VG - Very Good	No 0.000
07798000	1106 DAVID ST	1106 DAVID STREET LLC	0.141	14,200	85,800	100,000	96.42%	14,727	88,984	103,711	AV - Average	Yes 0.141
07744000	2713 W HIGH ST	LUDWIG JOSEPH J	0.101	12,900	57,100	70,000	96.42%	13,379	59,219	72,598	AV - Average	Yes 0.101
10489005	4518 THOMAS ST	LASCON MARTIN	0.242	31,300	138,700	170,000	96.42%	32,462	143,848	176,309	GD - Good	No 0.000
11666013	221 VIRGINIA ST	HERNANDEZ SAMUEL G	0.161	21,400	163,600	185,000	96.42%	22,194	169,672	191,866	AG - Avg-Good	No 0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 27

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total			
22000076	1224 N OSBORNE BLVD	BERTHLEIN DALE G	0.154	29,700	131,300	161,000	96.42%	30,802	136,173	166,975	GD - Good	No	0.000
08389000	2313 PROSPECT ST	GONZALEZ ALEJANDRA L	0.127	13,200	69,800	83,000	96.42%	13,690	72,391	86,081	FR - Fair	Yes	0.127
10242006	16 OREGON ST	NELSON ERIC B	0.178	18,100	101,900	120,000	96.42%	18,772	105,682	124,454	AV - Average	Yes	0.178
07348002	2605 SPRING ST	FOX LOIS C	0.173	15,900	0	15,900	96.42%	16,490	0	16,490	AV - Average	Yes	0.173
07631000	1213 OWEN ST	MALFAVON JUAN	0.136	18,700	99,300	118,000	96.42%	19,394	102,985	122,380	AV - Average	Yes	0.136
22664056	1416 SPRING VALLEY DR	FERGUS ROBERT J REV TRUST	0.179	24,700	198,300	223,000	96.42%	25,617	205,660	231,277	EX - Excellent	No	0.000
07740005	1524 HOWARD ST	WINSALL JUDITH L	0.256	22,600	102,400	125,000	96.42%	23,439	106,201	129,639	AV - Average	Yes	0.256
07826000	2003 LAWN ST	MELCO2 LLC	0.111	15,500	56,500	72,000	96.42%	16,075	58,597	74,672	FR - Fair	Yes	0.111
12378004	129 ILLINOIS ST	WARNER JOHN W	0.270	33,800	174,200	208,000	96.42%	35,054	180,665	215,720	VG - Very Good	No	0.000
22664050	3900 SPRING ST	BRUCKER JR DONALD M	0.598	36,900	128,100	165,000	96.42%	38,270	132,854	171,124	AV - Average	Yes	0.598
07642000	1114 RODE AVE	GARCIA ALBERT	0.096	12,600	89,400	102,000	96.42%	13,068	92,718	105,786	AV - Average	Yes	0.096
11688000	401 BLAINE AVE	GROSSE MOLLY E	0.206	16,800	68,200	85,000	96.42%	17,424	70,731	88,155	AG - Avg-Good	No	0.000
08413000	2404 W HIGH ST	SANCHEZ RANDALL M	0.170	13,400	68,600	82,000	96.42%	13,897	71,146	85,043	AV - Average	Yes	0.170
12209015	225 OHIO ST	ROSCHYK STEPHEN TRUST	0.281	25,500	171,500	197,000	96.42%	26,446	177,865	204,312	AG - Avg-Good	No	0.000
22000183	3616 SPRING ST	JOHNSON SONYA Y	0.112	16,800	157,200	174,000	96.42%	17,424	163,034	180,458	VG - Very Good	No	0.000
07695000	1929 PROSPECT ST	ADZIMA RANDALL L	0.092	12,500	55,500	68,000	96.42%	12,964	57,560	70,524	AV - Average	Yes	0.092
12209026	212 VIRGINIA ST	LUNDE DIANE B	0.176	23,000	165,000	188,000	96.42%	23,854	171,124	194,978	EX - Excellent	No	0.000
11697003	441 BLAINE AVE	RACINE, CITY OF (HARVEY PARK RESERVES 1)	1.457	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.457
10925007	25 VIRGINIA ST	FONDREN LEON	0.207	29,200	173,800	203,000	96.42%	30,284	180,251	210,534	AG - Avg-Good	No	0.000
10550011	136 OHIO ST	SURESH AND YAGAVATI S MISRA REV LIV TR	0.179	21,600	153,400	175,000	96.42%	22,402	159,093	181,495	GD - Good	No	0.000
11679000	307 BLAINE AVE	STOCK PAUL C	0.121	16,300	86,700	103,000	96.42%	16,905	89,918	106,823	AG - Avg-Good	No	0.000
10722002	308 MERRIE LN	PETERSON MICHAEL J	0.268	21,700	150,300	172,000	96.42%	22,505	155,878	178,384	EX - Excellent	No	0.000
06452007	2618 EISENHOWER DR	TANSEY LINDA	0.138	18,800	74,200	93,000	96.42%	19,498	76,954	96,452	AV - Average	Yes	0.138
10722008	346 MERRIE LN	RIZZO CHARLES E	0.224	23,500	95,500	119,000	96.42%	24,372	99,044	123,417	GD - Good	No	0.000
22000107	1159 N OSBORNE BLVD	ROSE RYAN	0.584	23,600	179,400	203,000	96.42%	24,476	186,058	210,534	VG - Very Good	No	0.000
07601000	2002 LAWN ST	MARTINEZ JR RUBEN	0.107	15,300	73,700	89,000	96.42%	15,868	76,435	92,303	FR - Fair	Yes	0.107
22000015	3726 SPRING ST	BARTON DENNIS H	0.167	22,700	91,300	114,000	96.42%	23,542	94,689	118,231	GD - Good	No	0.000
08278001	1122 FAIRCHILD ST	MERCADA SERGIO	0.038	700	0	700	96.42%	726	0	726	AV - Average	Yes	0.038
12209037	108 VIRGINIA ST	DYKHUIS HENRY J LIFE TENANT	0.201	26,300	157,700	184,000	96.42%	27,276	163,553	190,829	AV - Average	Yes	0.201
07770000	1124 HOWARD ST	AHLES JENNIFER J	0.110	13,200	61,800	75,000	96.42%	13,690	64,094	77,784	AV - Average	Yes	0.110
22000020	1021 FAIRWAY DR	UMBERGER THELMA I REV FAM TR	0.182	22,200	112,800	135,000	96.42%	23,024	116,987	140,010	VG - Very Good	No	0.000
22000070	3808 ST ANDREWS BLVD	NAPOLIS PHILLIP M	0.173	23,900	171,100	195,000	96.42%	24,787	177,450	202,237	VG - Very Good	No	0.000
07353036	3220 HAWTHORNE DR	RACINE, CITY OF	1.033	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.033
11556000	410 BLAINE AVE	ROBINSON JR THOMAS	0.204	18,500	94,500	113,000	96.42%	19,187	98,007	117,194	FR - Fair	Yes	0.204
22866005	3601 SPRING ST	LASS PROPERTIES LLC	0.217	27,000	0	27,000	96.42%	28,002	0	28,002	AV - Average	Yes	0.217
10722018	327 MERRIE LN	LIERTZ KEITH	0.235	21,900	143,100	165,000	96.42%	22,713	148,411	171,124	VG - Very Good	No	0.000
08141006	2416 WESTWOOD DR	SPAULDING CHRISTOPHER	0.139	17,000	135,000	152,000	96.42%	17,631	140,010	157,641	AV - Average	Yes	0.139
22866009	3900 OSBORNE BLVD	SPRINGSTEEN SR JOHN C	0.210	28,700	164,300	193,000	96.42%	29,765	170,398	200,163	EX - Excellent	No	0.000
07741000	1326 JEFFERSON ST	TUCKER JONATHAN E	0.101	12,900	71,100	84,000	96.42%	13,379	73,739	87,118	AV - Average	Yes	0.101
Total Acreage				492.37	32,850,300	190,743,800	223,594,100		34,069,523	197,823,164	231,892,688	Acres In Need of Rehab./Cons.	268.546
										Est. Base Value	As Percent of Total TID Area	54.54%	