



September 16, 2019

Tax Incremental District No. 23 Project Plan



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|---|--------------------|
| Organizational Joint Review Board Meeting Held: | September 16, 2019 |
| Public Hearing Held: | September 16, 2019 |
| Adoption by Plan Commission: | September 16, 2019 |
| Adoption by Common Council: | September 30, 2019 |
| Approval by the Joint Review Board: | October 7, 2019 |

Tax Incremental District No. 23 Project Plan

City of Racine Officials

Common Council

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

City Staff

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

Joint Review Board

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

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SECTION 1: Executive Summary

Description of District

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

Estimated Total Project Cost Expenditures

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

Incremental Valuation

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

Expected Termination of District

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

Summary of Findings

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

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

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

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

SECTION 2: Type and General Description of District

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

SECTION 3: District Boundary Map



SECTION 4: Maps Showing Existing Uses and Conditions



Existing Uses



Existing Conditions

SECTION 5: Preliminary Parcel List and Analysis

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

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

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

SECTION 6: Equalized Value Test

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

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

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

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

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

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

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

Residential TID Homeowner Repair Loans

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

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

Infrastructure and Public Facilities Improvements

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

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

Miscellaneous

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

SECTION 8: Detailed List of Project Costs

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

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

SECTION 9: Maps Showing Proposed Improvements and Uses



Proposed Improvements

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



Proposed Uses

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

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

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

Key Assumptions

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

City of Racine, Wisconsin

Tax Increment District # 23

Tax Increment Projection Worksheet

| | | | |
|--------------------------------|--------------------|------------------------|-------------|
| Type of District | Rehabilitation | Base Value | 104,166,623 |
| District Creation Date | September 30, 2019 | Appreciation Factor | See Table |
| Valuation Date | Jan 1, 2019 | Base Tax Rate | \$30.46 |
| Max Life (Years) | 27 | Rate Adjustment Factor | |
| Expenditure Period/Termination | 22 9/30/2041 | | |
| Revenue Periods/Final Year | 27 2046 | | |
| 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 | 2019 | 0 | 2020 | 5.00% | 5,208,331 | 5,208,331 | 2021 | \$30.46 | 158,644 |
| 2 | 2020 | 0 | 2021 | 2.50% | 2,734,374 | 7,942,705 | 2022 | \$30.46 | 241,932 |
| 3 | 2021 | 0 | 2022 | 2.50% | 2,802,733 | 10,745,438 | 2023 | \$30.46 | 327,302 |
| 4 | 2022 | 0 | 2023 | | | 10,745,438 | 2024 | \$30.46 | 327,302 |
| 5 | 2023 | 0 | 2024 | | | 10,745,438 | 2025 | \$30.46 | 327,302 |
| 6 | 2024 | 0 | 2025 | | | 10,745,438 | 2026 | \$30.46 | 327,302 |
| 7 | 2025 | 0 | 2026 | | | 10,745,438 | 2027 | \$30.46 | 327,302 |
| 8 | 2026 | 0 | 2027 | | | 10,745,438 | 2028 | \$30.46 | 327,302 |
| 9 | 2027 | 0 | 2028 | | | 10,745,438 | 2029 | \$30.46 | 327,302 |
| 10 | 2028 | 0 | 2029 | | | 10,745,438 | 2030 | \$30.46 | 327,302 |
| 11 | 2029 | 0 | 2030 | | | 10,745,438 | 2031 | \$30.46 | 327,302 |
| 12 | 2030 | 0 | 2031 | | | 10,745,438 | 2032 | \$30.46 | 327,302 |
| 13 | 2031 | 0 | 2032 | | | 10,745,438 | 2033 | \$30.46 | 327,302 |
| 14 | 2032 | 0 | 2033 | | | 10,745,438 | 2034 | \$30.46 | 327,302 |
| 15 | 2033 | 0 | 2034 | | | 10,745,438 | 2035 | \$30.46 | 327,302 |
| 16 | 2034 | 0 | 2035 | | | 10,745,438 | 2036 | \$30.46 | 327,302 |
| 17 | 2035 | 0 | 2036 | | | 10,745,438 | 2037 | \$30.46 | 327,302 |
| 18 | 2036 | 0 | 2037 | | | 10,745,438 | 2038 | \$30.46 | 327,302 |
| 19 | 2037 | 0 | 2038 | | | 10,745,438 | 2039 | \$30.46 | 327,302 |
| 20 | 2038 | 0 | 2039 | | | 10,745,438 | 2040 | \$30.46 | 327,302 |
| 21 | 2039 | 0 | 2040 | | | 10,745,438 | 2041 | \$30.46 | 327,302 |
| 22 | 2040 | 0 | 2041 | | | 10,745,438 | 2042 | \$30.46 | 327,302 |
| 23 | 2041 | 0 | 2042 | | | 10,745,438 | 2043 | \$30.46 | 327,302 |
| 24 | 2042 | 0 | 2043 | | | 10,745,438 | 2044 | \$30.46 | 327,302 |
| 25 | 2043 | 0 | 2044 | | | 10,745,438 | 2045 | \$30.46 | 327,302 |
| 26 | 2044 | 0 | 2045 | | | 10,745,438 | 2046 | \$30.46 | 327,302 |
| 27 | 2045 | 0 | 2046 | | | 10,745,438 | 2047 | \$30.46 | 327,302 |
| Totals | | 0 | | | 10,745,438 | | Future Value of Increment | | 8,583,136 |

Notes:

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

Table 1 – Tax Increment Projection Worksheet

Financing and Implementation

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

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

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

City of Racine, Wisconsin

Tax Increment District # 23

Cash Flow Projection

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

Notes:

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

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

Projected TID Closure

Table 2 – Cash Flow

SECTION 11: Annexed Property

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

SECTION 12: Proposed Zoning Ordinance Changes

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

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

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

SECTION 14: Relocation

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

SECTION 15: Orderly Development of the City

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

SECTION 16: List of Estimated Non-Project Costs

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

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

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

SECTION 17:
Opinion of Attorney for the City of Racine Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

Scott R. Letteney
City Attorney

Nhu H. Arn
Deputy City Attorney

Stacey Salvo
Paralegal

**Office of the
City Attorney**



City of Racine, Wisconsin

Marisa L. Roubik
Assistant City Attorney

Robin K. Zbikowski
Assistant City Attorney

Karen J. Wirtz
Executive Legal Assistant

September 25, 2019

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

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

Mayor Mason:

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

Sincerely,

Scott R. Letteney
City Attorney

Cc: Planning Manager Matt Sadowski

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

SECTION 18:
 Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions

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

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

Preliminary Parcel List (Appendix A)

See Attached List.

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | | | | | | | Assessment Information | | | | | Equalized Value | | | | | In Need of Rehabilitation or Conservation | |
|---------------------------|--------------------|-------------------------|---------|---------|-----------|--------|-----------|-----------------------|---------|------------------------|--------|-----------|------------------|---|--------------------|--|--|--|--|---|--|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | Conservation Acres | | | | | | |
| 276-00-00-00374-001 | 1638 MAIN ST | ANDERSON ROBERT L | 0.106 | 28,800 | 263,200 | | 292,000 | 98.30% | 29,298 | 2,677,552 | 0 | 297,050 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00374-002 | 1637 WISCONSIN AVE | DEMSKE NICHOLAS A | 0.101 | 22,700 | 128,300 | | 151,000 | 98.30% | 23,093 | 1,305,519 | 0 | 153,611 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00375-000 | 1641 WISCONSIN AVE | MARTINEZ MICHAEL | 0.296 | 65,800 | 179,200 | | 245,000 | 98.30% | 66,938 | 1,822,299 | 0 | 249,237 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00376-000 | 1645 WISCONSIN AVE | BARLOW WILLIAM | 0.103 | 29,600 | 162,400 | | 192,000 | 98.30% | 30,112 | 1,652,209 | 0 | 195,320 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00377-000 | 216 SEVENTEENTH ST | CUNEGIN DANIEL | 0.173 | 43,500 | 318,500 | | 362,000 | 98.30% | 44,252 | 3,240,008 | 0 | 368,260 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00378-000 | 1633 WISCONSIN AVE | FELLNER ANDREW J | 0.101 | 22,700 | 136,300 | | 159,000 | 98.30% | 23,093 | 1,388,557 | 0 | 161,750 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00379-000 | 1635 WISCONSIN AVE | NGIRAKED JENICE | 0.092 | 22,000 | 130,000 | | 152,000 | 98.30% | 22,380 | 1,322,248 | 0 | 154,629 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00380-000 | 1634 MAIN ST | LARSEN AMY S | 0.247 | 58,100 | 233,900 | | 292,000 | 98.30% | 59,105 | 2,372,945 | 0 | 297,050 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00381-000 | 1645 MAIN ST | RACINE, CITY OF | 2.413 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 2.413 | | | | | | |
| 276-00-00-00400-000 | 1642 WISCONSIN AVE | PETSAS KATINA M | 0.115 | 23,200 | 134,800 | | 158,000 | 98.30% | 23,601 | 1,371,131 | 0 | 160,732 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00401-000 | 1632 WISCONSIN AVE | CARUSO ROSS A | 0.115 | 23,200 | 150,800 | | 174,000 | 98.30% | 23,601 | 1,533,408 | 0 | 177,009 | VG - Very Good | No | 0.000 | | | | | | |
| 276-00-00-00402-000 | 1638 WISCONSIN AVE | BREAD JACOB | 0.115 | 23,200 | 119,800 | | 143,000 | 98.30% | 23,601 | 1,214,872 | 0 | 145,473 | VG - Very Good | No | 0.000 | | | | | | |
| 276-00-00-00403-000 | 1646 WISCONSIN AVE | WHISTLER CYNTHIA A | 0.115 | 23,200 | 155,800 | | 179,000 | 98.30% | 23,601 | 1,584,494 | 0 | 182,096 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00404-000 | 1635 COLLEGE AVE | PRUJANSKY MARTIN H | 0.230 | 39,400 | 155,600 | | 195,000 | 98.30% | 40,081 | 1,588,291 | 0 | 198,372 | FR - Fair | Yes | 0.230 | | | | | | |
| 276-00-00-00405-000 | 1655 COLLEGE AVE | STEEL RYAN S | 0.115 | 23,200 | 165,800 | | 189,000 | 98.30% | 23,601 | 1,688,667 | 0 | 192,269 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00406-000 | 1648 WISCONSIN AVE | FABY CATHAL L | 0.115 | 23,200 | 137,800 | | 161,000 | 98.30% | 23,601 | 1,401,883 | 0 | 163,784 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00407-000 | 1654 WISCONSIN AVE | MURPHY JOHN J | 0.115 | 23,200 | 121,800 | | 145,000 | 98.30% | 23,601 | 1,233,906 | 0 | 147,508 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00408-000 | 1651 COLLEGE AVE | ALDERSON JEFFREY L | 0.115 | 23,200 | 165,800 | | 189,000 | 98.30% | 23,601 | 1,688,667 | 0 | 192,269 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00409-000 | 1643 COLLEGE AVE | GARNETT ALMER M | 0.230 | 39,400 | 210,600 | | 250,000 | 98.30% | 40,081 | 2,142,242 | 0 | 254,323 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00641-000 | 1200 WISCONSIN AVE | COOK BRUCE S | 0.281 | 48,000 | 20,000 | 3,630 | 71,630 | 98.30% | 48,830 | 203,346 | 3,693 | 72,869 | DL - Dilapidated | No | 0.000 | | | | | | |
| 276-00-00-00642-000 | 1201 COLLEGE AVE | MACCANELLI KATHERINE E | 0.169 | 23,700 | 79,300 | | 103,000 | 98.30% | 24,110 | 80,671 | 0 | 104,781 | AV - Average | Yes | 0.169 | | | | | | |
| 276-00-00-00643-000 | 1209 COLLEGE AVE | REED KRYSNA | 0.112 | 15,200 | 52,800 | | 68,000 | 98.30% | 15,463 | 53,713 | 0 | 69,176 | AV - Average | Yes | 0.112 | | | | | | |
| 276-00-00-00644-000 | 1213 COLLEGE AVE | SMITH EMERY V | 0.223 | 25,800 | 87,200 | | 113,000 | 98.30% | 26,246 | 88,708 | 0 | 114,954 | FA - Fair-Avg | Yes | 0.223 | | | | | | |
| 276-00-00-00645-000 | 1210 WISCONSIN AVE | 721 CENTER LLC | 0.123 | 16,700 | 99,300 | | 116,000 | 98.30% | 16,989 | 101,017 | 0 | 118,006 | AG - Avg-Good | No | 0.000 | | | | | | |
| 276-00-00-00646-000 | 1212 WISCONSIN AVE | ROGERS ROBBIN Y | 0.102 | 24,500 | 62,500 | | 87,000 | 98.30% | 24,924 | 63,581 | 0 | 88,505 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-00647-000 | 1218 WISCONSIN AVE | ALL SAINTS MEDICAL CENT | 0.225 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.225 | | | | | | |
| 276-00-00-00649-000 | 1221 COLLEGE AVE | ALL SAINTS MEDICAL CENT | 0.115 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.115 | | | | | | |
| 276-00-00-00650-000 | 1225 COLLEGE AVE | ALL SAINTS MEDICAL CENT | 0.112 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.112 | | | | | | |
| 276-00-00-00652-000 | 1226 WISCONSIN AVE | ALL SAINTS MEDICAL CENT | 0.112 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.112 | | | | | | |
| 276-00-00-00655-000 | 1236 WISCONSIN AVE | ALL SAINTS MEDICAL CENT | 0.676 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.676 | | | | | | |
| 276-00-00-00655-001 | 1244 WISCONSIN AVE | ALL SAINTS MEDICAL CENT | 0.478 | 111,200 | 1,600,800 | 3,460 | 1,715,460 | 98.30% | 113,123 | 1,628,484 | 3,520 | 1,745,127 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-00661-000 | 1203 MAIN ST | APPLE TIMOTHY C | 0.241 | 46,400 | 232,600 | | 279,000 | 98.30% | 47,202 | 2,366,623 | 0 | 283,825 | AG - Avg-Good | No | 0.000 | | | | | | |
| 276-00-00-00662-000 | 107 TWELFTH ST | HEPKEMA WALLACE H | 0.385 | 59,000 | 492,000 | | 551,000 | 98.30% | 60,020 | 5,000,509 | 0 | 560,529 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00663-000 | 1211 MAIN ST | FIENE JAMES R AND ROBEF | 0.543 | 190,200 | 539,800 | | 730,000 | 98.30% | 193,489 | 549,135 | 0 | 742,625 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00664-000 | 1219 MAIN ST | JOTTO FAMILY TRUST | 0.515 | 189,500 | 377,500 | | 567,000 | 98.30% | 192,777 | 384,028 | 0 | 576,806 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00665-000 | 1225 MAIN ST | GOODWIN III PHILIP R | 0.543 | 188,800 | 378,200 | | 567,000 | 98.30% | 192,065 | 384,741 | 0 | 576,806 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00666-000 | 1235 MAIN ST | HARRISON JOHN H | 0.691 | 280,700 | 390,300 | | 651,000 | 98.30% | 265,209 | 397,050 | 0 | 662,258 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00668-000 | 1247 MAIN ST | JILL BRITTON TRUST | 0.450 | 187,000 | 316,000 | | 503,000 | 98.30% | 190,234 | 321,465 | 0 | 511,699 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00670-000 | 1311 MAIN ST | BADGER PATRICIA | 0.222 | 77,800 | 209,200 | | 287,000 | 98.30% | 79,145 | 212,818 | 0 | 291,963 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00671-000 | 1315 MAIN ST | KONOPSKI LAURA | 0.210 | 78,300 | 283,700 | | 362,000 | 98.30% | 79,654 | 288,608 | 0 | 368,260 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00672-000 | 1319 MAIN ST | SYWICZAK THOMAS J | 0.343 | 123,700 | 254,300 | | 378,000 | 98.30% | 125,839 | 258,698 | 0 | 384,537 | VG - Very Good | No | 0.000 | | | | | | |
| 276-00-00-00673-000 | 1327 MAIN ST | RACINE, CITY OF | 0.846 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.846 | | | | | | |
| 276-00-00-00673-001 | 1303 MAIN ST | STEGNER MATTHEW D | 0.313 | 117,600 | 136,400 | | 254,000 | 98.30% | 119,634 | 138,759 | 0 | 258,393 | VG - Very Good | No | 0.000 | | | | | | |
| 276-00-00-00673-002 | 1307 MAIN ST | FURHRMAN JEFFREY L | 0.267 | 98,100 | 334,900 | | 433,000 | 98.30% | 99,797 | 340,692 | 0 | 440,488 | EX - Excellent | No | 0.000 | | | | | | |
| 276-00-00-00674-000 | 1320 WISCONSIN AVE | ALL SAINTS MEDICAL CENT | 3.380 | 0 | 0 | 16,860 | 16,860 | 98.30% | 0 | 0 | 17,152 | 17,152 | AV - Average | Yes | 3.380 | | | | | | |



Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | | Assessment Information | | | | Equalized Value | | | | | In Need of Rehabilitation or Conservation | |
|---------------------------|--------------------|--------------------------|---------|---------|------------------------|----|---------|-----------------------|-----------------|---------|----|---------|----------------|---|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-00731-000 | 1533 COLLEGE AVE | KINZELMAN RANDALL T | 0.123 | 25,500 | 154,500 | 0 | 180,000 | 98.30% | 25,941 | 157,172 | 0 | 183,113 | EX - Excellent | No | 0.000 |
| 276-00-00-00732-000 | 1547 COLLEGE AVE | WOMENS RESOURCE CENT | 0.225 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.225 |
| 276-00-00-00733-001 | 304 SIXTEENTH ST | DENNEY JEANNE | 0.225 | 39,400 | 321,600 | 0 | 361,000 | 98.30% | 40,081 | 327,162 | 0 | 367,243 | VG - Very Good | No | 0.000 |
| 276-00-00-00733-000 | 311 SIXTEENTH ST | WEFLER JANET S | 0.065 | 20,000 | 94,000 | 0 | 114,000 | 98.30% | 20,346 | 95,626 | 0 | 115,972 | GD - Good | No | 0.000 |
| 276-00-00-00734-000 | 305 SIXTEENTH ST | SCHATZMAN JAMES A | 0.072 | 20,000 | 99,000 | 0 | 119,000 | 98.30% | 20,346 | 100,712 | 0 | 121,058 | GD - Good | No | 0.000 |
| 276-00-00-00735-000 | 1602 WISCONSIN AVE | WILTSEY DEBORAH K | 0.072 | 20,000 | 88,000 | 0 | 108,000 | 98.30% | 20,346 | 89,522 | 0 | 109,868 | GD - Good | No | 0.000 |
| 276-00-00-00736-000 | 1608 WISCONSIN AVE | FOITK JANICE | 0.109 | 24,100 | 72,900 | 0 | 97,000 | 98.30% | 24,517 | 74,161 | 0 | 98,678 | AV - Average | Yes | 0.109 |
| 276-00-00-00737-000 | 1601 COLLEGE AVE | WAHLEN KURT S | 0.227 | 38,700 | 183,300 | 0 | 222,000 | 98.30% | 39,369 | 186,470 | 0 | 225,839 | GD - Good | No | 0.000 |
| 276-00-00-00738-000 | 1615 COLLEGE AVE | METZGER RITA F | 0.122 | 23,200 | 103,800 | 0 | 127,000 | 98.30% | 23,601 | 105,595 | 0 | 129,196 | GD - Good | No | 0.000 |
| 276-00-00-00739-000 | 1611 COLLEGE AVE | HARTMANN ROBERT R | 0.129 | 24,700 | 124,300 | 0 | 149,000 | 98.30% | 25,127 | 126,450 | 0 | 151,577 | GD - Good | No | 0.000 |
| 276-00-00-00740-000 | 1612 WISCONSIN AVE | MARTIN AARON | 0.101 | 22,200 | 80,800 | 0 | 103,000 | 98.30% | 22,584 | 82,197 | 0 | 104,781 | GD - Good | No | 0.000 |
| 276-00-00-00741-000 | 1616 WISCONSIN AVE | MONROE JOHN M | 0.104 | 21,900 | 52,100 | 0 | 74,000 | 98.30% | 22,279 | 53,001 | 0 | 75,280 | AV - Average | Yes | 0.104 |
| 276-00-00-00742-000 | 1618 WISCONSIN AVE | MONROE JOHN M | 0.121 | 25,000 | 107,000 | 0 | 132,000 | 98.30% | 25,432 | 108,850 | 0 | 134,283 | GD - Good | No | 0.000 |
| 276-00-00-00743-000 | 1619 COLLEGE AVE | ZARICOR JOHN H | 0.225 | 39,400 | 145,600 | 0 | 185,000 | 98.30% | 40,081 | 148,118 | 0 | 188,199 | GD - Good | No | 0.000 |
| 276-00-00-00744-000 | 1629 COLLEGE AVE | HEMPSON DONALD A | 0.205 | 36,800 | 273,200 | 0 | 310,000 | 98.30% | 37,436 | 277,925 | 0 | 315,361 | VG - Very Good | No | 0.000 |
| 276-00-00-00745-000 | 1624 WISCONSIN AVE | GOTTSCHALK STEVEN A | 0.103 | 21,700 | 88,300 | 0 | 110,000 | 98.30% | 22,075 | 89,827 | 0 | 111,902 | GD - Good | No | 0.000 |
| 276-00-00-00746-000 | 1628 WISCONSIN AVE | REED KRISTYNA | 0.099 | 21,700 | 79,300 | 0 | 101,000 | 98.30% | 22,075 | 80,671 | 0 | 102,747 | AV - Average | Yes | 0.099 |
| 276-00-00-00747-000 | 1603 MAIN ST | RACINE, CITY OF | 0.124 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.124 |
| 276-00-00-00749-000 | 1617 MAIN ST | RACINE, CITY OF | 0.050 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.050 |
| 276-00-00-00750-000 | 1623 MAIN ST | RACINE, CITY OF | 0.063 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.063 |
| 276-00-00-00751-000 | 1629 MAIN ST | RACINE, CITY OF | 0.048 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.048 |
| 276-00-00-00751-001 | 1609 MAIN ST | RACINE, CITY OF | 0.052 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.052 |
| 276-00-00-00751-002 | 1613 MAIN ST | RACINE, CITY OF | 0.050 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.050 |
| 276-00-00-00752-000 | 1600 MAIN ST | EISEL REV TRUST | 0.225 | 58,000 | 358,000 | 0 | 416,000 | 98.30% | 59,003 | 364,191 | 0 | 423,194 | VG - Very Good | No | 0.000 |
| 276-00-00-00753-000 | 1605 WISCONSIN AVE | RUBIN MICHAEL | 0.112 | 23,200 | 105,800 | 0 | 129,000 | 98.30% | 23,601 | 107,630 | 0 | 131,231 | GD - Good | No | 0.000 |
| 276-00-00-00754-000 | 1601 WISCONSIN AVE | ROTKIS MATTHEW J | 0.113 | 23,200 | 106,800 | 0 | 130,000 | 98.30% | 23,601 | 108,647 | 0 | 132,248 | GD - Good | No | 0.000 |
| 276-00-00-00755-000 | 1613 WISCONSIN AVE | GEARHART PATRICK | 0.114 | 23,900 | 4,100 | 0 | 28,000 | 98.30% | 24,313 | 4,171 | 0 | 28,484 | AV - Average | Yes | 0.114 |
| 276-00-00-00757-000 | 1608 MAIN ST | BRITIGAN MICHAEL A | 0.224 | 52,800 | 306,200 | 0 | 359,000 | 98.30% | 53,713 | 311,495 | 0 | 365,209 | GD - Good | No | 0.000 |
| 276-00-00-00758-000 | 1612 MAIN ST | GEARHART PATRICK | 0.113 | 29,000 | 201,000 | 0 | 230,000 | 98.30% | 29,502 | 204,476 | 0 | 233,978 | GD - Good | No | 0.000 |
| 276-00-00-00759-000 | 1616 MAIN ST | WINTERLE ROBERT J FAMILI | 0.120 | 31,200 | 218,800 | 0 | 250,000 | 98.30% | 31,740 | 222,584 | 0 | 254,323 | VG - Very Good | No | 0.000 |
| 276-00-00-00761-000 | 1617 WISCONSIN AVE | ECHVERRIA RANDY | 0.121 | 24,900 | 0 | 0 | 24,900 | 98.30% | 25,331 | 0 | 0 | 25,331 | AV - Average | Yes | 0.121 |
| 276-00-00-00762-000 | 1629 WISCONSIN AVE | MICHELSON CARRIE R REV | 0.141 | 29,000 | 173,000 | 0 | 202,000 | 98.30% | 29,502 | 175,992 | 0 | 205,493 | GD - Good | No | 0.000 |
| 276-00-00-00762-001 | 1622 MAIN ST | POTTS RUSSELL J | 0.170 | 44,700 | 465,300 | 0 | 510,000 | 98.30% | 45,473 | 473,347 | 0 | 518,820 | VG - Very Good | No | 0.000 |
| 276-00-00-00762-002 | 1623 WISCONSIN AVE | MICHELSON CARRIE R REV | 0.171 | 35,800 | 134,200 | 0 | 170,000 | 98.30% | 36,419 | 136,521 | 0 | 172,940 | GD - Good | No | 0.000 |
| 276-00-00-00762-003 | 1628 MAIN ST | POTTS RUSSELL J | 0.140 | 36,300 | 0 | 0 | 36,300 | 98.30% | 36,928 | 0 | 0 | 36,928 | AV - Average | Yes | 0.140 |
| 276-00-00-00763-000 | 1500 MAIN ST | NOVOSAD KATHERINE J | 0.225 | 54,000 | 227,000 | 0 | 281,000 | 98.30% | 54,934 | 230,926 | 0 | 285,860 | VG - Very Good | No | 0.000 |
| 276-00-00-00764-001 | 1503 WISCONSIN AVE | WEGNER KENNETH | 0.095 | 25,400 | 82,600 | 0 | 108,000 | 98.30% | 25,839 | 84,028 | 0 | 109,868 | AV - Average | Yes | 0.095 |
| 276-00-00-00764-002 | 211 FIFTEENTH ST | MC CRAY BETTY L REV TRU | 0.047 | 15,100 | 80,900 | 0 | 96,000 | 98.30% | 15,361 | 82,299 | 0 | 97,660 | GD - Good | No | 0.000 |
| 276-00-00-00765-000 | 1507 WISCONSIN AVE | SHORE THERESA M | 0.084 | 17,400 | 54,600 | 0 | 72,000 | 98.30% | 17,701 | 55,544 | 0 | 73,245 | GD - Good | No | 0.000 |
| 276-00-00-00766-000 | 1511 WISCONSIN AVE | WEAVER MARY K | 0.123 | 25,200 | 70,800 | 0 | 96,000 | 98.30% | 25,636 | 72,024 | 0 | 97,660 | AV - Average | Yes | 0.123 |
| 276-00-00-00767-000 | 1515 WISCONSIN AVE | FLAISCHMAN ALFRED J | 0.102 | 21,200 | 167,800 | 0 | 189,000 | 98.30% | 21,567 | 170,702 | 0 | 192,269 | GD - Good | No | 0.000 |
| 276-00-00-00768-000 | 1510 MAIN ST | ZIBUS DON | 0.225 | 213,000 | 637,000 | 0 | 850,000 | 98.30% | 216,684 | 648,016 | 0 | 864,700 | GV - Good-VG | No | 0.000 |
| 276-00-00-00770-000 | 1520 MAIN ST | BLOOM JOSHUA A | 0.155 | 39,900 | 395,100 | 0 | 435,000 | 98.30% | 40,590 | 401,933 | 0 | 442,523 | EX - Excellent | No | 0.000 |
| 276-00-00-00771-000 | 1524 MAIN ST | AIKEN W MARTIN | 0.155 | 39,900 | 387,100 | 0 | 427,000 | 98.30% | 40,590 | 393,795 | 0 | 434,385 | EX - Excellent | No | 0.000 |
| 276-00-00-00772-000 | 1521 WISCONSIN AVE | MALONE DAVID G | 0.113 | 23,200 | 84,800 | 0 | 108,000 | 98.30% | 23,601 | 86,267 | 0 | 109,868 | AV - Average | Yes | 0.113 |



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | Assessment Information | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | | | |
|---------------------------|--------------------|---------------------------|---------|------------------------|---------|----|-----------------|-----------------------|--------|---------|---|---------|---------------|---|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-00877-000 | 1643 GRAND AVE | JACOB LEE ENTERPRISES LL | 0.074 | 8,400 | 44,600 | 0 | 53,000 | 98.30% | 8,545 | 45,371 | 0 | 53,917 | FA - Fair-Avg | Yes | 0.074 |
| 276-00-00-00878-000 | 1635 GRAND AVE | 1635 GRAND AVE LLC | 0.110 | 9,600 | 47,400 | 0 | 57,000 | 98.30% | 9,766 | 48,220 | 0 | 57,986 | FR - Fair | Yes | 0.110 |
| 276-00-00-00879-000 | 1631 GRAND AVE | ZACKERY WILLIAM C | 0.110 | 9,600 | 53,400 | 0 | 63,000 | 98.30% | 9,766 | 54,233 | 0 | 64,090 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-00880-000 | 1650 VILLA ST | AIMA LLC | 0.110 | 12,600 | 48,400 | 0 | 61,000 | 98.30% | 12,818 | 49,237 | 0 | 62,055 | FR - Fair | Yes | 0.110 |
| 276-00-00-00881-000 | 608 SEVENTEENTH ST | GERVACIO PASCUAL | 0.074 | 8,400 | 40,600 | 0 | 49,000 | 98.30% | 8,545 | 41,302 | 0 | 49,847 | AV - Average | Yes | 0.074 |
| 276-00-00-00882-000 | 1651 GRAND AVE | RACINE, CITY OF (PT OF GF | 0.074 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.074 |
| 276-00-00-00899-000 | 1632 GRAND AVE | MALDONADO JOSE | 0.113 | 9,600 | 39,400 | 0 | 49,000 | 98.30% | 9,766 | 40,081 | 0 | 49,847 | FA - Fair-Avg | Yes | 0.113 |
| 276-00-00-00900-000 | 1634 GRAND AVE | MORONES TOBY | 0.113 | 9,600 | 60,400 | 0 | 70,000 | 98.30% | 9,766 | 61,445 | 0 | 71,211 | FR - Fair | Yes | 0.113 |
| 276-00-00-00901-000 | 1638 GRAND AVE | HOWE COMPANY INC | 0.113 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | FR - Fair | Yes | 0.113 |
| 276-00-00-00902-000 | 1642 GRAND AVE | MALDONADO JOSE | 0.114 | 9,600 | 76,400 | 0 | 86,000 | 98.30% | 9,766 | 77,721 | 0 | 87,487 | AG - Avg-Good | No | 0.000 |
| 276-00-00-00905-000 | 1633 CENTER ST | KLAPPAUF JOHN M | 0.113 | 9,600 | 103,400 | 0 | 113,000 | 98.30% | 9,766 | 105,188 | 0 | 114,954 | GD - Good | No | 0.000 |
| 276-00-00-00906-000 | 1631 CENTER ST | ZUNIGA REYMUENDO | 0.113 | 9,600 | 49,400 | 0 | 59,000 | 98.30% | 9,766 | 50,254 | 0 | 60,020 | AV - Average | Yes | 0.113 |
| 276-00-00-00907-000 | 1635 CENTER ST | MEJIA JUAN | 0.113 | 9,600 | 59,400 | 0 | 69,000 | 98.30% | 9,766 | 60,427 | 0 | 70,193 | AV - Average | Yes | 0.113 |
| 276-00-00-00909-000 | 708 SEVENTEENTH ST | MARTINEZ MARIA G | 0.130 | 14,900 | 34,100 | 0 | 49,000 | 98.30% | 15,158 | 34,690 | 0 | 49,847 | FR - Fair | Yes | 0.130 |
| 276-00-00-00910-000 | 700 SEVENTEENTH ST | MARTINEZ ANTONIO B | 0.094 | 9,800 | 67,200 | 0 | 77,000 | 98.30% | 9,969 | 68,362 | 0 | 78,332 | GD - Good | No | 0.000 |
| 276-00-00-00910-003 | 720 SEVENTEENTH ST | VALERIO HELY JOSUE | 0.176 | 15,600 | 96,400 | 0 | 112,000 | 98.30% | 15,870 | 98,067 | 0 | 113,937 | GD - Good | No | 0.000 |
| 276-00-00-00910-004 | 712 SEVENTEENTH ST | BELL DEBORAH | 0.166 | 15,600 | 96,400 | 0 | 112,000 | 98.30% | 15,870 | 98,067 | 0 | 113,937 | GD - Good | No | 0.000 |
| 276-00-00-01133-000 | 1200 PARK AVE | ST CATHERINE'S HIGH SCH | 2.699 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 2.699 |
| 276-00-00-01134-000 | 1200 COLLEGE AVE | SISTERS OF ST DOMINIC | 2.699 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 2.699 |
| 276-00-00-01135-000 | 1300 COLLEGE AVE | ALL SAINTS MEDICAL CENT | 1.162 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 1.162 |
| 276-00-00-01139-000 | 1311 PARK AVE | FUNDERBURG WENDELL | 0.225 | 24,300 | 71,700 | 0 | 96,000 | 98.30% | 24,720 | 72,940 | 0 | 97,660 | FR - Fair | Yes | 0.225 |
| 276-00-00-01140-000 | 1325 PARK AVE | UNIFIED SCHOOL DIST NO | 1.656 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 1.656 |
| 276-00-00-01146-000 | 410 FOURTEENTH ST | ST LUKE'S MEMRL HOSPIT | 0.366 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.366 |
| 276-00-00-01149-000 | 1300 PARK AVE | 1300 PARK AVENUE LLC | 0.113 | 15,200 | 69,800 | 0 | 85,000 | 98.30% | 15,463 | 71,007 | 0 | 86,470 | FA - Fair-Avg | Yes | 0.113 |
| 276-00-00-01150-000 | 1304 PARK AVE | KELLEY JOHN D | 0.112 | 15,200 | 102,800 | 0 | 118,000 | 98.30% | 15,463 | 104,578 | 0 | 120,041 | FR - Fair | Yes | 0.112 |
| 276-00-00-01151-000 | 1305 VILLA ST | TREVINO-TYYSKA VIRGINIA | 0.112 | 8,000 | 74,000 | 0 | 82,000 | 98.30% | 8,138 | 75,280 | 0 | 83,418 | FR - Fair | Yes | 0.112 |
| 276-00-00-01152-000 | 1301 VILLA ST | RAYZOR SHARP INVESTMEI | 0.113 | 10,800 | 113,200 | 0 | 124,000 | 98.30% | 10,987 | 115,158 | 0 | 126,144 | AV - Average | Yes | 0.113 |
| 276-00-00-01153-000 | 1309 VILLA ST | CERVANTES REFUIJO | 0.112 | 8,000 | 55,000 | 0 | 63,000 | 98.30% | 8,138 | 55,951 | 0 | 64,090 | FA - Fair-Avg | Yes | 0.112 |
| 276-00-00-01154-000 | 1313 VILLA ST | LINDSTROM LAND CONSOL | 0.113 | 8,000 | 49,000 | 0 | 57,000 | 98.30% | 8,138 | 49,847 | 0 | 57,986 | FR - Fair | Yes | 0.113 |
| 276-00-00-01155-000 | 1308 PARK AVE | AXBERG RONALD S | 0.112 | 15,200 | 124,800 | 0 | 140,000 | 98.30% | 15,463 | 126,958 | 0 | 142,421 | FA - Fair-Avg | Yes | 0.112 |
| 276-00-00-01156-000 | 1312 PARK AVE | DAVIS JR JAMES W | 0.113 | 15,200 | 79,800 | 0 | 95,000 | 98.30% | 15,463 | 81,180 | 0 | 96,643 | FA - Fair-Avg | Yes | 0.113 |
| 276-00-00-01157-000 | 1316 PARK AVE | SALZMAN JR DANIEL A | 0.112 | 15,200 | 63,800 | 0 | 79,000 | 98.30% | 15,463 | 64,903 | 0 | 80,366 | FA - Fair-Avg | Yes | 0.112 |
| 276-00-00-01158-000 | 1320 PARK AVE | MALDONADO JOSE | 0.113 | 15,200 | 49,800 | 0 | 65,000 | 98.30% | 15,463 | 50,661 | 0 | 66,124 | AV - Average | Yes | 0.113 |
| 276-00-00-01159-000 | 1317 VILLA ST | CALZADA MARIO | 0.112 | 8,000 | 33,000 | 0 | 41,000 | 98.30% | 8,138 | 33,571 | 0 | 41,709 | FR - Fair | Yes | 0.112 |
| 276-00-00-01160-000 | 1321 VILLA ST | ESCH MARK C | 0.113 | 8,000 | 92,000 | 0 | 100,000 | 98.30% | 8,138 | 93,591 | 0 | 101,729 | FR - Fair | Yes | 0.113 |
| 276-00-00-01163-000 | 1332 PARK AVE | APPLE TIMOTHY C | 0.112 | 15,200 | 44,800 | 0 | 60,000 | 98.30% | 15,463 | 45,575 | 0 | 61,038 | FR - Fair | Yes | 0.112 |
| 276-00-00-01164-000 | 1340 PARK AVE | SUMERALL JESSE | 0.113 | 15,200 | 47,800 | 0 | 63,000 | 98.30% | 15,463 | 48,627 | 0 | 64,090 | FR - Fair | Yes | 0.113 |
| 276-00-00-01165-000 | 1333 VILLA ST | IAKI LLC | 0.112 | 10,800 | 56,200 | 0 | 67,000 | 98.30% | 10,987 | 57,172 | 0 | 68,159 | PR - Poor | Yes | 0.112 |
| 276-00-00-01166-000 | 1347 VILLA ST | JOHNSON, S C AND SON IN | 0.338 | 37,800 | 0 | 0 | 37,800 | 98.30% | 38,454 | 0 | 0 | 38,454 | AV - Average | Yes | 0.338 |
| 276-00-00-01167-000 | 1346 PARK AVE | YALE DEBORAH A | 0.166 | 22,100 | 111,900 | 0 | 134,000 | 98.30% | 22,482 | 113,835 | 0 | 136,317 | AV - Average | Yes | 0.166 |
| 276-00-00-01167-001 | 1325 VILLA ST | GARCIA MARIA M | 0.083 | 7,300 | 46,700 | 0 | 54,000 | 98.30% | 7,426 | 47,508 | 0 | 54,934 | AV - Average | Yes | 0.083 |
| 276-00-00-01167-002 | 1327 VILLA ST | MENDOZA RICARDO | 0.086 | 7,300 | 36,700 | 0 | 44,000 | 98.30% | 7,426 | 37,335 | 0 | 44,761 | FR - Fair | Yes | 0.086 |
| 276-00-00-01167-003 | 1324 PARK AVE | REWALL DOROTHY M | 0.141 | 15,300 | 96,700 | 0 | 112,000 | 98.30% | 15,565 | 98,372 | 0 | 113,937 | FR - Fair | Yes | 0.141 |
| 276-00-00-01167-004 | 1328 PARK AVE | ROMMELFANGER JOHN R | 0.139 | 15,300 | 45,700 | 0 | 61,000 | 98.30% | 15,565 | 46,490 | 0 | 62,055 | FA - Fair-Avg | Yes | 0.139 |
| 276-00-00-01167-005 | 510 FOURTEENTH ST | PANDA PAW PROPERTIES I | 0.059 | 5,600 | 69,400 | 0 | 75,000 | 98.30% | 5,697 | 70,600 | 0 | 76,297 | FA - Fair-Avg | Yes | 0.059 |

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | Assessment Information | | | | Equalized Value | | | | | In Need of Rehabilitation or Conservation Acres | In Need of Rehabilitation or Conservation Acres | |
|---------------------------|-------------------|---------------------------|------------------------|--------|---------|---------|-----------------|-----------------------|--------|---------|-------|---|---|---|
| Parcel Number | Street Address | Owner | Acres | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-01260-002 | 419 SIXTEENTH ST | ANGUS CHARLES N | 0.135 | 28,900 | 90,100 | 119,000 | 119,000 | 98.30% | 29,400 | 91,658 | 0 | 121,058 | FR - Fair | 0.135 |
| 276-00-00-01260-003 | 1602 COLLEGE AVE | MC NULTY BRIAN PATRICK | 0.155 | 31,200 | 180,800 | 212,000 | 212,000 | 98.30% | 31,740 | 183,927 | 0 | 215,666 | GD - Good | 0.000 |
| 276-00-00-01260-004 | 1610 COLLEGE AVE | REINDERS ANTHONY D | 0.315 | 49,200 | 274,800 | 324,000 | 324,000 | 98.30% | 50,051 | 279,552 | 0 | 329,603 | GD - Good | 0.000 |
| 276-00-00-01260-005 | 1611 PARK AVE | SABBY KURT D | 0.144 | 31,500 | 80,500 | 112,000 | 112,000 | 98.30% | 32,045 | 81,892 | 0 | 113,937 | AV - Average | 0.144 |
| 276-00-00-01260-006 | 1607 PARK AVE | ANGUS CHARLES N | 0.144 | 20,500 | 0 | 20,500 | 20,500 | 98.30% | 20,855 | 0 | 0 | 20,855 | AV - Average | 0.144 |
| 276-00-00-01261-000 | 1629 VILLA ST | DAO DANA | 0.104 | 9,400 | 62,600 | 72,000 | 72,000 | 98.30% | 9,563 | 63,683 | 0 | 73,245 | FR - Fair | 0.104 |
| 276-00-00-01262-000 | 1625 VILLA ST | VALENCIA MIGUEL | 0.104 | 9,400 | 55,600 | 65,000 | 65,000 | 98.30% | 9,563 | 56,562 | 0 | 66,124 | FR - Fair | 0.104 |
| 276-00-00-01263-000 | 1605 VILLA ST | YUEN FU TAT | 0.114 | 9,600 | 58,400 | 68,000 | 68,000 | 98.30% | 9,766 | 59,410 | 0 | 69,176 | FR - Fair | 0.114 |
| 276-00-00-01264-000 | 1609 VILLA ST | MORA JOSE G | 0.112 | 9,600 | 66,400 | 76,000 | 76,000 | 98.30% | 9,766 | 67,548 | 0 | 77,314 | FA - Fair-Avg | 0.112 |
| 276-00-00-01265-000 | 1611 VILLA ST | MCCRAY GLORIA | 0.111 | 9,600 | 70,400 | 80,000 | 80,000 | 98.30% | 9,766 | 71,617 | 0 | 81,384 | FR - Fair | 0.111 |
| 276-00-00-01266-001 | 1617 VILLA ST | BAUMSTARK CRAIG R | 0.114 | 9,600 | 75,400 | 85,000 | 85,000 | 98.30% | 9,766 | 76,704 | 0 | 86,470 | FA - Fair-Avg | 0.114 |
| 276-00-00-01266-002 | 1621 VILLA ST | HELSON KANDY | 0.111 | 9,600 | 54,400 | 64,000 | 64,000 | 98.30% | 9,766 | 55,341 | 0 | 65,107 | FR - Fair | 0.111 |
| 276-00-00-01267-000 | 1620 PARK AVE | THE ELIZABETH B MCCALL | 0.214 | 35,700 | 73,300 | 109,000 | 109,000 | 98.30% | 36,317 | 74,568 | 0 | 110,885 | AV - Average | 0.214 |
| 276-00-00-01268-000 | 1628 PARK AVE | CRANLEY RICHARD W | 0.113 | 23,200 | 101,800 | 125,000 | 125,000 | 98.30% | 23,601 | 103,561 | 0 | 127,162 | AV - Average | 0.113 |
| 276-00-00-01269-000 | 1608 PARK AVE | BARCLAY MELUSSA M | 0.111 | 23,200 | 82,800 | 106,000 | 106,000 | 98.30% | 23,601 | 84,232 | 0 | 107,833 | VG - Very Good | 0.000 |
| 276-00-00-01270-000 | 1612 PARK AVE | HOPKINS KURT E | 0.111 | 23,200 | 99,800 | 123,000 | 123,000 | 98.30% | 23,601 | 101,526 | 0 | 125,127 | AV - Average | 0.111 |
| 276-00-00-01271-000 | 1624 PARK AVE | HUCK LAURENCE D | 0.105 | 21,900 | 92,100 | 114,000 | 114,000 | 98.30% | 22,279 | 93,693 | 0 | 115,972 | GD - Good | 0.000 |
| 276-00-00-01272-000 | 509 SIXTEENTH ST | SHOUP TONY D | 0.065 | 17,800 | 58,200 | 76,000 | 76,000 | 98.30% | 18,108 | 59,207 | 0 | 77,314 | FR - Fair | 0.065 |
| 276-00-00-01273-000 | 1600 PARK AVE | WALTON BRIAN E | 0.078 | 20,800 | 101,200 | 122,000 | 122,000 | 98.30% | 21,160 | 102,950 | 0 | 124,110 | FR - Fair | 0.078 |
| 276-00-00-01274-000 | 1604 PARK AVE | US BANK NATIONAL ASSOC | 0.081 | 20,800 | 100,200 | 121,000 | 121,000 | 98.30% | 21,160 | 101,933 | 0 | 123,093 | FR - Fair | 0.081 |
| 276-00-00-01275-000 | 515 SIXTEENTH ST | LANE TRACY | 0.053 | 7,200 | 44,800 | 52,000 | 52,000 | 98.30% | 7,325 | 45,575 | 0 | 52,899 | FR - Fair | 0.053 |
| 276-00-00-01276-000 | 1601 VILLA ST | ALQUDS INVESTMENTS LLC | 0.056 | 11,100 | 37,900 | 49,000 | 49,000 | 98.30% | 11,292 | 38,555 | 0 | 49,847 | FR - Fair | 0.056 |
| 276-00-00-01524-000 | 1201 GRAND AVE | SOTO CIRO | 0.085 | 7,300 | 40,700 | 48,000 | 48,000 | 98.30% | 7,426 | 41,404 | 0 | 48,830 | AV - Average | 0.085 |
| 276-00-00-01525-000 | 613 TWELFTH ST | DE MARCO TOM | 0.028 | 3,000 | 28,000 | 31,000 | 31,000 | 98.30% | 3,052 | 28,484 | 0 | 31,536 | FR - Fair | 0.028 |
| 276-00-00-01526-000 | 1205 GRAND AVE | SOTO ANTONIO | 0.112 | 8,000 | 46,000 | 54,000 | 54,000 | 98.30% | 8,138 | 46,796 | 0 | 54,934 | AV - Average | 0.112 |
| 276-00-00-01527-000 | 1209 GRAND AVE | REICH WILLIAM E | 0.112 | 8,000 | 43,000 | 51,000 | 51,000 | 98.30% | 8,138 | 43,744 | 0 | 51,882 | FR - Fair | 0.112 |
| 276-00-00-01528-000 | 1213 GRAND AVE | MARTIN JESSIE MAE LIVING | 0.113 | 8,000 | 50,000 | 58,000 | 58,000 | 98.30% | 8,138 | 50,865 | 0 | 59,003 | FR - Fair | 0.113 |
| 276-00-00-01530-000 | 1220 VILLA ST | FRIENDS OF ANGELL LTD | 0.113 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | GD - Good | 0.000 |
| 276-00-00-01531-000 | 1218 VILLA ST | HAERGER ROSEMARY | 0.112 | 8,000 | 69,000 | 77,000 | 77,000 | 98.30% | 8,138 | 70,193 | 0 | 78,332 | FR - Fair | 0.112 |
| 276-00-00-01532-000 | 1217 GRAND AVE | KIWI HOMES LLC | 0.112 | 8,400 | 93,600 | 102,000 | 102,000 | 98.30% | 8,545 | 95,219 | 0 | 103,764 | AV - Average | 0.112 |
| 276-00-00-01533-000 | 1221 GRAND AVE | BRANCH MARGARET | 0.113 | 7,600 | 50,400 | 58,000 | 58,000 | 98.30% | 7,731 | 51,272 | 0 | 59,003 | AV - Average | 0.113 |
| 276-00-00-01534-000 | 1229 GRAND AVE | VENEGAS QUIROZ YOLAND | 0.113 | 8,000 | 46,000 | 54,000 | 54,000 | 98.30% | 8,138 | 46,796 | 0 | 54,934 | GD - Good | 0.000 |
| 276-00-00-01535-000 | 1225 GRAND AVE | STABLER SCOTT J LIFE TENI | 0.112 | 8,000 | 52,000 | 60,000 | 60,000 | 98.30% | 8,138 | 52,899 | 0 | 61,038 | FR - Fair | 0.112 |
| 276-00-00-01536-000 | 1230 VILLA ST | 1737 FRANKLIN ST LLC | 0.113 | 8,000 | 33,000 | 41,000 | 41,000 | 98.30% | 8,138 | 33,571 | 0 | 41,709 | FR - Poor | 0.113 |
| 276-00-00-01537-000 | 1224 VILLA ST | DE VROY THOMAS J | 0.112 | 8,000 | 46,000 | 54,000 | 54,000 | 98.30% | 8,138 | 46,796 | 0 | 54,934 | AV - Average | 0.112 |
| 276-00-00-01538-000 | 1232 VILLA ST | IGLESIA DE DIOS PENTECO' | 0.112 | 8,000 | 35,000 | 43,000 | 43,000 | 98.30% | 8,138 | 35,605 | 0 | 43,744 | AV - Average | 0.112 |
| 276-00-00-01539-000 | 1236 VILLA ST | 1308 N MAIN LLC | 0.113 | 8,000 | 30,000 | 38,000 | 38,000 | 98.30% | 8,138 | 30,519 | 0 | 38,657 | FR - Fair | 0.113 |
| 276-00-00-01540-000 | 1237 GRAND AVE | FURGASON ROLAND W | 0.113 | 8,000 | 73,000 | 81,000 | 81,000 | 98.30% | 8,138 | 74,262 | 0 | 82,401 | FR - Fair | 0.113 |
| 276-00-00-01541-000 | 1233 GRAND AVE | QUIROZ JULIO C | 0.112 | 8,000 | 45,000 | 53,000 | 53,000 | 98.30% | 8,138 | 45,778 | 0 | 53,917 | FR - Fair | 0.112 |
| 276-00-00-01542-000 | 614 THIRTEENTH ST | MORA CORNELIO | 0.083 | 7,900 | 49,100 | 57,000 | 57,000 | 98.30% | 8,037 | 49,949 | 0 | 57,986 | FA - Fair-Avg | 0.083 |
| 276-00-00-01543-000 | 1245 GRAND AVE | RACINE HABITAT FOR HUM | 0.071 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | 0.071 |
| 276-00-00-01544-000 | 1243 GRAND AVE | RACINE HABITAT FOR HUM | 0.070 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | 0.070 |
| 276-00-00-01545-001 | 1200 VILLA ST | MANU INVESTMENT LLC | 0.450 | 43,200 | 347,800 | 395,660 | 395,660 | 98.30% | 43,947 | 353,815 | 4,741 | 402,503 | FR - Fair | 0.450 |
| 276-00-00-01545-003 | 1244 VILLA ST | MISKOVIC ALEXANDER | 0.151 | 12,600 | 65,400 | 78,000 | 78,000 | 98.30% | 12,818 | 66,531 | 0 | 79,349 | FR - Fair | 0.151 |
| 276-00-00-01545-004 | 610 THIRTEENTH ST | CLAYTON MARY ANN | 0.074 | 7,000 | 41,000 | 48,000 | 48,000 | 98.30% | 7,121 | 41,709 | 0 | 48,830 | FR - Fair | 0.074 |



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | Assessment Information | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | | |
|---------------------------|-------------------|--------------------------|---------|------------------------|--------|-----|--------|-----------------------|--------|--------|-----|---|---------------|---|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-01546-000 | 711 TWELFTH ST | CRIBBS RENE | 0.074 | 6,300 | 0 | 0 | 6,300 | 98.30% | 6,409 | 0 | 0 | 6,409 | AV - Average | Yes | 0.074 |
| 276-00-00-01547-000 | 1200 GRAND AVE | MAHDI VICKI | 0.076 | 7,000 | 38,000 | 0 | 45,000 | 98.30% | 7,121 | 38,657 | 0 | 45,778 | FR - Fair | Yes | 0.076 |
| 276-00-00-01548-000 | 1206 GRAND AVE | NELSEN TODD C | 0.075 | 7,000 | 37,000 | 0 | 44,000 | 98.30% | 7,121 | 37,640 | 0 | 44,761 | AV - Average | Yes | 0.075 |
| 276-00-00-01549-000 | 1201 CENTER ST | CHRISTIAN TABERNAACLE B. | 0.053 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.053 |
| 276-00-00-01550-000 | 717 TWELFTH ST | MORNING LAND TRUST | 0.042 | 4,700 | 39,300 | 0 | 44,000 | 98.30% | 4,781 | 39,980 | 0 | 44,761 | FR - Fair | Yes | 0.042 |
| 276-00-00-01551-000 | 713 TWELFTH ST | REYNOSO MIGUEL | 0.072 | 6,300 | 40,700 | 0 | 47,000 | 98.30% | 6,409 | 41,404 | 0 | 47,813 | GD - Good | No | 0.000 |
| 276-00-00-01552-000 | 1207 CENTER ST | G AND N PARTNERS LLC | 0.066 | 6,100 | 45,900 | 0 | 52,000 | 98.30% | 6,205 | 46,694 | 0 | 52,899 | FA - Fair-Avg | Yes | 0.066 |
| 276-00-00-01553-000 | 1209 CENTER ST | SHANNON VICKI D | 0.105 | 7,800 | 49,200 | 0 | 57,000 | 98.30% | 7,935 | 50,051 | 0 | 57,986 | FA - Fair-Avg | Yes | 0.105 |
| 276-00-00-01554-000 | 1213 CENTER ST | GARCIA MIGUEL A | 0.112 | 8,000 | 72,000 | 0 | 80,000 | 98.30% | 8,138 | 73,245 | 0 | 81,384 | FR - Fair | Yes | 0.112 |
| 276-00-00-01555-000 | 1208 GRAND AVE | COOK LIANE R | 0.113 | 8,000 | 41,000 | 0 | 49,000 | 98.30% | 8,138 | 41,709 | 0 | 49,847 | PR - Poor | Yes | 0.113 |
| 276-00-00-01556-000 | 1212 GRAND AVE | LUNA PEDRO | 0.112 | 8,000 | 44,000 | 0 | 52,000 | 98.30% | 8,138 | 44,761 | 0 | 52,899 | FR - Fair | Yes | 0.112 |
| 276-00-00-01557-000 | 1216 GRAND AVE | HILL FRANK L | 0.113 | 8,000 | 41,000 | 0 | 49,000 | 98.30% | 8,138 | 41,709 | 0 | 49,847 | FA - Fair-Avg | Yes | 0.113 |
| 276-00-00-01558-000 | 1220 GRAND AVE | ZAPOTEC INVESTMENT LLC | 0.112 | 8,000 | 47,000 | 0 | 55,000 | 98.30% | 8,138 | 47,813 | 0 | 55,951 | FR - Fair | Yes | 0.112 |
| 276-00-00-01559-000 | 1221 CENTER ST | GARCIA JUAN DEANDA | 0.119 | 8,200 | 44,800 | 0 | 53,000 | 98.30% | 8,342 | 45,575 | 0 | 53,917 | AV - Average | Yes | 0.119 |
| 276-00-00-01560-000 | 1217 CENTER ST | CORONADO SALVADOR | 0.113 | 7,900 | 56,100 | 0 | 64,000 | 98.30% | 8,037 | 57,070 | 0 | 65,107 | FA - Fair-Avg | Yes | 0.113 |
| 276-00-00-01561-000 | 1225 CENTER ST | SANTIAGO OSCAR | 0.105 | 8,000 | 50,000 | 0 | 58,000 | 98.30% | 8,138 | 50,865 | 0 | 59,003 | FR - Fair | Yes | 0.105 |
| 276-00-00-01562-000 | 1231 CENTER ST | FERRER ALAN | 0.112 | 8,000 | 41,000 | 0 | 49,000 | 98.30% | 8,138 | 41,709 | 0 | 49,847 | FR - Fair | Yes | 0.112 |
| 276-00-00-01563-000 | 1224 GRAND AVE | GRAVES PATTEE A | 0.113 | 8,000 | 70,000 | 0 | 78,000 | 98.30% | 8,138 | 71,211 | 0 | 79,349 | AV - Average | Yes | 0.113 |
| 276-00-00-01564-000 | 1226 GRAND AVE | KOMPROVIC MILORAD LIF | 0.112 | 8,000 | 57,000 | 0 | 65,000 | 98.30% | 8,138 | 57,986 | 0 | 66,124 | PR - Poor | Yes | 0.112 |
| 276-00-00-01565-000 | 1232 GRAND AVE | BROWN STANLEY | 0.113 | 8,000 | 52,000 | 0 | 60,000 | 98.30% | 8,138 | 52,899 | 0 | 61,038 | FR - Fair | Yes | 0.113 |
| 276-00-00-01566-000 | 1236 GRAND AVE | CALDERON MARCOS C | 0.115 | 8,400 | 41,600 | 0 | 50,000 | 98.30% | 8,545 | 42,319 | 0 | 50,865 | FR - Fair | Yes | 0.115 |
| 276-00-00-01567-000 | 1239 CENTER ST | MC GEE GERTRUDE | 0.112 | 8,000 | 59,000 | 0 | 67,000 | 98.30% | 8,138 | 60,020 | 0 | 68,159 | FR - Fair | Yes | 0.112 |
| 276-00-00-01568-000 | 1235 CENTER ST | KRUPP ARNOLD R LIFE TEN | 0.113 | 8,000 | 38,000 | 0 | 46,000 | 98.30% | 8,138 | 38,657 | 0 | 46,796 | FR - Fair | Yes | 0.113 |
| 276-00-00-01569-000 | 1247 CENTER ST | PRESSER CHARLES H | 0.075 | 7,000 | 65,000 | 0 | 72,000 | 98.30% | 7,121 | 66,124 | 0 | 73,245 | FR - Fair | Yes | 0.075 |
| 276-00-00-01570-000 | 1241 CENTER ST | GALVAN ABEL | 0.074 | 6,300 | 38,700 | 0 | 45,000 | 98.30% | 6,409 | 39,369 | 0 | 45,778 | FR - Fair | Yes | 0.074 |
| 276-00-00-01571-000 | 712 THIRTEENTH ST | RIOJAS PAULA A N/K/A | 0.077 | 7,000 | 31,000 | 0 | 38,000 | 98.30% | 7,121 | 31,536 | 0 | 38,657 | AV - Average | Yes | 0.077 |
| 276-00-00-01572-000 | 1246 GRAND AVE | RAMIREZ RIGOBERTO | 0.114 | 10,400 | 49,600 | 0 | 60,000 | 98.30% | 10,580 | 50,458 | 0 | 61,038 | FR - Fair | Yes | 0.114 |
| 276-00-00-01573-000 | 710 THIRTEENTH ST | ARRIAGA OSCAR | 0.108 | 10,500 | 37,500 | 0 | 48,000 | 98.30% | 10,682 | 38,149 | 0 | 48,830 | FA - Fair-Avg | Yes | 0.108 |
| 276-00-00-01574-000 | 611 THIRTEENTH ST | 611 13TH ST LLC | 0.089 | 7,300 | 31,700 | 0 | 39,000 | 98.30% | 7,426 | 32,248 | 0 | 39,674 | FR - Fair | Yes | 0.089 |
| 276-00-00-01576-000 | 1309 GRAND AVE | RABLICK JOHN P | 0.060 | 6,100 | 28,900 | 0 | 35,000 | 98.30% | 6,205 | 29,400 | 0 | 35,605 | FR - Fair | Yes | 0.060 |
| 276-00-00-01577-000 | 1312 VILLA ST | ZOLD TIMOTHY S | 0.112 | 8,000 | 57,000 | 0 | 65,000 | 98.30% | 8,138 | 57,986 | 0 | 66,124 | AV - Average | Yes | 0.112 |
| 276-00-00-01578-000 | 1314 VILLA ST | ZOLD TIMOTHY S | 0.112 | 8,000 | 38,000 | 0 | 46,000 | 98.30% | 8,138 | 38,657 | 0 | 46,796 | AV - Average | Yes | 0.112 |
| 276-00-00-01579-000 | 1315 GRAND AVE | RACINE REVITALIZATION P. | 0.112 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | GD - Good | No | 0.000 |
| 276-00-00-01580-000 | 1319 GRAND AVE | TRADER 2 INVESTMENTS LI | 0.107 | 8,000 | 36,000 | 0 | 44,000 | 98.30% | 8,138 | 36,623 | 0 | 44,761 | PR - Poor | Yes | 0.107 |
| 276-00-00-01581-000 | 1338 VILLA ST | JOHNSON, S C AND SON IN | 0.106 | 16,000 | 0 | 0 | 16,000 | 98.30% | 16,277 | 0 | 0 | 16,277 | AV - Average | Yes | 0.106 |
| 276-00-00-01582-000 | 1334 VILLA ST | BYBEE DAVID C | 0.270 | 28,200 | 63,800 | 0 | 92,000 | 98.30% | 28,688 | 64,903 | 0 | 93,591 | AV - Average | Yes | 0.270 |
| 276-00-00-01583-000 | 620 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.104 | 17,000 | 0 | 0 | 17,000 | 98.30% | 17,294 | 0 | 0 | 17,294 | AV - Average | Yes | 0.104 |
| 276-00-00-01585-000 | 1321 GRAND AVE | DONATO STEVEN J | 0.116 | 8,000 | 51,000 | 0 | 59,000 | 98.30% | 8,138 | 51,882 | 0 | 60,020 | FA - Fair-Avg | Yes | 0.116 |
| 276-00-00-01586-000 | 1339 GRAND AVE | LITTON FRANCES V | 0.106 | 7,600 | 78,400 | 0 | 86,000 | 98.30% | 7,731 | 79,756 | 0 | 87,487 | FR - Fair | Yes | 0.106 |
| 276-00-00-01587-000 | 1335 GRAND AVE | GARCIA ILLIANA RODRIGUE | 0.106 | 7,600 | 64,400 | 0 | 72,000 | 98.30% | 7,731 | 65,514 | 0 | 73,245 | GD - Good | No | 0.000 |
| 276-00-00-01588-000 | 1308 VILLA ST | LOCKE LUERNE M | 0.083 | 7,300 | 47,700 | 0 | 55,000 | 98.30% | 7,426 | 48,525 | 0 | 55,951 | AV - Average | Yes | 0.083 |
| 276-00-00-01589-000 | 1328 VILLA ST | ROUSHIA JERRY L | 0.113 | 8,000 | 56,000 | 0 | 64,000 | 98.30% | 8,138 | 56,968 | 0 | 65,107 | FR - Fair | Yes | 0.113 |
| 276-00-00-01590-000 | 1304 VILLA ST | JIV REAL ESTATE | 0.054 | 7,000 | 52,000 | 100 | 59,100 | 98.30% | 7,121 | 52,899 | 102 | 60,122 | FR - Fair | Yes | 0.054 |
| 276-00-00-01591-000 | 1300 VILLA ST | MILLAN ALICIA | 0.049 | 6,500 | 78,500 | 0 | 85,000 | 98.30% | 6,612 | 79,858 | 0 | 86,470 | FR - Fair | Yes | 0.049 |
| 276-00-00-01592-000 | 1324 VILLA ST | MORALES ROSITA | 0.165 | 11,800 | 64,200 | 0 | 76,000 | 98.30% | 12,004 | 65,310 | 0 | 77,314 | FR - Fair | Yes | 0.165 |

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | Assessment Information | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | | | | |
|---------------------------|-------------------|-------------------------|---------|--------|---------|-----------------|---------|-----------------------|--------|---|----|---------|---------------|---|-------|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | Acres |
| 276-00-00-01594-000 | 1327 GRAND AVE | ALFARO ADRIANA ORTEGA | 0.111 | 8,000 | 38,000 | 46,000 | 46,000 | 98.30% | 8,138 | 38,657 | 0 | 46,796 | AV - Average | Yes | 0.111 |
| 276-00-00-01595-000 | 1331 GRAND AVE | POWELL RONALD M | 0.111 | 8,000 | 61,000 | 69,000 | 69,000 | 98.30% | 8,138 | 62,055 | 0 | 70,193 | AV - Average | Yes | 0.111 |
| 276-00-00-01596-000 | 608 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.106 | 16,000 | 0 | 16,000 | 16,000 | 98.30% | 16,277 | 0 | 0 | 65,107 | FR - Fair | Yes | 0.106 |
| 276-00-00-01596-001 | 613 THIRTEENTH ST | RICHTER JODIE LEE | 0.121 | 7,100 | 56,900 | 64,000 | 64,000 | 98.30% | 7,223 | 57,884 | 0 | 65,107 | FR - Fair | Yes | 0.121 |
| 276-00-00-01596-002 | 619 THIRTEENTH ST | WILSON WILLIAM H | 0.058 | 5,800 | 61,200 | 67,000 | 67,000 | 98.30% | 5,900 | 62,258 | 0 | 68,159 | AV - Average | Yes | 0.058 |
| 276-00-00-01596-004 | 1318 VILLA ST | LINDSTROM DAVID | 0.118 | 8,400 | 34,600 | 43,000 | 43,000 | 98.30% | 8,545 | 35,198 | 0 | 43,744 | FA - Fair-Avg | Yes | 0.118 |
| 276-00-00-01596-006 | 616 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.095 | 5,300 | 0 | 5,300 | 5,300 | 98.30% | 5,392 | 0 | 0 | 5,392 | AV - Average | Yes | 0.095 |
| 276-00-00-01596-007 | 612 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.072 | 11,000 | 0 | 11,000 | 11,000 | 98.30% | 11,190 | 0 | 0 | 11,190 | AV - Average | Yes | 0.072 |
| 276-00-00-01596-008 | 1305 GRAND AVE | PATEL BHUPENDRA R | 0.052 | 5,100 | 49,900 | 55,000 | 55,000 | 98.30% | 5,188 | 50,763 | 0 | 55,951 | FA - Fair-Avg | Yes | 0.052 |
| 276-00-00-01596-009 | 1307 GRAND AVE | GANNAWAY INGRID H | 0.052 | 5,100 | 55,900 | 61,000 | 61,000 | 98.30% | 5,188 | 56,867 | 0 | 62,055 | AV - Average | Yes | 0.052 |
| 276-00-00-01597-000 | 1319 CENTER ST | HENRY GENESIS | 0.112 | 8,000 | 96,000 | 104,000 | 104,000 | 98.30% | 8,138 | 97,660 | 0 | 105,799 | GD - Good | No | 0.000 |
| 276-00-00-01598-000 | 1321 CENTER ST | SMITH RUBY G | 0.112 | 8,000 | 66,000 | 74,000 | 74,000 | 98.30% | 8,138 | 67,141 | 0 | 75,280 | AV - Average | Yes | 0.112 |
| 276-00-00-01600-000 | 1302 GRAND AVE | CONLEY JAMES F | 0.136 | 9,000 | 97,000 | 106,000 | 106,000 | 98.30% | 9,156 | 98,678 | 0 | 107,833 | AV - Average | Yes | 0.136 |
| 276-00-00-01601-000 | 1314 GRAND AVE | HERNANDEZ CRYSTAL | 0.112 | 8,000 | 43,000 | 51,000 | 51,000 | 98.30% | 8,138 | 43,744 | 0 | 51,882 | FR - Fair | Yes | 0.112 |
| 276-00-00-01602-000 | 1311 CENTER ST | ZAMORA JUAN C | 0.112 | 8,000 | 58,000 | 66,000 | 66,000 | 98.30% | 8,138 | 59,003 | 0 | 67,141 | GD - Good | No | 0.000 |
| 276-00-00-01603-000 | 1316 GRAND AVE | IAKI LLC | 0.112 | 8,000 | 70,000 | 78,000 | 78,000 | 98.30% | 8,138 | 71,211 | 0 | 79,349 | AV - Average | Yes | 0.112 |
| 276-00-00-01604-000 | 1315 CENTER ST | DETERT DYLAN | 0.112 | 8,000 | 45,000 | 53,000 | 53,000 | 98.30% | 8,138 | 45,778 | 0 | 53,917 | AV - Average | Yes | 0.112 |
| 276-00-00-01605-000 | 1310 GRAND AVE | ABOAYGE MARGARET | 0.112 | 8,000 | 47,000 | 55,000 | 55,000 | 98.30% | 8,138 | 47,813 | 0 | 55,951 | AV - Average | Yes | 0.112 |
| 276-00-00-01606-000 | 1322 GRAND AVE | NUNO MARTIN | 0.112 | 8,000 | 36,000 | 44,000 | 44,000 | 98.30% | 8,138 | 36,623 | 0 | 44,761 | AV - Average | Yes | 0.112 |
| 276-00-00-01610-000 | 1328 GRAND AVE | VILLALOBOS JUAN | 0.112 | 8,000 | 43,000 | 51,000 | 51,000 | 98.30% | 8,138 | 43,744 | 0 | 51,882 | FR - Fair | Yes | 0.112 |
| 276-00-00-01611-000 | 1326 GRAND AVE | POLK DERRICK E | 0.112 | 8,000 | 52,000 | 60,000 | 60,000 | 98.30% | 8,138 | 52,899 | 0 | 61,038 | FA - Fair-Avg | Yes | 0.112 |
| 276-00-00-01612-000 | 1331 CENTER ST | JACOB RICHARD C | 0.223 | 13,600 | 71,400 | 85,000 | 85,000 | 98.30% | 13,835 | 72,635 | 0 | 86,470 | AV - Average | Yes | 0.223 |
| 276-00-00-01615-000 | 1307 CENTER ST | MERRILL JANET GREGORY | 0.126 | 9,000 | 42,000 | 51,000 | 51,000 | 98.30% | 9,156 | 42,726 | 0 | 51,882 | FA - Fair-Avg | Yes | 0.126 |
| 276-00-00-01617-000 | 1304 GRAND AVE | ORTEGA EFREN | 0.126 | 9,000 | 56,000 | 65,000 | 65,000 | 98.30% | 9,156 | 56,968 | 0 | 66,124 | FR - Fair | Yes | 0.126 |
| 276-00-00-01618-000 | 710 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.837 | 44,100 | 0 | 44,100 | 44,100 | 98.30% | 44,863 | 0 | 0 | 44,863 | AV - Average | Yes | 0.837 |
| 276-00-00-01619-000 | 715 THIRTEENTH ST | MC WILLIAMS ETERIA | 0.031 | 3,300 | 40,700 | 44,000 | 44,000 | 98.30% | 3,357 | 41,404 | 0 | 44,761 | FA - Fair-Avg | Yes | 0.031 |
| 276-00-00-01620-000 | 1301 CENTER ST | 1301 CENTER ST LLC | 0.068 | 8,000 | 53,000 | 61,000 | 61,000 | 98.30% | 8,138 | 53,917 | 0 | 62,055 | FR - Fair | Yes | 0.068 |
| 276-00-00-01621-000 | 719 THIRTEENTH ST | PIERCE DENNIS M | 0.036 | 3,800 | 34,200 | 38,000 | 38,000 | 98.30% | 3,866 | 34,791 | 0 | 38,657 | FR - Fair | Yes | 0.036 |
| 276-00-00-01622-001 | 609 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.225 | 42,000 | 0 | 42,000 | 42,000 | 98.30% | 42,726 | 0 | 0 | 42,726 | AV - Average | Yes | 0.225 |
| 276-00-00-01623-000 | 1412 VILLA ST | CORSO SARAH | 0.113 | 8,000 | 87,000 | 95,000 | 95,000 | 98.30% | 8,138 | 88,505 | 0 | 96,643 | FR - Fair | Yes | 0.113 |
| 276-00-00-01624-000 | 1409 GRAND AVE | PETERSON JON J | 0.112 | 8,000 | 103,000 | 111,000 | 111,000 | 98.30% | 8,138 | 104,781 | 0 | 112,920 | FA - Fair-Avg | Yes | 0.112 |
| 276-00-00-01625-000 | 1447 GRAND AVE | HARMONY Q HOMES 2 LLC | 0.075 | 7,000 | 114,000 | 121,000 | 121,000 | 98.30% | 7,121 | 115,972 | 0 | 123,093 | FR - Fair | Yes | 0.075 |
| 276-00-00-01626-000 | 1426 VILLA ST | PINEDO VICTOR | 0.113 | 8,000 | 43,000 | 51,000 | 51,000 | 98.30% | 8,138 | 43,744 | 0 | 51,882 | AV - Average | Yes | 0.113 |
| 276-00-00-01627-000 | 1444 VILLA ST | BASTERASH LEE ANN | 0.083 | 8,200 | 77,800 | 86,000 | 86,000 | 98.30% | 8,342 | 79,145 | 0 | 87,487 | FA - Fair-Avg | Yes | 0.083 |
| 276-00-00-01628-000 | 1436 VILLA ST | MALDONADO JOSE | 0.130 | 9,200 | 39,800 | 49,000 | 49,000 | 98.30% | 9,359 | 40,488 | 0 | 49,847 | AV - Average | Yes | 0.130 |
| 276-00-00-01629-000 | 1432 VILLA ST | THOMAS-MARZETTE KARL | 0.095 | 6,800 | 42,200 | 49,000 | 49,000 | 98.30% | 6,918 | 42,930 | 0 | 49,847 | FR - Fair | Yes | 0.095 |
| 276-00-00-01630-000 | 1442 VILLA ST | BOGAN DAISY | 0.084 | 6,000 | 52,000 | 58,000 | 58,000 | 98.30% | 6,104 | 52,899 | 0 | 59,003 | FA - Fair-Avg | Yes | 0.084 |
| 276-00-00-01631-000 | 1417 GRAND AVE | JOHNSON REDEVELOPMEN | 0.112 | 8,000 | 91,000 | 99,000 | 99,000 | 98.30% | 8,138 | 92,574 | 0 | 100,712 | FR - Fair | Yes | 0.112 |
| 276-00-00-01632-000 | 1421 GRAND AVE | BONFIGLIO DAISY | 0.112 | 8,000 | 79,000 | 87,000 | 87,000 | 98.30% | 8,138 | 80,366 | 0 | 88,505 | FR - Fair | Yes | 0.112 |
| 276-00-00-01633-000 | 1401 GRAND AVE | JOHNSON, S C AND SON IN | 0.075 | 14,000 | 0 | 14,000 | 14,000 | 98.30% | 14,242 | 0 | 0 | 14,242 | AV - Average | Yes | 0.075 |
| 276-00-00-01634-000 | 613 FOURTEENTH ST | JOHNSON, S C AND SON IN | 0.074 | 14,800 | 0 | 14,800 | 14,800 | 98.30% | 15,056 | 0 | 0 | 15,056 | AV - Average | Yes | 0.074 |
| 276-00-00-01635-000 | 1403 GRAND AVE | HOFFMAN DARRELL R | 0.075 | 7,000 | 67,000 | 74,000 | 74,000 | 98.30% | 7,121 | 68,159 | 0 | 75,280 | FR - Fair | Yes | 0.075 |
| 276-00-00-01636-000 | 1437 GRAND AVE | JOHNSON, S C AND SON IN | 0.112 | 8,000 | 0 | 8,000 | 8,000 | 98.30% | 8,138 | 0 | 0 | 8,138 | AV - Average | Yes | 0.112 |
| 276-00-00-01637-000 | 1433 GRAND AVE | JOHNSON REDEVELOPMEN | 0.112 | 8,000 | 70,000 | 78,000 | 78,000 | 98.30% | 8,138 | 71,211 | 0 | 79,349 | AV - Average | Yes | 0.112 |
| 276-00-00-01638-000 | 1429 GRAND AVE | JOHNSON REDEVELOPMEN | 0.112 | 13,600 | 0 | 13,600 | 13,600 | 98.30% | 13,835 | 0 | 0 | 13,835 | AV - Average | Yes | 0.112 |

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | Assessment Information | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | |
|---------------------------|------------------|--------------------------|---------|------------------------|---------|-----|---------|-----------------------|--------|---------|-----|---|---------------|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-01639-000 | 1425 GRAND AVE | JOHNSON, S C AND SON IN | 0.112 | 10,900 | 0 | 0 | 10,900 | 98.30% | 11,089 | 0 | 0 | 11,089 | AV - Average | 0.112 |
| 276-00-00-01640-000 | 608 FIFTEENTH ST | NONDORF JOHN H | 0.058 | 6,500 | 41,500 | 0 | 48,000 | 98.30% | 6,612 | 42,218 | 0 | 48,830 | FR - Fair | 0.058 |
| 276-00-00-01641-000 | 1443 GRAND AVE | HARMONY Q HOMES 2 LLC | 0.075 | 7,000 | 54,000 | 0 | 61,000 | 98.30% | 7,121 | 54,934 | 0 | 62,055 | AV - Average | 0.075 |
| 276-00-00-01642-000 | 612 FIFTEENTH ST | JOHNSON, S C AND SON IN | 0.074 | 7,700 | 0 | 0 | 7,700 | 98.30% | 7,833 | 0 | 0 | 7,833 | AV - Average | 0.074 |
| 276-00-00-01643-000 | 1413 GRAND AVE | GAUTSCH GLENN E | 0.112 | 8,000 | 98,000 | 0 | 106,000 | 98.30% | 8,138 | 99,695 | 0 | 107,833 | FR - Fair | 0.112 |
| 276-00-00-01644-000 | 1430 VILLA ST | NELSON CHANEL | 0.113 | 8,000 | 61,000 | 0 | 69,000 | 98.30% | 8,138 | 62,055 | 0 | 70,193 | FA - Fair-Avg | 0.113 |
| 276-00-00-01645-000 | 1410 VILLA ST | BURGESS RITA M | 0.113 | 8,000 | 61,000 | 0 | 69,000 | 98.30% | 8,138 | 62,055 | 0 | 70,193 | FR - Poor | 0.113 |
| 276-00-00-01646-000 | 1422 VILLA ST | PINEDO JR JOSE L | 0.113 | 8,000 | 66,000 | 0 | 74,000 | 98.30% | 8,138 | 67,141 | 0 | 75,280 | AV - Average | 0.113 |
| 276-00-00-01647-000 | 1416 VILLA ST | RHOADS DAVID M REV TR L | 0.113 | 8,000 | 88,000 | 0 | 96,000 | 98.30% | 8,138 | 89,522 | 0 | 97,660 | AV - Average | 0.113 |
| 276-00-00-01684-000 | 1503 GRAND AVE | CONGREGATION OF ST RIC | 1.816 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | 1.816 |
| 276-00-00-01688-000 | 1547 GRAND AVE | POWELL HAZZIE L LIVING T | 0.139 | 10,400 | 87,600 | 0 | 98,000 | 98.30% | 10,580 | 89,115 | 0 | 99,695 | AV - Average | 0.139 |
| 276-00-00-01691-000 | 1533 GRAND AVE | LAZCARES LUIS A | 0.095 | 6,800 | 71,200 | 0 | 78,000 | 98.30% | 6,918 | 72,431 | 0 | 79,349 | AV - Average | 0.095 |
| 276-00-00-01691-001 | 1544 VILLA ST | LOCKE RETTA | 0.145 | 10,400 | 67,600 | 0 | 78,000 | 98.30% | 10,580 | 68,769 | 0 | 79,349 | FA - Fair-Avg | 0.145 |
| 276-00-00-01691-002 | 1537 GRAND AVE | BARKER GARRY L | 0.229 | 12,800 | 82,200 | 0 | 95,000 | 98.30% | 13,021 | 83,622 | 0 | 96,643 | AV - Average | 0.229 |
| 276-00-00-01691-003 | 1536 VILLA ST | HARDIMAN JEANNETTE E | 0.273 | 14,700 | 80,300 | 0 | 95,000 | 98.30% | 14,954 | 81,689 | 0 | 96,643 | FR - Fair | 0.273 |
| 276-00-00-01692-000 | 609 SIXTEENTH ST | ACM VISION V LLC | 0.072 | 8,300 | 44,700 | 0 | 53,000 | 98.30% | 8,444 | 45,473 | 0 | 53,917 | AV - Average | 0.072 |
| 276-00-00-01693-000 | 1602 VILLA ST | DEBORAH PROPERTIES LLC | 0.073 | 8,200 | 66,800 | 0 | 75,000 | 98.30% | 8,342 | 67,955 | 0 | 76,297 | FR - Fair | 0.073 |
| 276-00-00-01694-000 | 1606 VILLA ST | RICO ARMANDO | 0.072 | 8,200 | 57,800 | 0 | 66,000 | 98.30% | 8,342 | 58,800 | 0 | 67,141 | FR - Fair | 0.072 |
| 276-00-00-01695-000 | 613 SIXTEENTH ST | BRADLEY KEVIN | 0.087 | 10,000 | 75,000 | 0 | 85,000 | 98.30% | 10,173 | 76,297 | 0 | 86,470 | FR - Fair | 0.087 |
| 276-00-00-01696-000 | 1601 GRAND AVE | HANDROW PAMALA L | 0.130 | 16,900 | 100,100 | 280 | 117,280 | 98.30% | 17,192 | 101,831 | 285 | 119,308 | FR - Fair | 0.130 |
| 276-00-00-01699-000 | 1610 VILLA ST | ROMERO LEONCIO CORTES | 0.108 | 9,400 | 71,600 | 0 | 81,000 | 98.30% | 9,563 | 72,838 | 0 | 82,401 | FR - Fair | 0.108 |
| 276-00-00-01700-000 | 1612 VILLA ST | FLORES HUGO R MORENO | 0.108 | 9,400 | 53,600 | 0 | 63,000 | 98.30% | 9,563 | 54,527 | 0 | 64,090 | GD - Good | 0.108 |
| 276-00-00-01701-000 | 1616 VILLA ST | CURRY JOSEPH S | 0.108 | 9,400 | 64,600 | 0 | 74,000 | 98.30% | 9,563 | 65,717 | 0 | 75,280 | AV - Average | 0.108 |
| 276-00-00-01702-000 | 1620 VILLA ST | DRIVER VANESSA | 0.108 | 9,400 | 71,600 | 0 | 81,000 | 98.30% | 9,563 | 72,838 | 0 | 82,401 | AV - Average | 0.108 |
| 276-00-00-01703-000 | 1621 GRAND AVE | MARTINEZ MANUEL | 0.108 | 9,400 | 47,600 | 0 | 57,000 | 98.30% | 9,563 | 48,423 | 0 | 57,986 | FR - Fair | 0.108 |
| 276-00-00-01704-000 | 1617 GRAND AVE | GURROLA ALEJANDRA N | 0.089 | 9,400 | 52,600 | 0 | 62,000 | 98.30% | 9,563 | 53,510 | 0 | 63,072 | FR - Fair | 0.089 |
| 276-00-00-01705-000 | 1623 GRAND AVE | BARAJAS ELIAS | 0.132 | 2,700 | 0 | 0 | 2,700 | 98.30% | 2,747 | 0 | 0 | 2,747 | AV - Average | 0.132 |
| 276-00-00-01706-000 | 1625 GRAND AVE | MALDONADO JOSE | 0.122 | 11,100 | 67,900 | 0 | 79,000 | 98.30% | 11,292 | 69,074 | 0 | 80,366 | AV - Average | 0.122 |
| 276-00-00-01707-000 | 1626 VILLA ST | BARAJAS ELIAS | 0.122 | 10,600 | 91,400 | 0 | 102,000 | 98.30% | 10,783 | 92,981 | 0 | 103,764 | AV - Average | 0.122 |
| 276-00-00-01708-000 | 1628 VILLA ST | GRIFFIN NATALIE ANN | 0.099 | 8,200 | 92,800 | 0 | 101,000 | 98.30% | 8,342 | 94,405 | 0 | 102,747 | FA - Fair-Avg | 0.099 |
| 276-00-00-01708-001 | 1609 GRAND AVE | BRADLEY KEVIN T | 0.108 | 9,400 | 103,600 | 0 | 113,000 | 98.30% | 9,563 | 105,392 | 0 | 114,954 | FR - Fair | 0.108 |
| 276-00-00-01708-002 | 1613 GRAND AVE | BRADLEY KEVIN T | 0.108 | 9,400 | 1,000 | 0 | 10,400 | 98.30% | 9,563 | 1,017 | 0 | 10,580 | AV - Average | 0.108 |
| 276-00-00-01709-000 | 711 SIXTEENTH ST | JOHNSON, S C AND SON IN | 0.395 | 42,100 | 0 | 0 | 42,100 | 98.30% | 42,828 | 0 | 0 | 42,828 | AV - Average | 0.395 |
| 276-00-00-01710-000 | 701 SIXTEENTH ST | JOHNSON, S C WAX INC | 0.083 | 8,300 | 0 | 0 | 8,300 | 98.30% | 8,444 | 0 | 0 | 8,444 | AV - Average | 0.083 |
| 276-00-00-01715-000 | 1611 CENTER ST | GOLLAZ ARMANDO G | 0.220 | 14,800 | 71,200 | 0 | 86,000 | 98.30% | 15,056 | 72,431 | 0 | 87,487 | AV - Average | 0.220 |
| 276-00-00-01717-000 | 1617 CENTER ST | BOWEN CLIFFORD | 0.111 | 9,300 | 67,700 | 0 | 77,000 | 98.30% | 9,461 | 68,871 | 0 | 78,332 | FA - Fair-Avg | 0.111 |
| 276-00-00-01718-000 | 1614 GRAND AVE | DOOLITTLE DONALD C | 0.097 | 8,200 | 52,800 | 0 | 61,000 | 98.30% | 8,342 | 53,713 | 0 | 62,055 | FA - Fair-Avg | 0.097 |
| 276-00-00-01719-000 | 1610 GRAND AVE | HOO COMPANY INC | 0.101 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | 0.101 |
| 276-00-00-01721-000 | 1621 CENTER ST | PANYK EMIL E | 0.107 | 9,100 | 47,900 | 0 | 57,000 | 98.30% | 9,257 | 48,728 | 0 | 57,986 | AV - Average | 0.107 |
| 276-00-00-01722-000 | 1625 CENTER ST | PURPLE MAPLE HOMES LLC | 0.111 | 9,400 | 73,600 | 0 | 83,000 | 98.30% | 9,563 | 74,873 | 0 | 84,435 | AV - Average | 0.111 |
| 276-00-00-01723-000 | 1629 CENTER ST | ELLIS DEBORAH E | 0.112 | 9,400 | 77,600 | 0 | 87,000 | 98.30% | 9,563 | 78,942 | 0 | 88,505 | AV - Average | 0.112 |
| 276-00-00-01724-000 | 1624 GRAND AVE | MARTINEZ MARIA | 0.111 | 9,400 | 41,600 | 0 | 51,000 | 98.30% | 9,563 | 42,319 | 0 | 51,882 | FR - Fair | 0.111 |
| 276-00-00-01725-000 | 1626 GRAND AVE | HOAGLUND RICHARD P A/ I | 0.113 | 9,400 | 51,600 | 0 | 61,000 | 98.30% | 9,563 | 52,492 | 0 | 62,055 | FR - Fair | 0.113 |
| 276-00-00-01725-001 | 1618 GRAND AVE | APPLE JOHN | 0.110 | 9,500 | 29,500 | 0 | 39,000 | 98.30% | 9,664 | 30,010 | 0 | 39,674 | FR - Fair | 0.110 |
| 276-00-00-01725-002 | 1620 GRAND AVE | JOHNSON JR HAL | 0.112 | 9,500 | 54,500 | 0 | 64,000 | 98.30% | 9,664 | 55,443 | 0 | 65,107 | FR - Fair | 0.112 |

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Assessment Information | | | | | | | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | |
|------------------------|--------------------|--------------------------|---------|---------|---------|--------|---------|-----------------------|---------|-----------------|--------|---------|----------------|---|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-16885-000 | 1755 MAIN ST | HALVORSEN RONALD M RE | 0.466 | 209,200 | 331,800 | | 541,000 | 98.30% | 212,818 | 337,538 | 0 | 550,356 | GD - Good | No | 0.000 |
| 276-00-00-16886-000 | 1761 MAIN ST | OSBORNE - SCERIC JOINT R | 0.390 | 163,500 | 269,500 | | 433,000 | 98.30% | 166,328 | 274,161 | 0 | 440,488 | GD - Good | No | 0.000 |
| 276-00-00-16887-000 | 1801 MAIN ST | FRANZ LAWRENCE | 0.397 | 157,200 | 178,800 | | 336,000 | 98.30% | 159,919 | 181,892 | 0 | 341,811 | VG - Very Good | No | 0.000 |
| 276-00-00-16888-000 | 1815 MAIN ST | FLANAGAN MARY A TRUST | 0.414 | 160,200 | 293,800 | | 454,000 | 98.30% | 162,970 | 298,881 | 0 | 461,851 | EX - Excellent | No | 0.000 |
| 276-00-00-16889-000 | 1817 MAIN ST | HALTOM SR BLAIR R | 0.604 | 225,600 | 453,400 | | 679,000 | 98.30% | 229,502 | 461,241 | 0 | 690,743 | VG - Very Good | No | 0.000 |
| 276-00-00-16890-000 | 1833 MAIN ST | MOLES RANDALL C REV LIV | 0.751 | 261,700 | 593,300 | | 855,000 | 98.30% | 266,226 | 603,561 | 0 | 869,786 | GD - Good | No | 0.000 |
| 276-00-00-16891-000 | 1841 WISCONSIN AVE | HEBER ANDREW J | 0.405 | 142,900 | 246,100 | | 389,000 | 98.30% | 145,371 | 250,356 | 0 | 395,727 | EX - Excellent | No | 0.000 |
| 276-00-00-16892-000 | 1843 WISCONSIN AVE | FELDT WALTER T | 0.526 | 190,100 | 285,900 | 11,550 | 487,550 | 98.30% | 193,388 | 290,844 | 11,750 | 495,982 | EX - Excellent | No | 0.000 |
| 276-00-00-16893-000 | 1845 WISCONSIN AVE | HART DAVID A | 0.757 | 284,200 | 209,300 | | 493,500 | 98.30% | 289,115 | 212,920 | 0 | 502,035 | AV - Average | Yes | 0.757 |
| 276-00-00-16894-001 | 1911 WISCONSIN AVE | NEIDINGER JAMES | 0.725 | 283,300 | 149,700 | | 433,000 | 98.30% | 288,199 | 152,289 | 0 | 440,488 | EX - Excellent | No | 0.000 |
| 276-00-00-17343-000 | 709 SEVENTEENTH ST | KOLSTEDT PROPERTIES LLC | 0.074 | 8,400 | 37,600 | | 46,000 | 98.30% | 8,545 | 38,250 | 0 | 46,796 | FR - Fair | Yes | 0.074 |
| 276-00-00-17344-000 | 1700 GRAND AVE | MITCHELL DONALD | 0.074 | 8,400 | 75,600 | | 84,000 | 98.30% | 8,545 | 76,907 | 0 | 85,453 | FR - Fair | Yes | 0.074 |
| 276-00-00-17345-000 | 1704 GRAND AVE | MITCHELL DONALD D AND | 0.074 | 8,400 | 48,600 | | 57,000 | 98.30% | 8,545 | 49,440 | 0 | 57,986 | FA - Fair-Avg | Yes | 0.074 |
| 276-00-00-17346-000 | 1708 GRAND AVE | LAZCARES - MARTINEZ LUI | 0.110 | 9,600 | 66,400 | | 76,000 | 98.30% | 9,766 | 67,548 | 0 | 77,314 | FR - Fair | Yes | 0.110 |
| 276-00-00-17347-000 | 1714 GRAND AVE | MALDONADO JOSE | 0.110 | 9,600 | 69,400 | | 79,000 | 98.30% | 9,766 | 70,600 | 0 | 80,366 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17348-000 | 1718 GRAND AVE | MALDONADO JOSE | 0.110 | 9,600 | 58,400 | | 68,000 | 98.30% | 9,766 | 59,410 | 0 | 69,176 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17349-000 | 1720 GRAND AVE | MC LAIN LULA M | 0.110 | 9,600 | 63,400 | | 73,000 | 98.30% | 9,766 | 64,496 | 0 | 74,262 | PR - Poor | Yes | 0.110 |
| 276-00-00-17350-000 | 1724 GRAND AVE | CORONADO-RAMIREZ RAF | 0.110 | 9,600 | 68,400 | | 78,000 | 98.30% | 9,766 | 69,583 | 0 | 79,349 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17351-000 | 1754 GRAND AVE | SHILOH STONGHOLD CHUF | 0.331 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.331 |
| 276-00-00-17355-000 | 1715 CENTER ST | LAITINEN JON A | 0.113 | 9,600 | 400 | | 10,000 | 98.30% | 9,766 | 407 | 0 | 10,173 | AV - Average | Yes | 0.113 |
| 276-00-00-17356-000 | 1719 CENTER ST | ARNOLD JOHN E | 0.113 | 9,600 | 74,400 | | 84,000 | 98.30% | 9,766 | 75,687 | 0 | 85,453 | FR - Fair | Yes | 0.113 |
| 276-00-00-17357-000 | 1721 CENTER ST | THE HOME COMPANY INC | 0.113 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | FR - Fair | Yes | 0.113 |
| 276-00-00-17358-000 | 1725 CENTER ST | EGERSON SHAWN W | 0.113 | 9,600 | 38,400 | | 48,000 | 98.30% | 9,766 | 39,064 | 0 | 48,830 | FA - Fair-Avg | Yes | 0.113 |
| 276-00-00-17359-000 | 1729 CENTER ST | GONZALEZ LUZ | 0.113 | 9,600 | 54,400 | | 64,000 | 98.30% | 9,766 | 55,941 | 0 | 65,107 | FR - Fair | Yes | 0.113 |
| 276-00-00-17360-000 | 1733 CENTER ST | SHILOH STONGHOLD CHUF | 0.113 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.113 |
| 276-00-00-17360-001 | 1705 CENTER ST | TOWLES WILLIE MAE A/K/ | 0.120 | 14,100 | 37,900 | | 52,000 | 98.30% | 14,344 | 38,555 | 0 | 52,899 | FA - Fair-Avg | Yes | 0.120 |
| 276-00-00-17360-002 | 713 SEVENTEENTH ST | GROWLER LAND TRUST | 0.106 | 12,100 | 24,900 | | 37,000 | 98.30% | 12,309 | 25,331 | 0 | 37,640 | FR - Fair | Yes | 0.106 |
| 276-00-00-17361-000 | 1711 CENTER ST | THE HOME COMPANY INC | 0.113 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | FR - Fair | Yes | 0.113 |
| 276-00-00-17362-000 | 1735 CENTER ST | SHILOH STONGHOLD CHUF | 0.785 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.785 |
| 276-00-00-17364-000 | 1732 GRAND AVE | HERNANDEZ JOSE | 0.110 | 9,600 | 68,400 | | 78,000 | 98.30% | 9,766 | 69,583 | 0 | 79,349 | FR - Fair | Yes | 0.110 |
| 276-00-00-17365-000 | 1728 GRAND AVE | LEE JESSE | 0.110 | 9,600 | 68,400 | | 78,000 | 98.30% | 9,766 | 69,583 | 0 | 79,349 | FR - Fair | Yes | 0.110 |
| 276-00-00-17366-000 | 1700 VILLA ST | RODRIGUEZ SYLVIA | 0.110 | 9,600 | 81,400 | | 91,000 | 98.30% | 9,766 | 82,808 | 0 | 92,574 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17367-000 | 1704 VILLA ST | RODRIGUEZ SYLVIA | 0.110 | 9,600 | 59,400 | | 69,000 | 98.30% | 9,766 | 60,427 | 0 | 70,193 | GD - Good | No | 0.000 |
| 276-00-00-17368-000 | 1710 VILLA ST | VELASQUEZ MIGUEL A | 0.110 | 9,600 | 55,400 | | 65,000 | 98.30% | 9,766 | 56,358 | 0 | 66,124 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17369-000 | 1712 VILLA ST | FLAHAYE WILLIAM F | 0.110 | 9,600 | 81,400 | | 91,000 | 98.30% | 9,766 | 82,808 | 0 | 92,574 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17370-000 | 1718 VILLA ST | RUIZ RODRIGO | 0.110 | 9,600 | 66,400 | | 76,000 | 98.30% | 9,766 | 67,548 | 0 | 77,314 | FR - Fair | Yes | 0.110 |
| 276-00-00-17371-000 | 1720 VILLA ST | IVY MARION E | 0.103 | 9,400 | 63,600 | | 73,000 | 98.30% | 9,563 | 64,700 | 0 | 74,262 | AV - Average | Yes | 0.103 |
| 276-00-00-17372-000 | 1724 VILLA ST | ALBITER MISAEL | 0.110 | 9,600 | 55,400 | | 65,000 | 98.30% | 9,766 | 56,358 | 0 | 66,124 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17373-000 | 1728 VILLA ST | MC WHORTER ANTHONY | 0.110 | 9,600 | 71,400 | | 81,000 | 98.30% | 9,766 | 72,635 | 0 | 82,401 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17374-000 | 1732 VILLA ST | SPRAGUE JENNIFER MARIE | 0.110 | 9,600 | 60,400 | | 70,000 | 98.30% | 9,766 | 61,445 | 0 | 71,211 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17375-000 | 1734 VILLA ST | DIMLER DANIEL R | 0.110 | 9,600 | 72,400 | | 82,000 | 98.30% | 9,766 | 73,652 | 0 | 83,418 | FR - Fair | Yes | 0.110 |
| 276-00-00-17376-000 | 1738 VILLA ST | GOODWIN JOHN | 0.110 | 9,600 | 61,400 | | 71,000 | 98.30% | 9,766 | 62,462 | 0 | 72,228 | FR - Fair | Yes | 0.110 |
| 276-00-00-17377-000 | 1742 VILLA ST | GOODWIN JOHN L | 0.110 | 9,600 | 79,400 | | 89,000 | 98.30% | 9,766 | 80,773 | 0 | 90,539 | FA - Fair-Avg | Yes | 0.110 |
| 276-00-00-17378-000 | 1754 VILLA ST | SKINNER DENISE | 0.110 | 9,600 | 85,400 | | 95,000 | 98.30% | 9,766 | 86,877 | 0 | 96,643 | GD - Good | No | 0.000 |
| 276-00-00-17379-000 | 1723 GRAND AVE | TESSMAN JOSEPH P | 0.117 | 9,600 | 52,400 | | 62,000 | 98.30% | 9,766 | 53,906 | 0 | 63,072 | FA - Fair-Avg | Yes | 0.117 |



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | | | | | | | Assessment Information | | | | | Equalized Value | | | | | In Need of Rehabilitation or Conservation | |
|---------------------------|--------------------|--------------------------|---------|--------|---------|-------|---------|-----------------------|--------|------------------------|-------|---------|----------------|---|---|--|--|--|--|---|--|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres | | | | | | |
| 276-00-00-17380-000 | 1719 GRAND AVE | GRANDBERRY TINA | 0.109 | 9,600 | 69,400 | | 79,000 | 98.30% | 9,766 | 70,600 | | 80,366 | FR - Fair | Yes | 0.109 | | | | | | |
| 276-00-00-17381-000 | 1715 GRAND AVE | TAYLOR RONALD | 0.109 | 9,600 | 64,400 | | 74,000 | 98.30% | 9,766 | 65,514 | | 75,280 | FR - Fair | Yes | 0.109 | | | | | | |
| 276-00-00-17382-000 | 1709 GRAND AVE | HERNANDEZ-SOTO EVELIA | 0.109 | 9,600 | 55,400 | | 65,000 | 98.30% | 9,766 | 56,358 | | 66,124 | FA - Fair-Avg | Yes | 0.109 | | | | | | |
| 276-00-00-17383-000 | 625 SEVENTEENTH ST | IGLESIA EVANGELICA PENT | 0.071 | 0 | 0 | | 0 | 98.30% | 0 | 0 | | 0 | PR - Poor | Yes | 0.071 | | | | | | |
| 276-00-00-17384-000 | 621 SEVENTEENTH ST | RODRIGUEZ MARISELA | 0.147 | 13,400 | 66,600 | | 80,000 | 98.30% | 13,632 | 67,752 | | 81,384 | PR - Poor | Yes | 0.147 | | | | | | |
| 276-00-00-17386-000 | 1727 GRAND AVE | HAMILTON JUDITH | 0.113 | 9,600 | 63,400 | | 73,000 | 98.30% | 9,766 | 64,496 | | 74,262 | PR - Poor | Yes | 0.113 | | | | | | |
| 276-00-00-17387-000 | 1729 GRAND AVE | BAYER MARY ANN | 0.113 | 9,600 | 42,400 | | 52,000 | 98.30% | 9,766 | 43,133 | | 52,899 | FR - Fair | Yes | 0.113 | | | | | | |
| 276-00-00-17388-000 | 1731 GRAND AVE | MITCHELL ELEANOR | 0.113 | 9,600 | 53,400 | | 63,000 | 98.30% | 9,766 | 54,323 | | 64,090 | FR - Fair | Yes | 0.113 | | | | | | |
| 276-00-00-17389-000 | 1735 GRAND AVE | KRUPP ARNOLD R | 0.113 | 9,600 | 0 | | 9,600 | 98.30% | 9,766 | 0 | | 9,766 | AV - Average | Yes | 0.113 | | | | | | |
| 276-00-00-17390-000 | 1741 GRAND AVE | REYNOSO PRIMITIVO | 0.113 | 9,600 | 54,400 | | 64,000 | 98.30% | 9,766 | 55,341 | | 65,107 | FR - Fair | Yes | 0.113 | | | | | | |
| 276-00-00-17391-000 | 1745 GRAND AVE | RAMOS SERGIO | 0.113 | 9,600 | 33,400 | 1,900 | 44,900 | 98.30% | 9,766 | 33,978 | 1,933 | 45,677 | FR - Fair | Yes | 0.113 | | | | | | |
| 276-00-00-17392-000 | 1749 GRAND AVE | AJMA LLC | 0.067 | 8,400 | 70,600 | | 79,000 | 98.30% | 8,545 | 71,821 | | 80,366 | FR - Fair | Yes | 0.067 | | | | | | |
| 276-00-00-17393-000 | 1753 GRAND AVE | AJMA LLC | 0.078 | 5,900 | 0 | | 5,900 | 98.30% | 6,002 | 0 | | 6,002 | AV - Average | Yes | 0.078 | | | | | | |
| 276-00-00-17394-000 | 612 EIGHTEENTH ST | IDEAL INVESTMENTS REAL | 0.081 | 9,200 | 68,800 | | 78,000 | 98.30% | 9,359 | 69,990 | | 79,349 | FA - Fair-Avg | Yes | 0.081 | | | | | | |
| 276-00-00-17395-000 | 1736 VILLA ST | REINDERS DANIEL R | 0.109 | 9,600 | 65,400 | | 75,000 | 98.30% | 9,766 | 66,531 | | 76,297 | FR - Fair | Yes | 0.109 | | | | | | |
| 276-00-00-17396-000 | 1700 PARK AVE | TAYLOR JR GEORGE B | 0.111 | 16,900 | 108,100 | | 125,000 | 98.30% | 17,192 | 109,969 | | 127,162 | AV - Average | Yes | 0.111 | | | | | | |
| 276-00-00-17397-000 | 1704 PARK AVE | HARVEY STEPHANIE L | 0.110 | 23,200 | 81,800 | | 105,000 | 98.30% | 23,601 | 83,215 | | 106,816 | FA - Fair-Avg | Yes | 0.110 | | | | | | |
| 276-00-00-17398-000 | 1708 PARK AVE | SOOS MARK A | 0.102 | 22,700 | 69,300 | | 92,000 | 98.30% | 23,093 | 70,498 | | 93,591 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17399-000 | 1712 PARK AVE | ELIZABETH J JOHNSON REV | 0.102 | 22,700 | 76,300 | | 99,000 | 98.30% | 23,093 | 77,620 | | 100,712 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-17400-000 | 1714 PARK AVE | SIFUENTES OSCAR | 0.102 | 22,700 | 51,300 | | 74,000 | 98.30% | 23,093 | 52,187 | | 75,280 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17401-000 | 1718 PARK AVE | LANSING NICOLAS S | 0.102 | 16,000 | 112,000 | | 128,000 | 98.30% | 16,277 | 113,937 | | 130,214 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17402-000 | 1722 PARK AVE | ORTIZ IVAN | 0.102 | 22,700 | 53,300 | | 76,000 | 98.30% | 23,093 | 54,222 | | 77,314 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-17403-000 | 1724 PARK AVE | ESPADAZ JR ALBARO | 0.102 | 22,700 | 68,300 | | 91,000 | 98.30% | 23,093 | 69,481 | | 92,574 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17404-000 | 1732 PARK AVE | WALLACE ALAN B | 0.102 | 22,700 | 76,300 | | 99,000 | 98.30% | 23,093 | 77,620 | | 100,712 | FA - Fair-Avg | Yes | 0.102 | | | | | | |
| 276-00-00-17405-000 | 1736 PARK AVE | HALBE GLEN A | 0.102 | 22,700 | 89,300 | | 112,000 | 98.30% | 23,093 | 90,844 | | 113,937 | GD - Good | No | 0.000 | | | | | | |
| 276-00-00-17406-000 | 1740 PARK AVE | MILLER JOSEPH P | 0.102 | 22,700 | 95,300 | | 118,000 | 98.30% | 23,093 | 96,948 | | 120,041 | VG - Very Good | No | 0.000 | | | | | | |
| 276-00-00-17407-000 | 1744 PARK AVE | LASSITER DWIGHT B | 0.102 | 22,700 | 82,300 | | 105,000 | 98.30% | 23,093 | 83,723 | | 106,816 | VG - Very Good | No | 0.000 | | | | | | |
| 276-00-00-17408-000 | 1748 PARK AVE | BRITTEN BRETT W | 0.102 | 22,700 | 84,300 | | 107,000 | 98.30% | 23,093 | 85,758 | | 108,850 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17409-000 | 1752 PARK AVE | LOPEZ SABINA | 0.102 | 22,700 | 60,300 | | 83,000 | 98.30% | 23,093 | 61,343 | | 84,435 | FA - Fair-Avg | Yes | 0.102 | | | | | | |
| 276-00-00-17410-000 | 1701 VILLA ST | HULKOFF ROBERT A | 0.099 | 9,400 | 67,600 | | 77,000 | 98.30% | 9,563 | 68,769 | | 78,332 | AV - Average | Yes | 0.099 | | | | | | |
| 276-00-00-17411-000 | 1705 VILLA ST | HARGROVE CHARLES | 0.099 | 9,400 | 78,600 | | 88,000 | 98.30% | 9,563 | 79,959 | | 89,522 | FA - Fair-Avg | Yes | 0.099 | | | | | | |
| 276-00-00-17412-000 | 1719 VILLA ST | AJMA LLC | 0.099 | 9,400 | 66,600 | | 76,000 | 98.30% | 9,563 | 67,752 | | 77,314 | FA - Fair-Avg | Yes | 0.099 | | | | | | |
| 276-00-00-17413-000 | 1721 VILLA ST | SLACK MARINA M | 0.099 | 9,400 | 86,600 | | 96,000 | 98.30% | 9,563 | 88,098 | | 97,660 | AV - Average | Yes | 0.099 | | | | | | |
| 276-00-00-17414-000 | 1727 VILLA ST | MARTINEZ SUSAN J | 0.099 | 9,400 | 60,600 | | 70,000 | 98.30% | 9,563 | 61,648 | | 71,211 | FR - Fair | Yes | 0.099 | | | | | | |
| 276-00-00-17415-000 | 1731 VILLA ST | BLACK JOSEPHINE LIFE TEN | 0.099 | 9,400 | 60,600 | | 70,000 | 98.30% | 9,563 | 61,648 | | 71,211 | FA - Fair-Avg | Yes | 0.099 | | | | | | |
| 276-00-00-17416-000 | 1709 VILLA ST | BILLUPS MARVELL | 0.102 | 9,400 | 70,600 | | 80,000 | 98.30% | 9,563 | 71,821 | | 81,384 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17417-000 | 1715 VILLA ST | AYALA ARNULFO | 0.102 | 9,400 | 58,600 | | 68,000 | 98.30% | 9,563 | 59,613 | | 69,176 | FA - Fair-Avg | Yes | 0.102 | | | | | | |
| 276-00-00-17418-000 | 1711 VILLA ST | NAPOLES-ROSSA PEDRO O | 0.102 | 9,400 | 67,600 | | 77,000 | 98.30% | 9,563 | 68,769 | | 78,332 | FA - Fair-Avg | Yes | 0.102 | | | | | | |
| 276-00-00-17419-000 | 1737 VILLA ST | QUINONES ANDY A | 0.102 | 9,400 | 78,600 | | 88,000 | 98.30% | 9,563 | 79,959 | | 89,522 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17420-000 | 1739 VILLA ST | CANADY SENINA L | 0.102 | 9,400 | 72,600 | | 82,000 | 98.30% | 9,563 | 73,856 | | 83,418 | AV - Average | Yes | 0.102 | | | | | | |
| 276-00-00-17421-000 | 1741 VILLA ST | LOPEZ JR JUAN M | 0.102 | 9,400 | 62,600 | | 72,000 | 98.30% | 9,563 | 63,683 | | 73,245 | FR - Fair | Yes | 0.102 | | | | | | |
| 276-00-00-17422-000 | 1745 VILLA ST | PINEDO JR JOSE L | 0.102 | 9,400 | 54,600 | | 64,000 | 98.30% | 9,563 | 55,544 | | 65,107 | FR - Fair | Yes | 0.102 | | | | | | |
| 276-00-00-17423-000 | 1747 VILLA ST | DANZER LEE | 0.068 | 8,200 | 39,800 | | 48,000 | 98.30% | 8,342 | 40,488 | | 48,830 | FA - Fair-Avg | Yes | 0.068 | | | | | | |
| 276-00-00-17424-000 | 514 EIGHTEENTH ST | HICKS SAMANTHA DEE MA | 0.033 | 4,300 | 39,700 | | 44,000 | 98.30% | 4,374 | 40,387 | | 44,761 | FA - Fair-Avg | Yes | 0.033 | | | | | | |
| 276-00-00-17425-000 | 1702 COLLEGE AVE | ZENS PAUL H | 0.231 | 46,400 | 251,600 | | 298,000 | 98.30% | 47,202 | 255,951 | | 303,154 | EX - Excellent | No | 0.000 | | | | | | |

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | Assessment Information | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | |
|---------------------------|--------------------|-------------------------|---------|------------------------|---------|-------|---------|-----------------------|--------|---------|-------|---|----------------|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation |
| 276-00-00-17427-000 | 1720 COLLEGE AVE | APPLE JOHN | 0.217 | 46,100 | 337,900 | | 384,000 | 98.30% | 46,897 | 343,744 | 0 | 390,641 | EX - Excellent | No |
| 276-00-00-17431-000 | 1742 COLLEGE AVE | GARDNER ERIC P | 0.138 | 29,000 | 236,000 | | 265,000 | 98.30% | 29,502 | 240,081 | 0 | 269,583 | AV - Average | Yes |
| 276-00-00-17432-000 | 1746 COLLEGE AVE | GREELY GEOFFREY R | 0.135 | 28,800 | 221,200 | | 250,000 | 98.30% | 29,298 | 225,025 | 0 | 254,323 | EX - Excellent | No |
| 276-00-00-17433-000 | 410 EIGHTEENTH ST | RADFORD SEAN C | 0.163 | 34,600 | 270,400 | | 305,000 | 98.30% | 35,198 | 275,076 | 0 | 310,275 | EX - Excellent | No |
| 276-00-00-17434-000 | 412 EIGHTEENTH ST | YELTON-STANLEY GROVER | 0.054 | 17,000 | 75,000 | | 92,000 | 98.30% | 17,294 | 76,297 | 0 | 93,591 | AV - Average | Yes |
| 276-00-00-17435-000 | 1753 PARK AVE | MOZAWK RE SOLUTIONS L | 0.054 | 17,100 | 57,900 | | 75,000 | 98.30% | 17,396 | 58,901 | 0 | 76,297 | FA - Fair-Avg | Yes |
| 276-00-00-17436-000 | 1749 PARK AVE | KOST NANCY A | 0.107 | 23,100 | 70,900 | | 94,000 | 98.30% | 23,499 | 72,126 | 0 | 95,626 | AV - Average | Yes |
| 276-00-00-17437-000 | 1745 PARK AVE | SURENDONK MARGARET A | 0.107 | 22,900 | 80,100 | | 103,000 | 98.30% | 23,296 | 81,485 | 0 | 104,781 | AV - Average | Yes |
| 276-00-00-17438-000 | 1741 PARK AVE | COSTABILE JOHN A | 0.105 | 22,900 | 80,100 | | 103,000 | 98.30% | 23,296 | 81,485 | 0 | 104,781 | AV - Average | Yes |
| 276-00-00-17439-000 | 1735 PARK AVE | NOLL DORIAN L | 0.092 | 22,000 | 74,000 | | 96,000 | 98.30% | 22,380 | 75,280 | 0 | 97,660 | FR - Fair | Yes |
| 276-00-00-17440-000 | 1733 PARK AVE | CARLSON ANTHONY W | 0.092 | 22,000 | 77,000 | | 99,000 | 98.30% | 22,380 | 78,332 | 0 | 100,712 | AV - Average | Yes |
| 276-00-00-17441-000 | 1729 PARK AVE | OMELINA CAROLYN M | 0.107 | 23,100 | 75,900 | | 99,000 | 98.30% | 23,499 | 77,213 | 0 | 100,712 | FA - Fair-Avg | Yes |
| 276-00-00-17442-000 | 1725 PARK AVE | FLETCHER ROBERT K | 0.107 | 23,100 | 86,900 | | 110,000 | 98.30% | 23,499 | 88,403 | 0 | 111,902 | FA - Fair-Avg | Yes |
| 276-00-00-17443-000 | 1723 PARK AVE | SALINAS VALERIA A | 0.107 | 23,100 | 74,900 | | 98,000 | 98.30% | 23,499 | 76,195 | 0 | 99,695 | AV - Average | Yes |
| 276-00-00-17444-000 | 1719 PARK AVE | BELL WILLIAM K | 0.107 | 23,100 | 82,900 | | 106,000 | 98.30% | 23,499 | 84,334 | 0 | 107,833 | AV - Average | Yes |
| 276-00-00-17445-000 | 1715 PARK AVE | BRITTEN BRETT W | 0.092 | 22,000 | 80,000 | | 102,000 | 98.30% | 22,380 | 81,384 | 0 | 103,764 | GD - Good | No |
| 276-00-00-17446-000 | 1709 PARK AVE | BUTLER JAMES C | 0.092 | 22,000 | 102,000 | | 124,000 | 98.30% | 22,380 | 103,764 | 0 | 126,144 | AG - Avg-Good | No |
| 276-00-00-17447-000 | 1705 PARK AVE | GAINSFORD MATTHEW J P | 0.055 | 17,400 | 69,600 | | 87,000 | 98.30% | 17,701 | 70,804 | 0 | 88,505 | FA - Fair-Avg | Yes |
| 276-00-00-17448-000 | 419 SEVENTEENTH ST | BISLEW WILLIAM F | 0.151 | 22,700 | 98,300 | | 121,000 | 98.30% | 23,093 | 100,000 | 0 | 123,093 | FA - Fair-Avg | Yes |
| 276-00-00-17448-001 | 1728 COLLEGE AVE | MOES JAMES M | 0.217 | 46,100 | 299,900 | | 346,000 | 98.30% | 46,897 | 305,086 | 0 | 351,984 | EX - Excellent | No |
| 276-00-00-17448-002 | 1708 COLLEGE AVE | MANLY LORI J | 0.248 | 37,200 | 178,800 | | 216,000 | 98.30% | 37,843 | 181,892 | 0 | 219,736 | EX - Excellent | No |
| 276-00-00-17448-005 | 1730 COLLEGE AVE | ACTION REAL ESTATE INVS | 0.248 | 46,400 | 169,600 | | 216,000 | 98.30% | 47,202 | 172,533 | 0 | 219,736 | AV - Average | Yes |
| 276-00-00-17449-000 | 1703 COLLEGE AVE | SCHMIDT JESSICA | 0.199 | 39,400 | 154,600 | | 194,000 | 98.30% | 40,081 | 157,274 | 0 | 197,355 | FA - Fair-Avg | Yes |
| 276-00-00-17450-000 | 1711 COLLEGE AVE | MAZUR JOHN P | 0.149 | 30,200 | 211,800 | | 242,000 | 98.30% | 30,722 | 215,463 | 0 | 246,185 | EX - Excellent | No |
| 276-00-00-17451-000 | 1715 COLLEGE AVE | MC SHANE MICHAEL | 0.115 | 23,200 | 201,800 | | 225,000 | 98.30% | 23,601 | 205,290 | 0 | 228,891 | EX - Excellent | No |
| 276-00-00-17452-000 | 1719 COLLEGE AVE | GLEICHAUF BRIAN R | 0.172 | 34,800 | 195,200 | | 230,000 | 98.30% | 35,402 | 198,576 | 0 | 233,978 | AG - Avg-Good | No |
| 276-00-00-17453-000 | 1723 COLLEGE AVE | BRITTEN BRETT W | 0.183 | 38,500 | 151,500 | | 190,000 | 98.30% | 39,166 | 154,120 | 0 | 193,286 | EX - Excellent | No |
| 276-00-00-17454-000 | 1729 COLLEGE AVE | SCHINKOWITZ JOAN | 0.219 | 42,700 | 185,300 | | 228,000 | 98.30% | 43,438 | 188,505 | 0 | 231,943 | EX - Excellent | No |
| 276-00-00-17455-000 | 1737 COLLEGE AVE | VAKOS SHIRLEY L | 0.191 | 38,300 | 161,700 | | 200,000 | 98.30% | 38,962 | 164,496 | 0 | 203,459 | AV - Average | Yes |
| 276-00-00-17456-000 | 1747 COLLEGE AVE | RUXTON CAROL R | 0.191 | 38,700 | 204,300 | | 243,000 | 98.30% | 39,369 | 207,833 | 0 | 247,202 | EX - Excellent | No |
| 276-00-00-17457-000 | 1753 COLLEGE AVE | KLAREN WILLIAM D | 0.191 | 38,700 | 232,300 | | 271,000 | 98.30% | 39,369 | 236,317 | 0 | 275,687 | EX - Excellent | No |
| 276-00-00-17458-000 | 1750 WISCONSIN AVE | KEE THOMAS R | 0.191 | 38,700 | 199,300 | | 238,000 | 98.30% | 39,369 | 202,747 | 0 | 242,116 | EX - Excellent | No |
| 276-00-00-17459-000 | 1744 WISCONSIN AVE | KOENICK MATTHEW A | 0.096 | 19,700 | 143,300 | | 163,000 | 98.30% | 20,041 | 145,778 | 0 | 165,819 | EX - Excellent | No |
| 276-00-00-17460-000 | 1742 WISCONSIN AVE | CARTER JANET A | 0.096 | 20,100 | 157,900 | | 178,000 | 98.30% | 20,448 | 160,631 | 0 | 181,078 | EX - Excellent | No |
| 276-00-00-17461-000 | 1738 WISCONSIN AVE | SCHATTNER GISELA REV TR | 0.199 | 40,200 | 162,800 | | 203,000 | 98.30% | 40,895 | 165,615 | 0 | 206,511 | EX - Excellent | No |
| 276-00-00-17462-000 | 1734 WISCONSIN AVE | WARD TERESA M | 0.111 | 22,400 | 170,600 | | 193,000 | 98.30% | 22,787 | 173,550 | 0 | 196,338 | EX - Excellent | No |
| 276-00-00-17463-000 | 1730 WISCONSIN AVE | LOOMIS NEIL W | 0.218 | 44,100 | 273,900 | | 318,000 | 98.30% | 44,863 | 278,637 | 0 | 323,499 | EX - Excellent | No |
| 276-00-00-17464-000 | 1722 WISCONSIN AVE | POWER DAVID P | 0.115 | 23,200 | 156,800 | | 180,000 | 98.30% | 23,601 | 159,512 | 0 | 183,113 | EX - Excellent | No |
| 276-00-00-17465-000 | 1718 WISCONSIN AVE | DEAN JOSEPH | 0.122 | 23,200 | 166,800 | | 190,000 | 98.30% | 23,601 | 169,685 | 0 | 193,286 | GD - Good | No |
| 276-00-00-17466-000 | 1710 WISCONSIN AVE | WELLS REV TRUST | 0.115 | 23,200 | 214,800 | | 238,000 | 98.30% | 23,601 | 218,515 | 0 | 242,116 | EX - Excellent | No |
| 276-00-00-17467-000 | 1710 WISCONSIN AVE | MAHDI YASIN R | 0.161 | 35,800 | 192,200 | | 228,000 | 98.30% | 36,419 | 195,524 | 0 | 231,943 | AG - Avg-Good | No |
| 276-00-00-17468-000 | 1700 WISCONSIN AVE | GHUARI JEHAN M | 0.189 | 31,900 | 175,100 | | 207,000 | 98.30% | 32,452 | 178,128 | 0 | 210,580 | GD - Good | No |
| 276-00-00-17470-000 | 1705 WISCONSIN AVE | RICE CHARLES A | 0.194 | 29,800 | 251,200 | 1,040 | 282,040 | 98.30% | 30,315 | 255,544 | 1,058 | 286,914 | EX - Excellent | No |
| 276-00-00-17471-000 | 1709 WISCONSIN AVE | BRAUN CHRISTOPHER J | 0.192 | 29,600 | 268,400 | | 298,000 | 98.30% | 30,112 | 273,042 | 0 | 303,154 | EX - Excellent | No |
| 276-00-00-17472-000 | 1711 WISCONSIN AVE | LEWIS HERMAN | 0.190 | 29,700 | 273,300 | | 303,000 | 98.30% | 30,214 | 278,026 | 0 | 308,240 | VG - Very Good | No |

Appendix A

City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | | Assessment Information | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | | |
|---------------------------|--------------------|-------------------------|---------|------------------------|---------|----|---------|-----------------------|---------|---------|----|---|----------------|---|---|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres |
| 276-00-00-17473-000 | 1715 WISCONSIN AVE | LEWIS HERMAN | 0.188 | 29,700 | 17,300 | | 47,000 | 98.30% | 30,214 | 17,599 | 0 | 47,813 | VP - Very Poor | Yes | 0.188 |
| 276-00-00-17474-000 | 1725 WISCONSIN AVE | JOHNSON, S C AND SON IN | 0.562 | 92,700 | 688,300 | | 781,000 | 98.30% | 94,303 | 700,203 | 0 | 794,507 | EX - Excellent | No | 0.000 |
| 276-00-00-17475-000 | 1737 WISCONSIN AVE | JOHNSON, S C AND SON IN | 0.871 | 122,300 | 386,700 | | 509,000 | 98.30% | 124,415 | 393,388 | 0 | 517,803 | EX - Excellent | No | 0.000 |
| 276-00-00-17478-000 | 1805 WISCONSIN AVE | RACINE, CITY OF | 0.065 | 0 | 0 | | 0 | 98.30% | 0 | 0 | 0 | 0 | AV - Average | Yes | 0.065 |
| 276-00-00-17478-002 | 1701 WISCONSIN AVE | MOES JAMES M | 0.196 | 29,700 | 241,300 | | 271,000 | 98.30% | 30,214 | 245,473 | 0 | 275,687 | EX - Excellent | No | 0.000 |
| 276-00-00-17479-000 | 1800 WISCONSIN AVE | HOUSE KIM G | 0.145 | 34,400 | 203,600 | | 238,000 | 98.30% | 34,995 | 207,121 | 0 | 242,116 | VG - Very Good | No | 0.000 |
| 276-00-00-17480-000 | 1808 WISCONSIN AVE | HOFFMAN EDGAR L | 0.188 | 38,000 | 294,000 | | 332,000 | 98.30% | 38,657 | 299,084 | 0 | 337,742 | EX - Excellent | No | 0.000 |
| 276-00-00-17481-000 | 1801 COLLEGE AVE | FAHY CATHAL L | 0.172 | 26,200 | 251,800 | | 278,000 | 98.30% | 26,653 | 256,155 | 0 | 282,808 | EX - Excellent | No | 0.000 |
| 276-00-00-17482-000 | 1805 COLLEGE AVE | PAYNE ANTHONY J | 0.168 | 33,900 | 224,100 | | 258,000 | 98.30% | 34,486 | 227,976 | 0 | 262,462 | EX - Excellent | No | 0.000 |
| 276-00-00-17485-000 | 1800 COLLEGE AVE | O'TOOL PATRICK J | 0.131 | 24,400 | 241,600 | | 266,000 | 98.30% | 24,822 | 245,778 | 0 | 270,600 | AV - Average | Yes | 0.131 |
| 276-00-00-17486-000 | 1806 COLLEGE AVE | BLASKO TANYA N | 0.180 | 33,700 | 269,300 | | 303,000 | 98.30% | 34,283 | 273,957 | 0 | 308,240 | VG - Very Good | No | 0.000 |
| 276-00-00-17487-000 | 1812 COLLEGE AVE | SHARP MICHAEL D | 0.186 | 34,800 | 225,200 | | 260,000 | 98.30% | 35,402 | 229,095 | 0 | 264,496 | EX - Excellent | No | 0.000 |
| 276-00-00-17488-000 | 1818 COLLEGE AVE | NEWTON MICHAEL | 0.107 | 23,100 | 106,900 | | 130,000 | 98.30% | 23,499 | 108,749 | 0 | 132,248 | EX - Excellent | No | 0.000 |
| 276-00-00-17489-000 | 1822 COLLEGE AVE | SULLIVAN E SONIA | 0.107 | 23,100 | 154,900 | | 178,000 | 98.30% | 23,499 | 157,579 | 0 | 181,078 | EX - Excellent | No | 0.000 |
| 276-00-00-17490-000 | 1824 COLLEGE AVE | DODDRIDGE GREGORY | 0.159 | 29,700 | 180,300 | | 210,000 | 98.30% | 30,214 | 183,418 | 0 | 213,632 | FA - Fair-Avg | Yes | 0.159 |
| 276-00-00-17491-000 | 1825 PARK AVE | HEWITT DAVID H | 0.103 | 24,800 | 78,200 | | 103,000 | 98.30% | 25,229 | 79,552 | 0 | 104,781 | VG - Very Good | No | 0.000 |
| 276-00-00-17492-000 | 1817 PARK AVE | FELDMANN MARK A | 0.108 | 23,100 | 87,900 | | 111,000 | 98.30% | 23,499 | 89,420 | 0 | 112,920 | GD - Good | No | 0.000 |
| 276-00-00-17493-000 | 1815 PARK AVE | BENN CARLA J A/K/A | 0.108 | 23,100 | 80,900 | | 104,000 | 98.30% | 23,499 | 82,299 | 0 | 105,799 | AV - Average | Yes | 0.108 |
| 276-00-00-17494-000 | 1811 PARK AVE | BRAGIEL TERRANCE R | 0.138 | 33,100 | 100,900 | | 134,000 | 98.30% | 33,672 | 102,645 | 0 | 136,317 | FA - Fair-Avg | Yes | 0.138 |
| 276-00-00-17495-000 | 1807 PARK AVE | MEDDY SR ROBERT | 0.135 | 33,100 | 71,900 | | 105,000 | 98.30% | 33,672 | 76,602 | 0 | 106,816 | GD - Good | No | 0.000 |
| 276-00-00-17496-000 | 1801 PARK AVE | ROBERTS LEE B | 0.095 | 22,000 | 80,000 | | 102,000 | 98.30% | 22,380 | 81,384 | 0 | 103,764 | VG - Very Good | No | 0.000 |
| 276-00-00-17497-000 | 1802 PARK AVE | PRATT CARA J | 0.102 | 22,700 | 96,300 | | 119,000 | 98.30% | 23,093 | 97,965 | 0 | 121,058 | GD - Good | No | 0.000 |
| 276-00-00-17498-000 | 1806 PARK AVE | RIZZO CHARLES E | 0.102 | 22,700 | 85,300 | | 108,000 | 98.30% | 23,093 | 86,775 | 0 | 109,868 | AV - Average | Yes | 0.102 |
| 276-00-00-17499-000 | 1810 PARK AVE | DUNLOP KEVIN | 0.102 | 22,700 | 110,300 | | 133,000 | 98.30% | 23,093 | 112,208 | 0 | 135,300 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17500-000 | 1814 PARK AVE | MC CLENDON MARTIN P | 0.102 | 22,700 | 75,300 | | 98,000 | 98.30% | 23,093 | 76,602 | 0 | 99,695 | EX - Excellent | No | 0.000 |
| 276-00-00-17501-000 | 1816 PARK AVE | TAYLOR JACK G | 0.102 | 22,700 | 53,300 | | 76,000 | 98.30% | 23,093 | 54,222 | 0 | 77,314 | GD - Good | No | 0.000 |
| 276-00-00-17502-000 | 1820 PARK AVE | GUSTIN RUSSELL D | 0.102 | 22,700 | 91,300 | | 114,000 | 98.30% | 23,093 | 92,879 | 0 | 115,972 | AV - Average | Yes | 0.102 |
| 276-00-00-17503-000 | 1826 PARK AVE | HEWITT DAVID H | 0.102 | 22,700 | 48,300 | | 71,000 | 98.30% | 23,093 | 49,135 | 0 | 72,228 | AV - Average | Yes | 0.102 |
| 276-00-00-17504-000 | 1830 PARK AVE | FOGARTY DAVID M | 0.102 | 22,700 | 90,300 | | 113,000 | 98.30% | 23,093 | 91,862 | 0 | 114,954 | VG - Very Good | No | 0.000 |
| 276-00-00-17505-000 | 1801 VILLA ST | PAYNE GERALDINE LEE TEI | 0.074 | 8,400 | 39,600 | | 48,000 | 98.30% | 8,545 | 40,285 | 0 | 48,830 | FR - Fair | Yes | 0.074 |
| 276-00-00-17506-000 | 513 EIGHTEENTH ST | ROMAN CASTANON JOSUE | 0.058 | 6,600 | 77,400 | | 84,000 | 98.30% | 6,714 | 78,739 | 0 | 85,453 | FR - Fair | Yes | 0.058 |
| 276-00-00-17507-000 | 1805 VILLA ST | GOMEZ PAULA | 0.074 | 8,400 | 70,600 | | 79,000 | 98.30% | 8,545 | 71,821 | 0 | 80,366 | AV - Average | Yes | 0.074 |
| 276-00-00-17508-000 | 1809 VILLA ST | RODRIGUEZ IUAN J | 0.102 | 9,400 | 68,600 | | 78,000 | 98.30% | 9,563 | 69,786 | 0 | 79,349 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17509-000 | 1813 VILLA ST | FERRILL JERRY G | 0.102 | 9,400 | 77,600 | | 87,000 | 98.30% | 9,563 | 78,942 | 0 | 88,505 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17510-000 | 1817 VILLA ST | BERRYHILL ERIC J | 0.102 | 9,400 | 61,600 | | 71,000 | 98.30% | 9,563 | 62,665 | 0 | 72,228 | FR - Fair | Yes | 0.102 |
| 276-00-00-17511-000 | 1821 VILLA ST | CRUZ ENRIQUE | 0.102 | 9,400 | 79,600 | | 89,000 | 98.30% | 9,563 | 80,977 | 0 | 90,539 | FR - Fair | Yes | 0.102 |
| 276-00-00-17512-000 | 1831 VILLA ST | GARCIA EVEIN | 0.102 | 9,400 | 60,600 | | 70,000 | 98.30% | 9,563 | 61,648 | 0 | 71,211 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17513-000 | 1835 VILLA ST | BORRELU CARLENE M | 0.102 | 9,400 | 48,600 | | 58,000 | 98.30% | 9,563 | 49,440 | 0 | 59,003 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17514-000 | 1839 VILLA ST | REED LUELLA | 0.102 | 9,400 | 66,600 | | 76,000 | 98.30% | 9,563 | 67,752 | 0 | 77,314 | AV - Average | Yes | 0.102 |
| 276-00-00-17515-000 | 1841 VILLA ST | REYHEART KATHLEEN | 0.102 | 9,400 | 77,600 | | 87,000 | 98.30% | 9,563 | 78,942 | 0 | 88,505 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17516-000 | 516 DE KOVEN AVE | KRAUSE KEVIN R | 0.100 | 11,600 | 100,400 | | 112,000 | 98.30% | 11,801 | 102,136 | 0 | 113,937 | AV - Average | Yes | 0.100 |
| 276-00-00-17517-000 | 514 DE KOVEN AVE | MARKS CARL W | 0.100 | 11,600 | 96,400 | | 108,000 | 98.30% | 11,801 | 98,067 | 0 | 109,868 | AV - Average | Yes | 0.100 |
| 276-00-00-17518-000 | 508 DE KOVEN AVE | DJ PRIEST BENSON | 0.062 | 18,000 | 80,000 | | 98,000 | 98.30% | 18,311 | 81,384 | 0 | 99,695 | GD - Good | No | 0.000 |
| 276-00-00-17519-000 | 510 DE KOVEN AVE | SCHNUR STEVEN | 0.078 | 21,700 | 67,300 | | 89,000 | 98.30% | 22,075 | 68,464 | 0 | 90,539 | AV - Average | Yes | 0.078 |
| 276-00-00-17520-000 | 1842 PARK AVE | NUNEZ ANTHONY | 0.066 | 19,300 | 71,700 | | 91,000 | 98.30% | 19,634 | 72,940 | 0 | 92,574 | AG - Avg-Good | No | 0.000 |



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | | Assessment Information | | | | | Equalized Value | | | | | In Need of Rehabilitation or Conservation | | |
|---------------------------|------------------|--------------------------|------------------------|--------|---------|---------|---------|-----------------------|--------|---------|----|---------|---|---|-------|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | Acres |
| 276-00-00-17521-000 | 1840 PARK AVE | CHAPMAN PATRICK C | 0.102 | 22,800 | 83,200 | 106,000 | 106,000 | 98.30% | 23,194 | 84,639 | 0 | 107,833 | GD - Good | No | 0.000 |
| 276-00-00-17522-000 | 1838 PARK AVE | NIELSEN MARK F | 0.102 | 22,800 | 93,200 | 116,000 | 116,000 | 98.30% | 23,194 | 94,812 | 0 | 118,006 | VG - Very Good | No | 0.000 |
| 276-00-00-17523-000 | 1801 GRAND AVE | RAMIREZ OTTERO NORMA I | 0.102 | 9,400 | 109,600 | 119,000 | 119,000 | 98.30% | 9,563 | 111,495 | 0 | 121,058 | PR - Poor | Yes | 0.102 |
| 276-00-00-17524-000 | 1805 GRAND AVE | ORTIZ IVAN M | 0.102 | 9,400 | 60,600 | 70,000 | 70,000 | 98.30% | 9,563 | 61,648 | 0 | 71,211 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17525-000 | 1811 GRAND AVE | UNDERWOOD WILLIAM L F | 0.102 | 9,400 | 73,600 | 83,000 | 83,000 | 98.30% | 9,563 | 74,873 | 0 | 84,433 | PR - Poor | Yes | 0.102 |
| 276-00-00-17526-000 | 1813 GRAND AVE | PADILLA JUAN | 0.102 | 9,400 | 54,600 | 64,000 | 64,000 | 98.30% | 9,563 | 55,544 | 0 | 65,107 | FR - Fair | Yes | 0.102 |
| 276-00-00-17527-000 | 1817 GRAND AVE | PADILLA JUAN | 0.102 | 9,400 | 53,600 | 63,000 | 63,000 | 98.30% | 9,563 | 54,527 | 0 | 64,090 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17528-000 | 1823 GRAND AVE | MALDONADO FABIAN | 0.102 | 9,400 | 60,600 | 70,000 | 70,000 | 98.30% | 9,563 | 61,648 | 0 | 71,211 | FR - Fair | Yes | 0.102 |
| 276-00-00-17529-000 | 1825 GRAND AVE | LIGHT MICHAEL J | 0.102 | 9,400 | 40,600 | 50,000 | 50,000 | 98.30% | 9,563 | 41,302 | 0 | 50,865 | FR - Fair | Yes | 0.102 |
| 276-00-00-17530-000 | 1831 GRAND AVE | GOMEZ JOSE F | 0.102 | 9,400 | 53,600 | 63,000 | 63,000 | 98.30% | 9,563 | 54,527 | 0 | 64,090 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17531-000 | 1835 GRAND AVE | MATRANGA ANTHONY E A | 0.102 | 9,400 | 50,600 | 60,000 | 60,000 | 98.30% | 9,563 | 51,475 | 0 | 61,038 | FR - Fair | Yes | 0.102 |
| 276-00-00-17532-000 | 1839 GRAND AVE | MARTINEZ RUBEN G | 0.102 | 9,400 | 86,600 | 96,000 | 96,000 | 98.30% | 9,563 | 88,098 | 0 | 97,660 | PR - Poor | Yes | 0.102 |
| 276-00-00-17533-000 | 618 DE KOVEN AVE | ESCH MARK C | 0.063 | 8,100 | 72,900 | 81,000 | 81,000 | 98.30% | 8,240 | 74,161 | 0 | 82,401 | FA - Fair-Avg | Yes | 0.063 |
| 276-00-00-17534-000 | 614 DE KOVEN AVE | PIORO DAVID J | 0.071 | 7,500 | 76,500 | 84,000 | 84,000 | 98.30% | 7,630 | 77,823 | 0 | 85,453 | FR - Fair | Yes | 0.071 |
| 276-00-00-17535-000 | 610 DE KOVEN AVE | PIORO DAVID J | 0.065 | 7,600 | 76,400 | 84,000 | 84,000 | 98.30% | 7,731 | 77,721 | 0 | 85,453 | FR - Fair | Yes | 0.065 |
| 276-00-00-17536-000 | 1844 VILLA ST | SERVANITZ JESSICA NICOL | 0.097 | 8,900 | 50,100 | 59,000 | 59,000 | 98.30% | 9,054 | 50,966 | 0 | 60,020 | FA - Fair-Avg | Yes | 0.097 |
| 276-00-00-17537-000 | 1840 VILLA ST | FOSTER JAMES R | 0.102 | 9,400 | 69,600 | 79,000 | 79,000 | 98.30% | 9,563 | 70,804 | 0 | 80,366 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17538-000 | 1838 VILLA ST | MATUS JUDITH G | 0.105 | 9,400 | 100,600 | 110,000 | 110,000 | 98.30% | 9,563 | 102,340 | 0 | 111,902 | PR - Poor | Yes | 0.105 |
| 276-00-00-17539-000 | 1832 VILLA ST | NELSON BERE A | 0.100 | 9,200 | 83,800 | 93,000 | 93,000 | 98.30% | 9,359 | 85,249 | 0 | 94,608 | FA - Fair-Avg | Yes | 0.100 |
| 276-00-00-17540-000 | 1828 VILLA ST | GRAVES MICHAEL | 0.102 | 9,400 | 77,600 | 87,000 | 87,000 | 98.30% | 9,563 | 78,942 | 0 | 88,505 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17541-000 | 1824 VILLA ST | SMITH PINKIE | 0.102 | 9,400 | 79,600 | 89,000 | 89,000 | 98.30% | 9,563 | 80,977 | 0 | 90,539 | FR - Fair-Avg | Yes | 0.102 |
| 276-00-00-17542-000 | 1820 VILLA ST | RAWIKAR NICHOLAS | 0.102 | 9,400 | 61,600 | 71,000 | 71,000 | 98.30% | 9,563 | 62,665 | 0 | 72,228 | PR - Poor | Yes | 0.102 |
| 276-00-00-17543-000 | 1816 VILLA ST | JANA WISCONSIN PROPERT | 0.102 | 9,400 | 66,600 | 76,000 | 76,000 | 98.30% | 9,563 | 67,752 | 0 | 77,314 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17544-000 | 1814 VILLA ST | RACINE MUTUAL HOUSING | 0.102 | 0 | 0 | 0 | 0 | 98.30% | 0 | 0 | 0 | 0 | FR - Fair | Yes | 0.102 |
| 276-00-00-17545-000 | 1808 VILLA ST | ALAN INVESTMENTS III LLC | 0.102 | 9,400 | 74,600 | 84,000 | 84,000 | 98.30% | 9,563 | 75,890 | 0 | 85,453 | FA - Fair-Avg | Yes | 0.102 |
| 276-00-00-17546-000 | 1804 VILLA ST | CARRINGTON MORTGAGE | 0.102 | 9,400 | 79,600 | 89,000 | 89,000 | 98.30% | 9,563 | 80,977 | 0 | 90,539 | FR - Fair-Avg | Yes | 0.102 |
| 276-00-00-17547-000 | 1800 VILLA ST | ERNST GLENN O | 0.102 | 9,400 | 86,600 | 96,000 | 96,000 | 98.30% | 9,563 | 88,098 | 0 | 97,660 | FR - Fair | Yes | 0.102 |
| 276-00-00-17548-000 | 1801 CENTER ST | CRUZ RAMON M | 0.102 | 9,400 | 63,600 | 73,000 | 73,000 | 98.30% | 9,563 | 64,700 | 0 | 74,262 | FR - Fair | Yes | 0.102 |
| 276-00-00-17549-000 | 1805 CENTER ST | SUPAL CHRISTINE | 0.102 | 9,400 | 20,600 | 30,000 | 30,000 | 98.30% | 9,563 | 20,956 | 0 | 30,519 | FR - Fair | Yes | 0.102 |
| 276-00-00-17550-000 | 1809 CENTER ST | RW 1809 CENTER LLC | 0.102 | 9,400 | 25,600 | 35,000 | 35,000 | 98.30% | 9,563 | 26,043 | 0 | 35,605 | FR - Fair | Yes | 0.102 |
| 276-00-00-17551-000 | 1813 CENTER ST | GARCIA RAUL | 0.102 | 9,400 | 50,600 | 60,000 | 60,000 | 98.30% | 9,563 | 51,475 | 0 | 61,038 | FR - Fair | Yes | 0.102 |
| 276-00-00-17552-000 | 1817 CENTER ST | WILLIAMS JOHN | 0.102 | 9,400 | 49,600 | 59,000 | 59,000 | 98.30% | 9,563 | 50,458 | 0 | 60,020 | AV - Average | Yes | 0.102 |
| 276-00-00-17553-000 | 1821 CENTER ST | CRAIG SCOTT | 0.102 | 9,400 | 34,600 | 44,000 | 44,000 | 98.30% | 9,563 | 35,198 | 0 | 44,761 | FR - Fair | Yes | 0.102 |
| 276-00-00-17554-000 | 1825 CENTER ST | DE LA CRUZ APOLINAR | 0.102 | 9,400 | 70,600 | 80,000 | 80,000 | 98.30% | 9,563 | 71,821 | 0 | 81,384 | FR - Fair | Yes | 0.102 |
| 276-00-00-17555-000 | 1829 CENTER ST | HOAGLUND JANIS A | 0.102 | 9,400 | 38,600 | 48,000 | 48,000 | 98.30% | 9,563 | 39,268 | 0 | 48,830 | PR - Poor | Yes | 0.102 |
| 276-00-00-17556-000 | 1835 CENTER ST | TAYLOR OZELL | 0.128 | 11,800 | 57,200 | 69,000 | 69,000 | 98.30% | 12,004 | 58,189 | 0 | 70,193 | FR - Fair | Yes | 0.128 |
| 276-00-00-17557-000 | 1839 CENTER ST | GARCIA LETICIA PACHECO | 0.082 | 7,500 | 62,500 | 70,000 | 70,000 | 98.30% | 7,630 | 63,581 | 0 | 71,211 | AV - Average | Yes | 0.082 |
| 276-00-00-17558-000 | 1841 CENTER ST | LOW COST RENTING LLC | 0.097 | 8,400 | 58,600 | 67,000 | 67,000 | 98.30% | 8,545 | 59,613 | 0 | 68,159 | FA - Fair-Avg | Yes | 0.097 |
| 276-00-00-17559-000 | 712 DE KOVEN AVE | RODE BIANCA | 0.097 | 9,400 | 45,600 | 55,000 | 55,000 | 98.30% | 9,563 | 46,389 | 0 | 55,951 | GD - Good | No | 0.000 |
| 276-00-00-17563-000 | 1836 GRAND AVE | ESCH MARK C | 0.102 | 9,400 | 69,600 | 79,000 | 79,000 | 98.30% | 9,563 | 70,804 | 0 | 80,366 | AV - Average | Yes | 0.102 |
| 276-00-00-17565-000 | 1824 GRAND AVE | BROWN KATINA | 0.068 | 6,100 | 62,900 | 69,000 | 69,000 | 98.30% | 6,205 | 63,988 | 0 | 70,193 | AV - Average | Yes | 0.068 |
| 276-00-00-17566-000 | 1822 GRAND AVE | BENITEZ RODRIGO | 0.068 | 6,100 | 61,900 | 68,000 | 68,000 | 98.30% | 6,205 | 62,970 | 0 | 69,176 | AV - Average | Yes | 0.068 |
| 276-00-00-17567-000 | 1820 GRAND AVE | FLORES MICHAEL W | 0.068 | 6,100 | 61,900 | 68,000 | 68,000 | 98.30% | 6,205 | 62,970 | 0 | 69,176 | AV - Average | Yes | 0.068 |
| 276-00-00-17568-000 | 1816 GRAND AVE | SOTO JOSE | 0.102 | 9,400 | 69,600 | 79,000 | 79,000 | 98.30% | 9,563 | 70,804 | 0 | 80,366 | FR - Fair | Yes | 0.102 |



City of Racine, Wisconsin

Tax Increment District # 23

Base Property Information

| Base Property Information | | Assessment Information | | | | Equalized Value | | | | In Need of Rehabilitation or Conservation | | | | | | |
|-----------------------------|--------------------|--------------------------|---------|------------|------------|-----------------|-------------|-----------------------|---|---|--------|---------|----------------|---|---|--------|
| Parcel Number | Street Address | Owner | Acreage | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Condition | In Need of Rehabilitation or Conservation | In Need of Rehabilitation or Conservation Acres | |
| 276-00-00-17569-000 | 1812 GRAND AVE | IONES TERRENCE W | 0.102 | 9,400 | 74,600 | 84,000 | 84,000 | 98.30% | 9,563 | 75,890 | 0 | 85,453 | FA - Fair-Avg | Yes | 0.102 | |
| 276-00-00-17570-000 | 1808 GRAND AVE | HICKS SR FRED E AND BOBI | 0.102 | 9,400 | 45,600 | 55,000 | 55,000 | 98.30% | 9,563 | 46,389 | 0 | 55,951 | PR - Poor | Yes | 0.102 | |
| 276-00-00-17571-000 | 1806 GRAND AVE | THOMAS LARRY TRUST | 0.066 | 8,000 | 63,000 | 71,000 | 71,000 | 98.30% | 8,138 | 64,090 | 0 | 72,228 | FR - Fair | Yes | 0.066 | |
| 276-00-00-17572-000 | 711 EIGHTEENTH ST | PEREZ CARLOS A | 0.074 | 8,400 | 48,600 | 57,000 | 57,000 | 98.30% | 8,545 | 49,440 | 0 | 57,986 | FA - Fair-Avg | Yes | 0.074 | |
| 276-00-00-17573-000 | 1800 GRAND AVE | AUCIA VILLA REALTY INC | 0.066 | 8,000 | 59,000 | 67,000 | 67,000 | 98.30% | 8,138 | 60,020 | 0 | 68,159 | FA - Fair-Avg | Yes | 0.066 | |
| 276-00-00-17573-002 | 700 DE KOVEN AVE | CONLEE EMYTH E | 0.092 | 8,700 | 65,300 | 74,000 | 74,000 | 98.30% | 8,850 | 66,429 | 0 | 75,280 | PR - Poor | Yes | 0.092 | |
| 276-00-00-17573-003 | 704 DE KOVEN AVE | LAZAREVIC MILISAV | 0.109 | 8,900 | 70,100 | 79,000 | 79,000 | 98.30% | 9,054 | 71,312 | 0 | 80,366 | FR - Fair | Yes | 0.109 | |
| 276-00-00-17573-004 | 708 DE KOVEN AVE | NOBLE LAWRENCE M | 0.101 | 8,900 | 60,100 | 69,000 | 69,000 | 98.30% | 9,054 | 61,139 | 0 | 70,193 | FR - Fair | Yes | 0.101 | |
| 276-00-00-17686-000 | 1815 COLLEGE AVE | BLASKO JOHN E | 0.244 | 49,300 | 312,700 | 362,000 | 362,000 | 98.30% | 50,153 | 318,108 | 0 | 368,260 | EX - Excellent | No | 0.000 | |
| 276-00-00-17687-000 | 1819 COLLEGE AVE | LEWIS RICHARD AND ROSE | 0.144 | 29,000 | 317,000 | 346,000 | 346,000 | 98.30% | 29,502 | 322,482 | 0 | 351,984 | EX - Excellent | No | 0.000 | |
| 276-00-00-17688-000 | 1823 COLLEGE AVE | WEIGLEIN ROBERT J | 0.144 | 29,000 | 225,000 | 254,000 | 254,000 | 98.30% | 29,502 | 228,891 | 0 | 258,393 | AV - Average | Yes | 0.144 | |
| 276-00-00-17689-000 | 1831 COLLEGE AVE | SAULS MARY LOIS | 0.242 | 51,400 | 337,600 | 389,000 | 389,000 | 98.30% | 52,289 | 343,438 | 0 | 395,727 | EX - Excellent | No | 0.000 | |
| 276-00-00-17690-000 | 1841 COLLEGE AVE | HUGHES MICHAEL | 0.138 | 29,000 | 161,000 | 190,000 | 190,000 | 98.30% | 29,502 | 163,784 | 0 | 193,286 | EX - Excellent | No | 0.000 | |
| 276-00-00-17691-000 | 324 DE KOVEN AVE | MEKEMSON DANIEL J | 0.138 | 29,000 | 404,000 | 433,000 | 433,000 | 98.30% | 29,502 | 410,987 | 0 | 440,488 | EX - Excellent | No | 0.000 | |
| 276-00-00-17692-000 | 306 DE KOVEN AVE | RENCH GEOFFREY B | 0.151 | 30,500 | 357,500 | 388,000 | 388,000 | 98.30% | 31,027 | 363,683 | 0 | 394,710 | VG - Very Good | No | 0.000 | |
| 276-00-00-17693-000 | 1844 WISCONSIN AVE | HESS SCOTT E | 0.239 | 46,400 | 340,600 | 387,000 | 387,000 | 98.30% | 47,202 | 346,490 | 0 | 393,693 | EX - Excellent | No | 0.000 | |
| 276-00-00-17694-000 | 1824 WISCONSIN AVE | HEWMIG KEITH A | 0.167 | 32,700 | 238,300 | 271,000 | 271,000 | 98.30% | 33,266 | 242,421 | 0 | 275,687 | EX - Excellent | No | 0.000 | |
| 276-00-00-17695-000 | 1818 WISCONSIN AVE | SANNI KRISTINE C | 0.115 | 23,200 | 133,800 | 157,000 | 157,000 | 98.30% | 23,601 | 136,114 | 0 | 159,715 | EX - Excellent | No | 0.000 | |
| 276-00-00-17696-000 | 1816 WISCONSIN AVE | NELSON JAMES F | 0.115 | 23,200 | 176,800 | 200,000 | 200,000 | 98.30% | 23,601 | 179,858 | 0 | 203,459 | EX - Excellent | No | 0.000 | |
| 276-00-00-17697-000 | 1814 WISCONSIN AVE | MURPHY DEBRA R | 0.115 | 23,200 | 160,800 | 184,000 | 184,000 | 98.30% | 23,601 | 163,581 | 0 | 187,182 | EX - Excellent | No | 0.000 | |
| 276-00-00-17698-000 | 1810 WISCONSIN AVE | YAGELSKI THOMAS R | 0.115 | 23,200 | 187,800 | 211,000 | 211,000 | 98.30% | 23,601 | 191,048 | 0 | 214,649 | EX - Excellent | No | 0.000 | |
| 276-00-00-17700-000 | 1829 PARK AVE | WAGNER JON F | 0.123 | 26,500 | 87,500 | 114,000 | 114,000 | 98.30% | 26,958 | 89,013 | 0 | 115,972 | AG - Avg-Good | No | 0.000 | |
| 276-00-00-17701-000 | 416 DE KOVEN AVE | HANSEN TIMOTHY E | 0.396 | 54,500 | 135,500 | 190,000 | 190,000 | 98.30% | 55,443 | 137,843 | 0 | 193,286 | VG - Very Good | No | 0.000 | |
| 276-00-00-17702-000 | 408 DE KOVEN AVE | KISKA TIMOTHY J | 0.090 | 22,600 | 215,400 | 238,000 | 238,000 | 98.30% | 22,991 | 219,125 | 0 | 242,116 | EX - Excellent | No | 0.000 | |
| 276-00-00-17703-000 | 404 DE KOVEN AVE | REQUEJO ARNULFO S | 0.161 | 40,400 | 305,600 | 346,000 | 346,000 | 98.30% | 41,099 | 310,885 | 0 | 351,984 | EX - Excellent | No | 0.000 | |
| 276-00-00-17704-000 | 1846 COLLEGE AVE | GUNDERSON WILLIAM C | 0.116 | 24,800 | 191,200 | 216,000 | 216,000 | 98.30% | 25,229 | 194,507 | 0 | 219,736 | EX - Excellent | No | 0.000 | |
| 276-00-00-17705-000 | 1842 COLLEGE AVE | SHARPE II JOHN W | 0.134 | 28,800 | 204,200 | 233,000 | 233,000 | 98.30% | 29,298 | 207,731 | 0 | 237,030 | EX - Excellent | No | 0.000 | |
| Total Acreage 125.60 | | | | 17,745,800 | 84,603,000 | 46,990 | 102,395,790 | | 18,052,696 | 86,066,124 | 47,803 | | | 0 | 0 | 80.010 |
| | | | | | | | | | | | | | | 0.00% | 0.00% | 63.70% |
| | | | | | | | | | Estimated Base Value 104,166,623 | | | | | | | |