

August 25, 2021

Project Plan

Tax Incremental District No. 28



City of Racine, Wisconsin

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

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 28 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 267 acres of primarily residential, institutional, and public uses located in west central portion of the City. A map of preliminary boundaries can be found in Section 3 of this Project Plan (“Plan”). Based on its assessment of the general conditions of property and infrastructure within the District, the City has determined that undertaking of urban renewal programs (“Project”) for the purpose of rehabilitating or conserving real property and public infrastructure will preserve and grow the City’s tax base, prevent further deterioration of property and infrastructure, and the potential development of blight.

Authority

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

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$6.21 million (“Project Costs”) to undertake the projects listed in this Plan. Project Costs include an estimated \$3.93 million in funding for residential homeowner repair and renovations loans and homeownership incentives and \$1.31 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; and installation or repair of broadband internet infrastructure. Project costs also included an estimated \$973,000 for professional services, and organizational and administrative costs related to the creation and administration of the District and its programs throughout its life. The City expects to fund Project Costs on a cash basis as tax increments are collected.

Incremental Valuation

The City projects that increasing property values will generate approximately \$10.9 million in incremental value over the next three years that would provide a source of funding to pay the costs of this Plan. While not quantified, it is expected that further increases in valuation will result from the Project Costs made within the District. To the extent additional value is realized, it could provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established

for the District and the ability to shorten its term and return the increased value to the general tax base.

Expected Termination of District

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2043. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made.

Summary of Findings

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

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City finds that but for the undertaking of an urban renewal project within the District, that there is the potential for the development or spread of slums or blighted, deteriorated, or deteriorating areas that will be detrimental to all taxing jurisdictions. The City does not have other funds to make the required investments needed within the District and seeks approval for the use of tax incremental financing to fund the urban renewal project which will benefit all taxing jurisdictions.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - That the projected tax increments to be collected from the Project will be sufficient to pay the related Project Costs given that the City intends to fund Project Costs only to the extent cash is available.
 - Activities related to implementation of the Project will create opportunity for business and individuals in the form of employment, private contracts for rehabilitation of property and public contracts for rehabilitation of public infrastructure and facilities.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax

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

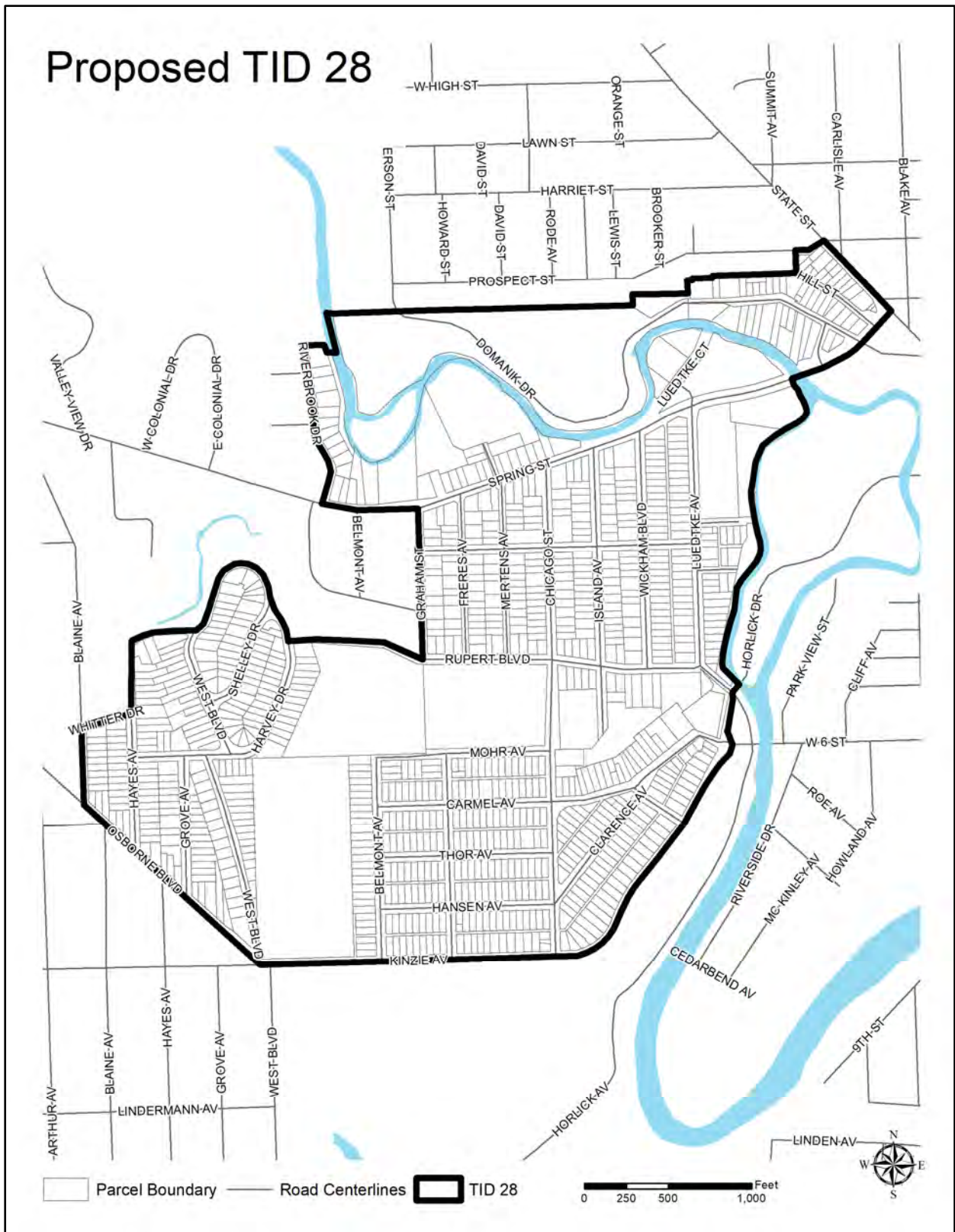
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

Proposed TID 28

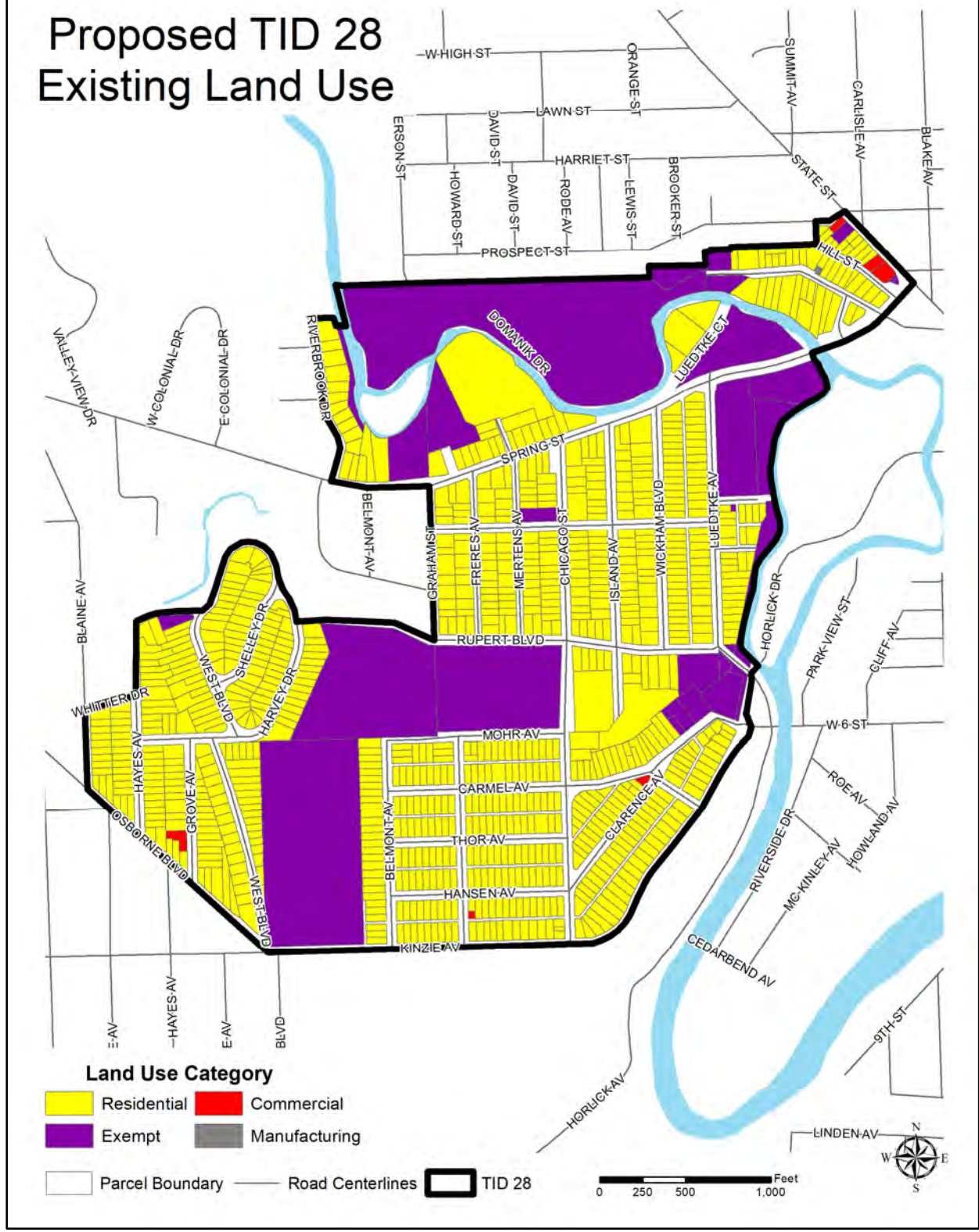


SECTION 3:

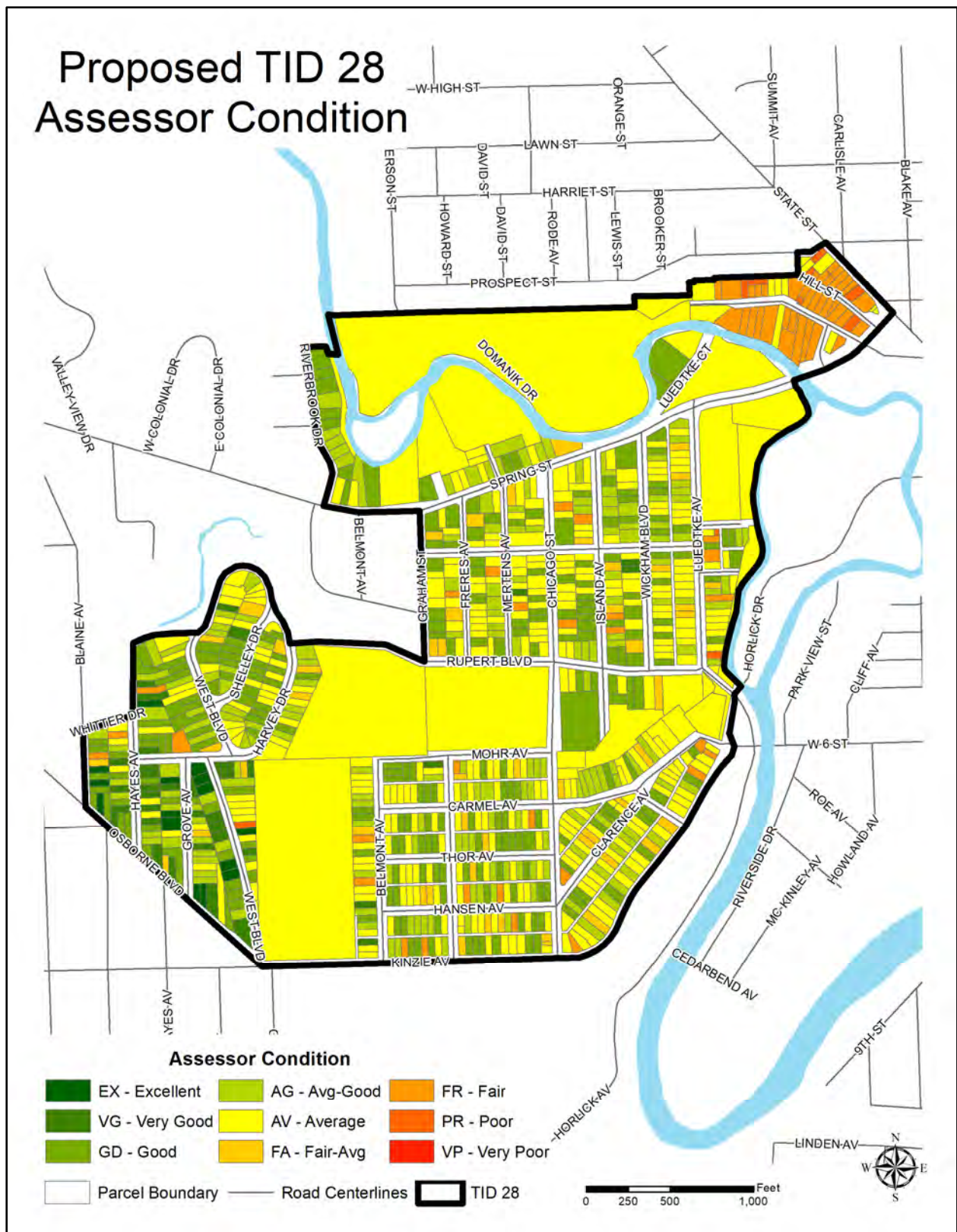
Map Showing Existing Uses and Conditions

Map Found on Following Page.

Proposed TID 28 Existing Land Use



Proposed TID 28 Assessor Condition



SECTION 4:

Preliminary Parcel List and Analysis

The proposed District includes approximately 267 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 75.54% of the territory within the District, which the City has determined to be "in need of rehabilitation or conservation." Certain public infrastructure improvements within the District are similarly "in need of rehabilitation and conservation."

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

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

SECTION 5: Equalized Value Test

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

Calculation of City Equalized Value Limit

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

Calculation of Value Subject to Limit

Estimated Base Value of New District	\$ 105,671,391
Incremental Value of Existing Districts (Jan. 1, 2021)	\$ <u>195,501,400</u>
Total Value Subject to 12% Valuation Limit	\$ 301,172,191

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$301,172,191, which is 7.08% of the City's total equalized value. This value is less than the maximum of \$510,240,048 (12%) in equalized value that is permitted for the City. Following creation of the District its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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

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

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number, and location of potential Project Costs.

Residential TID Homeowner Repair and Renovation Loans

The following description of the City's planned Residential TID Homeowner Repair Loans program is proposed and may need to be modified based on available funding and to meet the objectives of the City for rehabilitation and conservation of property within the District. The City may amend or otherwise modify this program without seeking amendment to this Plan. Depending on specific program structure, loans made could constitute cash grants made to property owners, lessees, or developers of land as permitted by Wis. Stat. 66.1105(2)(f)2.d.

Funds drawn from the District will be used to support loans, grants, and other financial mechanisms that will extend the economic life and/or increase the assessed valuation of homeowner occupied housing units. The increment received from the District will also be used to provide down payment and

closing cost assistance to encourage homeownership. This program strives to invest 75% of the funds obtained through the Districts in residential improvements.

Infrastructure and Public Facilities Improvements

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

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

Miscellaneous

Projects Outside the District

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

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

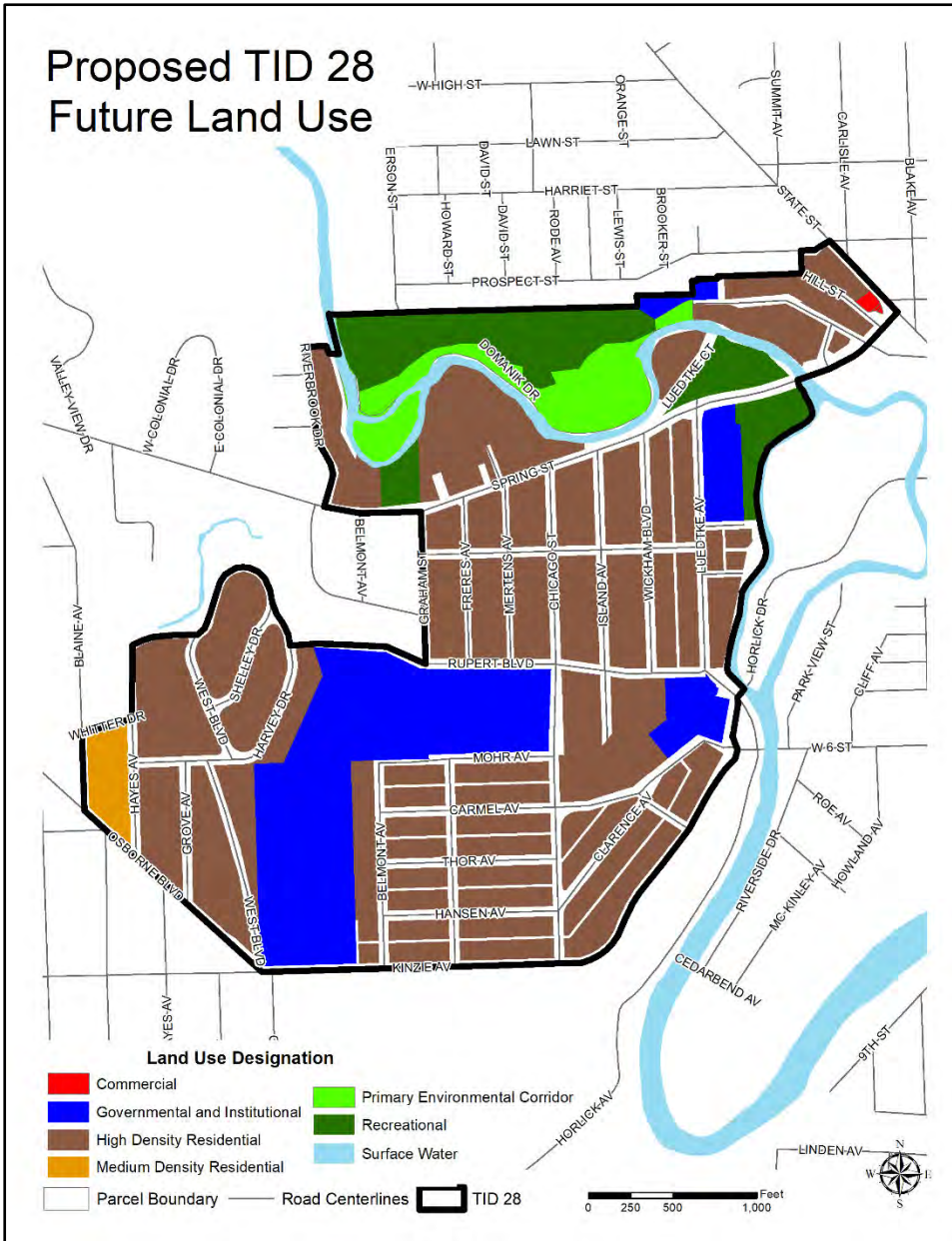
Proposed TID 28 Future Condition



Proposed Improvements

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

Proposed TID 28 Future Land Use



Proposed Uses

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

**SECTION 8:
Detailed List of Estimated Project Costs**

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Racine, Wisconsin			
Tax Increment District # 28			
Estimated Project List			
Project ID	Project Name/Type	Timing	Totals
1	Residential Homeowner Repair & Renovation Loans	2021 - 2043	3,927,173
2	Infrastructure & Public Facilities Improvements	2022 - 2043	1,309,058
3	Prof. Service, Organizational & Admin. Costs	2023 - 2043	973,587
Total Projects			<u>6,209,817</u>

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The City projects that increasing property values will generate approximately \$10.9 million in incremental value over the next three years that would provide a source of funding to pay the costs of this Plan. While not quantified, it is expected that further increases in valuation will result from the Project Costs made within the District. To the extent additional value is realized, it could provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established for the District and the ability to shorten its term and return the increased value to the general tax base. For purposes of the analysis included in this Section, it is assumed that future incremental value growth will be limited to \$10.9 million during the 2022 - 2024 timeframe. Assuming the City's current equalized TID Interim tax rate of \$28.18 per thousand of equalized value, the Project would generate \$8,054,513 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 \$6.21 million is assumed to be available, reflecting projected collections through the end of the District's expenditure period in 2043.

City of Racine, Wisconsin

Tax Increment District # 28

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	105,671,391
District Creation Date	September 21, 2021	Appreciation Factor	See Table
Valuation Date	Jan 1, 2021	Base Tax Rate	\$28.18
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 9/21/2043		
Revenue Periods/Final Year	27 2048		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

Construction Year	Valued Added	Valuation Year	Economic Change	Economic Appreciation	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2021	0	2022	5.00%	5,283,570	5,283,570	2023	\$28.18	148,873
2	2022	0	2023	2.50%	2,773,874	8,057,444	2024	\$28.18	227,032
3	2023	0	2024	2.50%	2,843,221	10,900,664	2025	\$28.18	307,144
4	2024	0	2025			10,900,664	2026	\$28.18	307,144
5	2025	0	2026			10,900,664	2027	\$28.18	307,144
6	2026	0	2027			10,900,664	2028	\$28.18	307,144
7	2027	0	2028			10,900,664	2029	\$28.18	307,144
8	2028	0	2029			10,900,664	2030	\$28.18	307,144
9	2029	0	2030			10,900,664	2031	\$28.18	307,144
10	2030	0	2031			10,900,664	2032	\$28.18	307,144
11	2031	0	2032			10,900,664	2033	\$28.18	307,144
12	2032	0	2033			10,900,664	2034	\$28.18	307,144
13	2033	0	2034			10,900,664	2035	\$28.18	307,144
14	2034	0	2035			10,900,664	2036	\$28.18	307,144
15	2035	0	2036			10,900,664	2037	\$28.18	307,144
16	2036	0	2037			10,900,664	2038	\$28.18	307,144
17	2037	0	2038			10,900,664	2039	\$28.18	307,144
18	2038	0	2039			10,900,664	2040	\$28.18	307,144
19	2039	0	2040			10,900,664	2041	\$28.18	307,144
20	2040	0	2041			10,900,664	2042	\$28.18	307,144
21	2041	0	2042			10,900,664	2043	\$28.18	307,144
22	2042	0	2043			10,900,664	2044	\$28.18	307,144
23	2043	0	2044			10,900,664	2045	\$28.18	307,144
24	2044	0	2045			10,900,664	2046	\$28.18	307,144
25	2045	0	2046			10,900,664	2047	\$28.18	307,144
26	2046	0	2047			10,900,664	2048	\$28.18	307,144
27	2047	0	2048			10,900,664	2049	\$28.18	307,144
Totals	0				10,900,664		Future Value of Increment	8,054,513	

Notes:

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

Table 1 - Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates making total expenditures of approximately \$6.21 million to undertake the projects listed in this Plan as follows:

- Cash funding of an estimated \$3.93 million in funding for residential homeowner repair and renovation loans.
- Cash funding for an estimated \$1.31 million for public infrastructure and public facilities improvements to include: resurfacing of existing roadways; curb and gutter repair, installation of ADA-compliant crosswalk ramps; installation, replacement, or repair of stormwater or sanitary sewers; and installation or repair of broadband internet infrastructure.
- Cash funding for an estimated \$970,000 in professional service, organizational and administrative costs related to the creation and administration of the District and its programs throughout its life. To the extent that the City must incur costs prior to the availability of tax increment, such as costs related to creation of the District, it will advance funds from other City funds and repay those advances prior to funding other Project Costs.

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2043. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made. **Table 2** identifies the anticipated timing and amounts of revenue to be received, expenditures to be made, and the resultant projected District cash flows.

City of Racine, Wisconsin

Tax Increment District # 28

Cash Flow Projection

Year	Projected Revenues			Expenditures			Balances		Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Residential Homeowner Repair & Reno. Loans ¹	Infrastructure & Public Facilities Improvements	Prof. Service, Organizational & Admin. Costs	Total Expenditures	Annual		Cumulative
2021			0			30,000	30,000	(30,000)	(30,000)	2021
2022		(600)	(600)			30,900	30,900	(31,500)	(61,500)	2022
2023	148,873	(1,230)	147,643	40,737	13,579	31,827	86,143	61,500	0	2023
2024	227,032	0	227,032	145,688	48,563	32,782	227,032	0	0	2024
2025	307,144	0	307,144	205,034	68,345	33,765	307,144	0	0	2025
2026	307,144	0	307,144	204,275	68,092	34,778	307,144	0	0	2026
2027	307,144	0	307,144	203,492	67,831	35,822	307,144	0	0	2027
2028	307,144	0	307,144	202,686	67,562	36,896	307,144	0	0	2028
2029	307,144	0	307,144	201,856	67,285	38,003	307,144	0	0	2029
2030	307,144	0	307,144	201,001	67,000	39,143	307,144	0	0	2030
2031	307,144	0	307,144	200,120	66,707	40,317	307,144	0	0	2031
2032	307,144	0	307,144	199,213	66,404	41,527	307,144	0	0	2032
2033	307,144	0	307,144	198,279	66,093	42,773	307,144	0	0	2033
2034	307,144	0	307,144	197,316	65,772	44,056	307,144	0	0	2034
2035	307,144	0	307,144	196,325	65,442	45,378	307,144	0	0	2035
2036	307,144	0	307,144	195,304	65,101	46,739	307,144	0	0	2036
2037	307,144	0	307,144	194,252	64,751	48,141	307,144	0	0	2037
2038	307,144	0	307,144	193,169	64,390	49,585	307,144	0	0	2038
2039	307,144	0	307,144	192,054	64,018	51,073	307,144	0	0	2039
2040	307,144	0	307,144	190,904	63,635	52,605	307,144	0	0	2040
2041	307,144	0	307,144	189,721	63,240	54,183	307,144	0	0	2041
2042	307,144	0	307,144	188,502	62,834	55,809	307,144	0	0	2042
2043	307,144	0	307,144	187,246	62,415	57,483	307,144	0	0	2043
2044	307,144	0	307,144	End of Expenditure Period						2044
2045	307,144	0	307,144							2045
2046	307,144	0	307,144							2046
2047	307,144	0	307,144							2047
2048	307,144	0	307,144							2048
2049	307,144	0	307,144							2049
Total	8,054,513	(1,830)	8,052,683	3,927,173	1,309,058	973,587	6,209,817			Total

Notes:

Projected TID Closure

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

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

Table 2 - Cash Flow

SECTION 10: Annexed Property

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

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

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

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

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

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

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

Nicole F. Larsen
Deputy City Attorney

Marisa L. Roubik
Assistant City Attorney

Robin K. Zbikowski
Assistant City Attorney

Nhu H. Arn
Assistant City Attorney

**Office of the
City Attorney
Racine, Wisconsin**



Scott R. Letteney
City Attorney

Stacey Salvo
Paralegal

Karen J. Wirtz
Paralegal

Maricela Mora
Administrative Assistant

August 25, 2021

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

RE: City of Racine, Wisconsin, Tax Incremental District No. 28

Mayor Mason:

As City Attorney for the City of Racine, I have reviewed the Project Plan for City of Racine, Wisconsin, Tax Incremental District No. 28 and, in my opinion, it is complete and complies with Wisconsin Statutes section 66.1105(4)(f). This opinion is provided pursuant to Wisconsin Statute section 66.1105(4)(f).

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Letteney", is written over a set of horizontal lines. The signature is stylized and somewhat abstract.

Scott R. Letteney
City Attorney

Cc: Planning Manager Jeff Hintz

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

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

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

Revenue Year	Gateway				Total	Revenue Year
	Racine County	Technical College	City of Racine	Racine Unified School District		
2023	16,691	4,220	77,804	50,159	148,873	2023
2024	25,453	6,436	118,651	76,492	227,032	2024
2025	34,435	8,706	160,519	103,484	307,144	2025
2026	34,435	8,706	160,519	103,484	307,144	2026
2027	34,435	8,706	160,519	103,484	307,144	2027
2028	34,435	8,706	160,519	103,484	307,144	2028
2029	34,435	8,706	160,519	103,484	307,144	2029
2030	34,435	8,706	160,519	103,484	307,144	2030
2031	34,435	8,706	160,519	103,484	307,144	2031
2032	34,435	8,706	160,519	103,484	307,144	2032
2033	34,435	8,706	160,519	103,484	307,144	2033
2034	34,435	8,706	160,519	103,484	307,144	2034
2035	34,435	8,706	160,519	103,484	307,144	2035
2036	34,435	8,706	160,519	103,484	307,144	2036
2037	34,435	8,706	160,519	103,484	307,144	2037
2038	34,435	8,706	160,519	103,484	307,144	2038
2039	34,435	8,706	160,519	103,484	307,144	2039
2040	34,435	8,706	160,519	103,484	307,144	2040
2041	34,435	8,706	160,519	103,484	307,144	2041
2042	34,435	8,706	160,519	103,484	307,144	2042
2043	34,435	8,706	160,519	103,484	307,144	2043
2044	34,435	8,706	160,519	103,484	307,144	2044
2045	34,435	8,706	160,519	103,484	307,144	2045
2046	34,435	8,706	160,519	103,484	307,144	2046
2047	34,435	8,706	160,519	103,484	307,144	2047
2048	34,435	8,706	160,519	103,484	307,144	2048
2049	34,435	8,706	160,519	103,484	307,144	2049
Total	903,009	228,317	4,209,434	2,713,753	8,054,513	

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
07165000	441 WEST BLVD	BURDEY BRAD T	0.134	30,800	104,200	135,000	96.42%	31,943	108,067	140,010	GD - Good	No	0.000
06878000	304 CHICAGO ST	PETROWSKY LAURA	0.105	13,000	123,000	136,000	96.42%	13,482	127,565	141,048	AV - Average	Yes	0.105
06955000	303 WICKHAM BLVD	GRIZZEL TRUMAN	0.110	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	GD - Good	No	0.000
06571000	2429 THOR AVE	MAHONEY KATHLEEN A	0.107	17,900	108,100	126,000	96.42%	18,564	112,112	130,676	GD - Good	No	0.000
07005000	308 ISLAND AVE	ZERTUCHE FLORENTINO	0.105	13,000	104,000	117,000	96.42%	13,482	107,860	121,342	AV - Average	Yes	0.105
10233000	639 WEST BLVD	MOORE CHRISTOPHER E	0.119	18,000	54,000	72,000	96.42%	18,668	56,004	74,672	PR - Poor	Yes	0.119
06303000	1908 EHLERT ST	LOPEZ ELEAZAR	0.101	12,700	80,300	93,000	96.42%	13,171	83,280	96,452	AV - Average	Yes	0.101
07716000	1804 DOMANIK DR	KROLL GERHARD E	0.102	2,600	1,400	4,000	96.42%	2,696	1,452	4,148	AV - Average	Yes	0.102
07171000	418 SHELLEY DR	BECKER THOMAS S	0.134	18,000	49,000	67,000	96.42%	18,668	50,819	69,487	GD - Good	No	0.000
06077000	2003 CARMEL AVE	HOULETTE MICHAEL A	0.074	19,300	100,700	120,000	96.42%	20,016	104,437	124,454	GD - Good	No	0.000
07700000	1916 DOMANIK DR	2000 LINCOLN CENTER LLC	0.379	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.379
06352000	2406 KINZIE AVE	ZYGMUNT ANTHONY P	0.107	17,900	152,100	170,000	96.42%	18,564	157,745	176,309	AV - Average	Yes	0.107
06575000	2413 THOR AVE	LOGAN LARRY D	0.107	17,900	120,100	138,000	96.42%	18,564	124,557	143,122	GD - Good	No	0.000
06213000	2311 THOR AVE	STAUERSBOL INGEBORG	0.107	17,900	78,100	96,000	96.42%	18,564	80,999	99,563	AG - Avg-Good	No	0.000
06117000	709 CHICAGO ST	ANDERSEN MATT	0.097	22,800	73,200	96,000	96.42%	23,646	75,917	99,563	AV - Average	Yes	0.097
07217000	418 HARVEY DR	HULTIN AMANDA J	0.082	16,900	106,100	123,000	96.42%	17,527	110,038	127,565	GD - Good	No	0.000
08333000	1817 DOMANIK DR	PAYNE BARBARA A	0.185	14,400	38,600	53,000	96.42%	14,934	40,033	54,967	FR - Fair	Yes	0.185
06210000	2323 THOR AVE	HOUSTON KESHA	0.107	17,900	105,100	123,000	96.42%	18,564	109,001	127,565	AV - Average	Yes	0.107
10761000	3210 HARVEY DR	MATERA SANDRA	0.110	18,000	75,000	93,000	96.42%	18,668	77,784	96,452	GD - Good	No	0.000
06895000	312 FRERES AVE	WISNEFSKI SANDRA L	0.191	15,900	74,100	90,000	96.42%	16,490	76,850	93,340	AG - Avg-Good	No	0.000
10219001	617 GROVE AVE	ALBRIGHT GARY W	0.075	21,700	39,300	61,000	96.42%	22,505	40,759	63,264	VG - Very Good	No	0.000
06993000	704 BELMONT AVE	TRAVERSO BRIDGET	0.123	18,000	99,000	117,000	96.42%	18,668	102,674	121,342	AG - Avg-Good	No	0.000
06136000	2149 CLARENCE AVE	SWANTON JOHN B	0.124	20,300	89,700	110,000	96.42%	21,053	93,029	114,083	AV - Average	Yes	0.124
07118000	530 WEST BLVD	ENGEL GARY	0.106	25,900	70,100	96,000	96.42%	26,861	72,702	99,563	FA - Fair-Avg	Yes	0.106
07056000	329 FRERES AVE	PETROVIC MARK S	0.095	12,700	91,300	104,000	96.42%	13,171	94,689	107,860	AV - Average	Yes	0.095
06062000	2040 CARMEL AVE	THOENNES ERIC	0.115	18,100	83,900	102,000	96.42%	18,772	87,014	105,786	AG - Avg-Good	No	0.000
06152000	2212 KINZIE AVE	SCHRAM VICTORIA L	0.183	22,700	127,300	150,000	96.42%	23,542	132,025	155,567	AV - Average	Yes	0.183
06090000	2118 KINZIE AVE	BROWN JANE RAE	0.143	22,500	110,500	133,000	96.42%	23,335	114,601	137,936	FA - Fair-Avg	Yes	0.143
06680000	230 MERTENS AVE	BROWN SR KEVIN G	0.095	12,700	78,300	91,000	96.42%	13,171	81,206	94,377	AV - Average	Yes	0.095
06123000	2146 CLARENCE AVE	GORDON JEFFREY	0.110	18,000	100,000	118,000	96.42%	18,668	103,711	122,380	AV - Average	Yes	0.110
06372000	2411 CARMEL AVE	PASSARELLI JEFFREY J	0.106	17,800	95,200	113,000	96.42%	18,461	98,733	117,194	GD - Good	No	0.000
06685013	1001 RIVERBROOK DR	DRESEN JANICE D	0.320	35,400	128,600	164,000	96.42%	36,714	133,373	170,087	GD - Good	No	0.000
06955006	324 LUEDTKE AVE	FISCHER THERESA	0.143	15,100	78,900	94,000	96.42%	15,660	81,828	97,489	AV - Average	Yes	0.143
06882000	320 CHICAGO ST	VARGAS HERRERA BRENDA	0.105	13,000	90,000	103,000	96.42%	13,482	93,340	106,823	AV - Average	Yes	0.105
07215000	426 HARVEY DR	HARRISON CASEY M	0.102	17,700	94,300	112,000	96.42%	18,357	97,800	116,157	GD - Good	No	0.000
06418000	213 MERTENS AVE	FIEBIG MARK A	0.095	12,700	49,300	62,000	96.42%	13,171	51,130	64,301	AG - Avg-Good	No	0.000
06359000	2446 KINZIE AVE	GORDON BRIAN C	0.107	17,900	119,100	137,000	96.42%	18,564	123,520	142,085	AG - Avg-Good	No	0.000
06224000	2334 HANSEN AVE	FERG TRACEY M	0.107	17,900	118,100	136,000	96.42%	18,564	122,483	141,048	AG - Avg-Good	No	0.000
06685007	905 RIVERBROOK DR	DERDERIAN MARK S	0.196	21,500	142,500	164,000	96.42%	22,298	147,789	170,087	GD - Good	No	0.000
06163000	2314 CARMEL AVE	COBB GARY G	0.106	18,000	90,000	108,000	96.42%	18,668	93,340	112,008	AG - Avg-Good	No	0.000
10424000	609 HAYES AVE	ROSSY JOEL	0.110	18,000	69,000	87,000	96.42%	18,668	71,561	90,229	GD - Good	No	0.000
06376000	2111 SPRING ST	HOFFMAN MELISSA J	0.157	19,000	74,000	93,000	96.42%	19,705	76,746	96,452	AV - Average	Yes	0.157
06577000	2405 THOR AVE	BARLOW CHELSEA G	0.107	17,900	117,100	135,000	96.42%	18,564	121,446	140,010	GD - Good	No	0.000
06229000	2352 HANSEN AVE	BARBEE ROBERT A	0.107	17,900	113,100	131,000	96.42%	18,564	117,298	135,862	AV - Average	Yes	0.107
06976000	920 BELMONT AVE	GAISTRA JAMES L	0.107	17,500	98,500	116,000	96.42%	18,150	102,156	120,305	AV - Average	Yes	0.107
07233000	425 HARVEY DR	LEWIS CARA E	0.122	18,000	79,000	97,000	96.42%	18,668	81,932	100,600	AG - Avg-Good	No	0.000
05986000	2347 MOHR AVE	STEREN LYNNE R	0.106	17,800	85,200	103,000	96.42%	18,461	88,362	106,823	AV - Average	Yes	0.106
07353040	52 MERTENS AVE	HAY SALLY REV TR AGR	5.159	19,000	119,000	138,000	96.42%	19,705	123,417	143,122	AV - Average	Yes	5.159
06215000	2303 THOR AVE	VILLALOBOS OLIVIA	0.107	17,900	85,100	103,000	96.42%	18,564	88,258	106,823	AG - Avg-Good	No	0.000
06261000	1902 KINZIE AVE	RACINE, CITY OF (PARK LAND)	0.250	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.250

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06685006	849 RIVERBROOK DR	VILLARREAL ROCENDO	0.163	24,100	109,900	134,000	96.42%	24,994	113,979	138,973	GD - Good	No	0.000
06203000	2351 THOR AVE	ROSS JIMMIE F	0.107	17,900	107,100	125,000	96.42%	18,564	111,075	129,639	GD - Good	No	0.000
07020000	2222 RUPERT BLVD	RICHARDS PAULA J	0.099	14,200	82,800	97,000	96.42%	14,727	85,873	100,600	AV - Average	Yes	0.099
06685004	831 RIVERBROOK DR	PIPER JEFFREY J	0.158	19,600	93,400	113,000	96.42%	20,327	96,866	117,194	AG - Avg-Good	No	0.000
07061000	309 FRERES AVE	SONDEGAARD SHANNON	0.143	19,000	83,000	102,000	96.42%	19,705	86,081	105,786	GD - Good	No	0.000
06182000	2321 CARMEL AVE	STETLER RUSSEL L REV TRUST	0.106	17,800	95,200	113,000	96.42%	18,461	98,733	117,194	AV - Average	Yes	0.106
06790000	230 CHICAGO ST	BURKS BROS LLC	0.105	13,000	119,000	132,000	96.42%	13,482	123,417	136,899	AG - Avg-Good	No	0.000
10219016	800 WEST BLVD	SPANGLER ROBIN W	0.140	25,700	140,300	166,000	96.42%	26,654	145,507	172,161	GD - Good	No	0.000
06773000	2412 THOR AVE	SCHMIDT KEVIN D	0.106	17,800	88,200	106,000	96.42%	18,461	91,474	109,934	GD - Good	No	0.000
10407000	3208 OSBORNE BLVD	UBALDO BULMARO	0.117	20,300	113,700	134,000	96.42%	21,053	117,920	138,973	VG - Very Good	No	0.000
06531000	1919 RUPERT BLVD	RACINE, CITY OF	0.049	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.049
08323000	1753 DOMANIK DR	SUBRAMANIAM RAJ	0.136	16,500	60,500	77,000	96.42%	17,112	62,745	79,858	AV - Average	Yes	0.136
07192000	429 SHELLEY DR	COE JASON R	0.094	17,100	101,900	119,000	96.42%	17,735	105,682	123,417	GD - Good	No	0.000
07703000	1904 DOMANIK DR	FERNANDER VIRGINIA	0.117	12,500	54,500	67,000	96.42%	12,964	56,523	69,487	FR - Fair	Yes	0.117
06128000	2132 CLARENCE AVE	KRUSE DANIEL	0.110	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	AV - Average	Yes	0.110
06884000	328 CHICAGO ST	ROMERO ANNA	0.105	13,000	80,000	93,000	96.42%	13,482	82,969	96,452	AV - Average	Yes	0.105
06886000	404 CHICAGO ST	KNOX SHARON A	0.105	13,000	104,000	117,000	96.42%	13,482	107,860	121,342	GD - Good	No	0.000
07353052	3201 HAWTHORNE DR	RACINE, CITY OF (RESERVE #1)	0.279	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.279
06181000	2327 CARMEL AVE	MERLIN-TIBURCIO ILSE E	0.106	17,800	79,200	97,000	96.42%	18,461	82,139	100,600	GD - Good	No	0.000
10764000	513 HAYES AVE	LADD JODI A	0.110	18,000	73,000	91,000	96.42%	18,668	75,709	94,377	GD - Good	No	0.000
07155000	333 WEST BLVD	HANCOCK JONATHAN J	0.112	18,000	126,000	144,000	96.42%	18,668	130,676	149,344	AG - Avg-Good	No	0.000
06160000	622 CHICAGO ST	THOENNES HELEN REV TRUST	0.106	18,600	147,400	166,000	96.42%	19,290	152,871	172,161	AV - Average	Yes	0.106
06085000	2040 KINZIE AVE	EISCH DAVID A	0.128	22,500	119,500	142,000	96.42%	23,335	123,935	147,270	AV - Average	Yes	0.128
10423000	605 HAYES AVE	WESTRICH GEORGE A	0.110	18,000	77,000	95,000	96.42%	18,668	79,858	98,526	VG - Very Good	No	0.000
06405000	231 WICKHAM BLVD	GLEASON JR MARVIN E	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	AV - Average	Yes	0.110
07123000	508 WEST BLVD	SAN FELIPE STEVEN	0.299	18,500	88,500	107,000	96.42%	19,187	91,785	110,971	GD - Good	No	0.000
06075000	2000 KINZIE AVE	KRUEGER CYNTHIA M	0.073	13,500	120,500	134,000	96.42%	14,001	124,972	138,973	AV - Average	Yes	0.073
06938000	2000 RUPERT BLVD	GUBIN CATHERINE F	0.165	19,800	116,200	136,000	96.42%	20,535	120,513	141,048	AV - Average	Yes	0.165
06116000	705 CHICAGO ST	MONDAY MICHAEL G	0.122	19,700	107,300	127,000	96.42%	20,431	111,282	131,714	AV - Average	Yes	0.122
07353025	2300 SPRING ST	KAUFMAN SUSAN E	0.135	16,500	109,500	126,000	96.42%	17,112	113,564	130,676	AV - Average	Yes	0.135
06876000	2421 MOHR AVE	JIMENEZ MARIA	0.106	17,800	69,200	87,000	96.42%	18,461	71,768	90,229	GD - Good	No	0.000
07034000	2401 DOMBROWSKI BLVD	VICK KATHERINE M	0.143	19,000	85,000	104,000	96.42%	19,705	88,155	107,860	AV - Average	Yes	0.143
07709000	1818 DOMANIK DR	FORTUNA ALENA F LIFE ESTATE	0.073	11,200	48,800	60,000	96.42%	11,616	50,611	62,227	FR - Fair	Yes	0.073
06088000	2108 KINZIE AVE	SHARP JENNIFER	0.143	22,500	115,500	138,000	96.42%	23,335	119,787	143,122	AV - Average	Yes	0.143
07026000	329 CHICAGO ST	AGS GROUP LLC	0.131	16,300	82,700	99,000	96.42%	16,905	85,769	102,674	AV - Average	Yes	0.131
06356000	2420 KINZIE AVE	CRUM RENEE	0.107	17,900	119,100	137,000	96.42%	18,564	123,520	142,085	GD - Good	No	0.000
06235000	2337 HANSEN AVE	STAFFORD ANTONIO	0.107	17,900	81,100	99,000	96.42%	18,564	84,110	102,674	FA - Fair-Avg	Yes	0.107
07339001	2009 RUPERT BLVD	ENGLISH EVANG LUTH CHURCH OF HOLY COMMUNION	1.106	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.106
06779000	2433 CARMEL AVE	ASHMUS HEATHER J	0.106	17,800	87,200	105,000	96.42%	18,461	90,436	108,897	AV - Average	Yes	0.106
07098000	421 ISLAND AVE	ANGE JARED T	0.104	13,000	91,000	104,000	96.42%	13,482	94,377	107,860	AG - Avg-Good	No	0.000
07204000	536 HARVEY DR	FAES TIMOTHY J	0.065	28,800	82,200	111,000	96.42%	29,869	85,251	115,120	AG - Avg-Good	No	0.000
06187000	2301 CARMEL AVE	LUNN AARON C	0.106	18,600	139,400	158,000	96.42%	19,290	144,574	163,864	AV - Average	Yes	0.106
06232000	2349 HANSEN AVE	BAUERNFEIND THOMAS E	0.107	17,900	94,100	112,000	96.42%	18,564	97,592	116,157	AG - Avg-Good	No	0.000
07334000	2020 LUEDTKE CT	PATTON LESLIE ANN	0.890	75,000	75,000	150,000	96.42%	77,784	77,784	155,567	GD - Good	No	0.000
10219020	822 WEST BLVD	ALVAREZ CHRISTIAN E	0.312	36,000	154,000	190,000	96.42%	37,336	159,716	197,052	VG - Very Good	No	0.000
06949000	325 WICKHAM BLVD	ZAMUDIO ERICKA C	0.110	13,200	84,800	98,000	96.42%	13,690	87,947	101,637	AV - Average	Yes	0.110
06661000	228 WICKHAM BLVD	MC HALE PAULA I	0.116	13,200	107,800	121,000	96.42%	13,690	111,801	125,491	AV - Average	Yes	0.116
06144000	907 CHICAGO ST	STOTTS ANN	0.139	25,300	64,700	90,000	96.42%	26,239	67,101	93,340	AV - Average	Yes	0.139
06102000	2021 CARMEL AVE	SCHEMEL DAVID P	0.082	20,000	78,000	98,000	96.42%	20,742	80,895	101,637	AV - Average	Yes	0.082
06086000	2042 KINZIE AVE	LOOSEN SCOTT A	0.162	27,000	78,000	105,000	96.42%	28,002	80,895	108,897	AV - Average	Yes	0.162

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
10219019	816 WEST BLVD	SPANGLER ROBIN W	0.135	25,900	140,100	166,000	96.42%	26,861	145,300	172,161	AG - Avg-Good	No	0.000
06129000	2126 CLARENCE AVE	TOMPSETT JR JOSEPH J	0.110	18,000	102,000	120,000	96.42%	18,668	105,786	124,454	GD - Good	No	0.000
06781000	2425 CARMEL AVE	LOHMEYER CORY	0.106	17,800	86,200	104,000	96.42%	18,461	89,399	107,860	GD - Good	No	0.000
06654000	218 ISLAND AVE	OLIVE WILLIAM F	0.126	13,200	84,800	98,000	96.42%	13,690	87,947	101,637	AV - Average	Yes	0.126
06211000	2319 THOR AVE	JENSEN HEATHER SUSAN	0.107	17,900	91,100	109,000	96.42%	18,564	94,481	113,045	AG - Avg-Good	No	0.000
06662000	232 WICKHAM BLVD	AIELLO ANTHONY M	0.115	13,200	90,800	104,000	96.42%	13,690	94,170	107,860	GD - Good	No	0.000
10236000	709 WEST BLVD	SALYARDS KATHERINE J	0.087	16,700	108,300	125,000	96.42%	17,320	112,320	129,639	GD - Good	No	0.000
06376018	251 ISLAND AVE	CUNNINGHAM FAMILY TRUST	0.114	15,600	82,400	98,000	96.42%	16,179	85,458	101,637	AV - Average	Yes	0.114
06175000	2351 CARMEL AVE	COOK SR ROBERT A	0.106	17,800	87,200	105,000	96.42%	18,461	90,436	108,897	FA - Fair-Avg	Yes	0.106
07197000	515 SHELLEY DR	MUELLER KENNETH C	0.107	18,000	92,000	110,000	96.42%	18,668	95,415	114,083	AV - Average	Yes	0.107
05981000	2327 MOHR AVE	SIMONSEN JUDY	0.106	17,800	98,200	116,000	96.42%	18,461	101,845	120,305	GD - Good	No	0.000
06133000	2135 CLARENCE AVE	PATEL RAMKUMAR C	0.114	18,000	82,000	100,000	96.42%	18,668	85,043	103,711	FA - Fair-Avg	Yes	0.114
07140000	520 ISLAND AVE	DAVIS FAMILY TRUST	1.828	31,200	148,800	180,000	96.42%	32,358	154,323	186,681	GD - Good	No	0.000
07038000	318 MERTENS AVE	MEADER CHRIS D	0.191	20,300	93,700	114,000	96.42%	21,053	97,178	118,231	AG - Avg-Good	No	0.000
06906000	2506 RUPERT BLVD	JORGENSEN DARRYL A	0.132	16,700	108,300	125,000	96.42%	17,320	112,320	129,639	GD - Good	No	0.000
06185000	2311 CARMEL AVE	CRUZ JULIO	0.106	17,800	60,200	78,000	96.42%	18,461	62,434	80,895	FR - Fair	Yes	0.106
06818000	2516 DOMBROWSKI BLVD	MEYER GERALD L	0.119	15,900	134,100	150,000	96.42%	16,490	139,077	155,567	GD - Good	No	0.000
08325000	1759 DOMANIK DR	THOMPSON MICHELLE S	0.271	17,000	32,000	49,000	96.42%	17,631	33,188	50,819	FR - Fair	Yes	0.271
06193000	2320 THOR AVE	WITKOFSKI MARION L LIFE TENANT	0.106	17,800	113,200	131,000	96.42%	18,461	117,401	135,862	GD - Good	No	0.000
06153000	2206 KINZIE AVE	JAKUBISIN KYLE	0.168	22,600	118,400	141,000	96.42%	23,439	122,794	146,233	AG - Avg-Good	No	0.000
10414000	630 GROVE AVE	STASEK DUSTIN R	0.110	18,000	122,000	140,000	96.42%	18,668	126,528	145,196	EX - Excellent	No	0.000
06216000	2302 HANSEN AVE	HELDING KEVIN	0.107	17,900	105,100	123,000	96.42%	18,564	109,001	127,565	GD - Good	No	0.000
10229000	623 WEST BLVD	KRUPP COREY	0.160	18,200	118,800	137,000	96.42%	18,875	123,209	142,085	AV - Average	Yes	0.160
07892000	1760 HILL ST	ECE PASA	0.067	11,600	43,400	55,000	96.42%	12,031	45,011	57,041	FR - Fair	Yes	0.067
07105000	317 MERTENS AVE	NIESEN LEVA L	0.095	12,700	94,300	107,000	96.42%	13,171	97,800	110,971	AV - Average	Yes	0.095
06184000	2313 CARMEL AVE	ESTRADA REBECCA L	0.106	17,800	104,200	122,000	96.42%	18,461	108,067	126,528	AV - Average	Yes	0.106
07168000	430 SHELLEY DR	WAITE KAREN M	0.104	17,700	107,300	125,000	96.42%	18,357	111,282	129,639	AG - Avg-Good	No	0.000
06880000	314 CHICAGO ST	BLASKI ANDREW ROBERT	0.209	20,800	105,200	126,000	96.42%	21,572	109,104	130,676	AV - Average	Yes	0.209
07477000	1743 HILL ST	POLLY WOG LAND TRUST	0.146	17,200	21,800	39,000	96.42%	17,838	22,609	40,447	FR - Fair	Yes	0.146
10763000	517 HAYES AVE	BURKE BRANDON D	0.110	18,000	106,000	124,000	96.42%	18,668	109,934	128,602	GD - Good	No	0.000
07121000	516 WEST BLVD	PENZA CHERYL R	0.157	18,200	134,800	153,000	96.42%	18,875	139,803	158,679	GD - Good	No	0.000
06050000	2132 CARMEL AVE	MATTIOLI LINDA	0.093	15,600	92,400	108,000	96.42%	16,179	95,829	112,008	AV - Average	Yes	0.093
10427000	621 HAYES AVE	CARBONNEAU LEE F	0.110	18,000	25,000	43,000	96.42%	18,668	25,928	44,596	AV - Average	Yes	0.110
06126000	2138 CLARENCE AVE	BORSECNIK RYAN	0.110	18,000	78,000	96,000	96.42%	18,668	80,895	99,563	FA - Fair-Avg	Yes	0.110
06415000	2321 SPRING ST	LAY BRANDON	0.152	17,900	74,100	92,000	96.42%	18,564	76,850	95,415	FA - Fair-Avg	Yes	0.152
07059000	317 FRERES AVE	MORENO DANIEL	0.143	19,000	86,000	105,000	96.42%	19,705	89,192	108,897	AV - Average	Yes	0.143
06892000	300 FRERES AVE	TWS INVESTMENTS VIII LLC	0.095	12,700	78,300	91,000	96.42%	13,171	81,206	94,377	AV - Average	Yes	0.095
10219010	640 WEST BLVD	PERALTO LUIS ALTAMIRANO	0.137	25,700	104,300	130,000	96.42%	26,654	108,171	134,825	VG - Very Good	No	0.000
10206000	3156 OSBORNE BLVD	BROWN RANDY S	0.091	23,900	100,100	124,000	96.42%	24,787	103,815	128,602	EX - Excellent	No	0.000
06243000	2307 HANSEN AVE	CHRISTOFFERSON HARRY	0.107	17,900	78,100	96,000	96.42%	18,564	80,999	99,563	GD - Good	No	0.000
06988000	728 BELMONT AVE	JAWORSKI BENJAMIN J R	0.129	18,900	88,100	107,000	96.42%	19,601	91,370	110,971	AV - Average	Yes	0.129
06376016	235 ISLAND AVE	HOOD MAURICE J	0.131	18,500	89,500	108,000	96.42%	19,187	92,822	112,008	AG - Avg-Good	No	0.000
07033001	313 CHICAGO ST	FAIR SEAN G	0.140	17,400	95,600	113,000	96.42%	18,046	99,148	117,194	GD - Good	No	0.000
07353043	58 MERTENS AVE	HAERTEL JAY R TRUST	5.159	19,000	143,000	162,000	96.42%	19,705	148,307	168,013	AV - Average	Yes	5.159
06247000	912 CHICAGO ST	BOWMAN RICHARD	0.067	16,000	97,000	113,000	96.42%	16,594	100,600	117,194	FA - Fair-Avg	Yes	0.067
06260000	2000 W SIXTH ST	ENGLISH EVANG LUTH CHURCH OF HOLY COMMUNION	0.980	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.980
05982000	2331 MOHR AVE	SIMONSEN JUDY K	0.106	17,800	62,200	80,000	96.42%	18,461	64,509	82,969	AV - Average	Yes	0.106
07213000	434 HARVEY DR	DUMONT DIEDRE J	0.106	17,800	77,200	95,000	96.42%	18,461	80,065	98,526	GD - Good	No	0.000
06537000	401 LUEDTKE AVE	HILL PRESTON M	0.139	13,300	68,700	82,000	96.42%	13,794	71,250	85,043	AV - Average	Yes	0.139
07007000	316 ISLAND AVE	SHOOK MIKEL S	0.105	13,000	91,000	104,000	96.42%	13,482	94,377	107,860	GD - Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
07098005	317 ISLAND AVE	BUTLER JR TOMMY DEAN	0.120	15,900	120,100	136,000	96.42%	16,490	124,557	141,048	AV - Average	Yes	0.120
06400000	251 WICKHAM BLVD	RIGHT ANGLE INC	0.110	13,200	73,800	87,000	96.42%	13,690	76,539	90,229	AV - Average	Yes	0.110
10234000	701 WEST BLVD	ROMERIL JACQUELINE	0.108	17,700	94,300	112,000	96.42%	18,357	97,800	116,157	EX - Excellent	No	0.000
06955005	318 LUEDTKE AVE	SMITH DONNA M	0.126	15,100	81,900	97,000	96.42%	15,660	84,940	100,600	AV - Average	Yes	0.126
06166000	2326 CARMEL AVE	KIDDER KEGAN T	0.106	18,000	91,000	109,000	96.42%	18,668	94,377	113,045	GD - Good	No	0.000
06640000	221 CHICAGO ST	LAWS ENT LLC	0.144	17,900	89,100	107,000	96.42%	18,564	92,407	110,971	FR - Fair	Yes	0.144
08339000	2200 DOMANIK DR	RACINE, CITY OF (LINCOLN PARK)	22.178	0	0	0	96.42%	0	0	0	AV - Average	Yes	22.178
07226000	505 HARVEY DR	CORLEY CHERI	0.124	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	AG - Avg-Good	No	0.000
06079000	2010 KINZIE AVE	CHAN RYAN K	0.133	22,100	99,900	122,000	96.42%	22,920	103,608	126,528	AV - Average	Yes	0.133
06679000	226 MERTENS AVE	JARDEE ALICE	0.095	12,700	85,300	98,000	96.42%	13,171	88,466	101,637	AV - Average	Yes	0.095
06797000	316 WICKHAM BLVD	ACC HOMES LLC	0.208	20,800	112,200	133,000	96.42%	21,572	116,364	137,936	AV - Average	Yes	0.208
06221000	2322 HANSEN AVE	GRT LLC	0.107	17,900	94,100	112,000	96.42%	18,564	97,592	116,157	GD - Good	No	0.000
06200000	2350 THOR AVE	PRATT KENNETH J	0.106	17,800	120,200	138,000	96.42%	18,461	124,661	143,122	AG - Avg-Good	No	0.000
06157000	2140 KINZIE AVE	DE VUYST ROSS A	0.143	22,500	123,500	146,000	96.42%	23,335	128,084	151,419	AG - Avg-Good	No	0.000
07214000	430 HARVEY DR	MERTINS KELLY J	0.105	17,800	67,200	85,000	96.42%	18,461	69,694	88,155	AV - Average	Yes	0.105
10230000	625 WEST BLVD	POST LAURA LEE	0.150	18,100	133,900	152,000	96.42%	18,772	138,870	157,641	AV - Average	Yes	0.150
06078000	2006 KINZIE AVE	FRASHER VICTOR R	0.119	19,600	109,400	129,000	96.42%	20,327	113,460	133,788	AV - Average	Yes	0.119
06871000	2430 CARMEL AVE	PATAKE MICHAUNE T	0.106	17,800	98,200	116,000	96.42%	18,461	101,845	120,305	AV - Average	Yes	0.106
10210000	717 GROVE AVE	COOK IRRV FAM TR	0.145	18,100	88,900	107,000	96.42%	18,772	92,199	110,971	AG - Avg-Good	No	0.000
06782000	2423 CARMEL AVE	DIAZ GENARO	0.106	17,800	102,200	120,000	96.42%	18,461	105,993	124,454	GD - Good	No	0.000
07353008	2222 SPRING ST	ALBRECHT TIMOTHY P	0.174	16,400	88,600	105,000	96.42%	17,009	91,888	108,897	AG - Avg-Good	No	0.000
07189000	419 SHELLEY DR	JACOBS LISA A	0.095	17,200	78,800	96,000	96.42%	17,838	81,725	99,563	AV - Average	Yes	0.095
07898001	1770 HILL ST	HARMEL GLORIA K	0.051	10,700	16,300	27,000	96.42%	11,097	16,905	28,002	PR - Poor	Yes	0.051
06158000	2132 KINZIE AVE	NEIS PATRICK A FAMILY TRUST	0.143	22,500	72,500	95,000	96.42%	23,335	75,191	98,526	AV - Average	Yes	0.143
07225000	509 HARVEY DR	MAHERAS MARY JO	0.122	18,000	88,000	106,000	96.42%	18,668	91,266	109,934	AG - Avg-Good	No	0.000
06580000	2400 CARMEL AVE	SORENSEN WILLIAM A	0.106	17,800	101,200	119,000	96.42%	18,461	104,956	123,417	AV - Average	Yes	0.106
06633000	2201 SPRING ST	HULSEY WAYNE E	0.160	17,000	73,000	90,000	96.42%	17,631	75,709	93,340	AV - Average	Yes	0.160
06414010	228 LUEDTKE AVE	DESOTELL EDWARD C	0.121	14,500	74,500	89,000	96.42%	15,038	77,265	92,303	AV - Average	Yes	0.121
06897000	320 FRERES AVE	KNUTSON BETTY K	0.095	20,000	55,000	75,000	96.42%	20,742	57,041	77,784	FR - Fair	Yes	0.095
07199000	519 WEST BLVD	OLLE LYNN M	0.140	25,700	46,300	72,000	96.42%	26,654	48,018	74,672	AG - Avg-Good	No	0.000
06898000	326 FRERES AVE	GLENN ANGELA D	0.143	19,000	89,000	108,000	96.42%	19,705	92,303	112,008	AV - Average	Yes	0.143
06820027	2500 DOMBROWSKI BLVD	WELCH WENDY	0.095	12,700	103,300	116,000	96.42%	13,171	107,134	120,305	GD - Good	No	0.000
06421000	225 MERTENS AVE	RODRIGUEZ ESMERALDA	0.095	12,700	70,300	83,000	96.42%	13,171	72,909	86,081	AG - Avg-Good	No	0.000
07125000	500 WEST BLVD	KRAUSE MICHAEL W	0.296	18,500	104,500	123,000	96.42%	19,187	108,378	127,565	GD - Good	No	0.000
06194000	2326 THOR AVE	KLAPP HAROLD E	0.106	17,800	127,200	145,000	96.42%	18,461	131,921	150,382	GD - Good	No	0.000
07016000	424 ISLAND AVE	GONZALEZ FERMIN CRISTO	0.132	15,200	69,800	85,000	96.42%	15,764	72,391	88,155	AG - Avg-Good	No	0.000
06674000	2401 SPRING ST	CHRISTENSEN TIMOTHY C	0.142	15,900	77,100	93,000	96.42%	16,490	79,962	96,452	AV - Average	Yes	0.142
06953000	311 WICKHAM BLVD	LIERTZ TOD M	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	FA - Fair-Avg	Yes	0.110
06167000	2330 CARMEL AVE	GRACYALNY REV TRUST	0.106	17,800	90,200	108,000	96.42%	18,461	93,548	112,008	AV - Average	Yes	0.106
06893000	304 FRERES AVE	BENCS BARNA	0.191	20,300	105,700	126,000	96.42%	21,053	109,623	130,676	AV - Average	Yes	0.191
06992000	708 BELMONT AVE	MASSENZA ROBERT	0.146	21,400	95,600	117,000	96.42%	22,194	99,148	121,342	FA - Fair-Avg	Yes	0.146
06054000	2118 CARMEL AVE	NABER ALOYSIUS B	0.147	18,000	114,000	132,000	96.42%	18,668	118,231	136,899	AG - Avg-Good	No	0.000
06220000	2318 HANSEN AVE	CONLEY BETHANNE	0.107	17,900	107,100	125,000	96.42%	18,564	111,075	129,639	AV - Average	Yes	0.107
06308000	275 LUEDTKE AVE	MARSHALL LATRICE	0.092	12,500	77,500	90,000	96.42%	12,964	80,376	93,340	FR - Fair	Yes	0.092
06921000	2515 DOMBROWSKI BLVD	BOYE SCOTT M	0.191	21,600	149,400	171,000	96.42%	22,402	154,945	177,347	GD - Good	No	0.000
06256000	2342 KINZIE AVE	IMAGE REAL ESTATE AND INVESTMENTS LLC	0.100	16,700	110,300	127,000	96.42%	17,320	114,394	131,714	GD - Good	No	0.000
06877000	300 CHICAGO ST	HAMMER CAMILLE	0.105	13,000	117,000	130,000	96.42%	13,482	121,342	134,825	AV - Average	Yes	0.105
06191000	2310 THOR AVE	WEIDNER SANDRA J	0.211	28,500	112,500	141,000	96.42%	29,558	116,675	146,233	GD - Good	No	0.000
07340000	2025 RUPERT BLVD	VINE RICHARD	0.236	16,900	96,100	113,000	96.42%	17,527	99,667	117,194	FA - Fair-Avg	Yes	0.236
10219008	626 WEST BLVD	TAPP DARWIN	0.141	25,700	122,300	148,000	96.42%	26,654	126,839	153,493	GD - Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
10219007	620 WEST BLVD	POLZEAN EDWIN W J	0.142	25,700	119,300	145,000	96.42%	26,654	123,728	150,382	AG - Avg-Good	No	0.000
07052000	413 FRERES AVE	SMITHKEY RICHARD A	0.095	12,700	95,300	108,000	96.42%	13,171	98,837	112,008	AV - Average	Yes	0.095
10208000	723 GROVE AVE	GRAVES EARNEST U	0.133	18,100	79,900	98,000	96.42%	18,772	82,865	101,637	AG - Avg-Good	No	0.000
07339003	605 CHICAGO ST	FIK INVESTMENT CORPORATION	0.184	21,500	101,500	123,000	96.42%	22,298	105,267	127,565	AV - Average	Yes	0.184
06572000	2425 THOR AVE	ACETO COLEEN A F/K/A	0.107	17,900	108,100	126,000	96.42%	18,564	112,112	130,676	AV - Average	Yes	0.107
06812000	2511 SPRING ST	MARTINEZ ANTONIO G	0.112	14,200	65,800	80,000	96.42%	14,727	68,242	82,969	AV - Average	Yes	0.112
10770000	431 HAYES AVE	TIDWELL JENNIFER	0.176	18,300	121,700	140,000	96.42%	18,979	126,217	145,196	VG - Very Good	No	0.000
05978000	2315 MOHR AVE	GREENFIELD GERALD AND SUSAN REV TRUST	0.106	17,800	74,200	92,000	96.42%	18,461	76,954	95,415	AV - Average	Yes	0.106
10421000	600 GROVE AVE	SORENSEN BARBRA R	0.220	28,800	83,200	112,000	96.42%	29,869	86,288	116,157	AG - Avg-Good	No	0.000
07126000	438 WEST BLVD	HUGHES STACEY L	0.108	18,000	87,000	105,000	96.42%	18,668	90,229	108,897	GD - Good	No	0.000
07024000	403 CHICAGO ST	WANIGATUNGA LASHAN	0.157	19,500	83,500	103,000	96.42%	20,224	86,599	106,823	GD - Good	No	0.000
07104000	313 MERTENS AVE	DOWER JACE	0.095	12,700	100,300	113,000	96.42%	13,171	104,023	117,194	AG - Avg-Good	No	0.000
06643000	233 CHICAGO ST	JENSEN SCOTT	0.419	41,700	104,300	146,000	96.42%	43,248	108,171	151,419	GD - Good	No	0.000
07321000	104 LUEDTKE AVE	RACINE, CITY OF (BROSE PARK)	1.875	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.875
10212000	709 GROVE AVE	PARSLEY LE ROY J	0.123	18,000	84,000	102,000	96.42%	18,668	87,118	105,786	VG - Very Good	No	0.000
06955007	330 LUEDTKE AVE	FLEISCHMAN NATALIE	0.110	15,200	89,800	105,000	96.42%	15,764	93,133	108,897	AG - Avg-Good	No	0.000
06109000	2112 CLARENCE AVE	LABRIE DAVID H	0.110	18,000	109,000	127,000	96.42%	18,668	113,045	131,714	GD - Good	No	0.000
07106000	321 MERTENS AVE	O'MALLEY EDWARD	0.095	12,700	50,300	63,000	96.42%	13,171	52,167	65,338	GV - Good-VG	No	0.000
06919000	317 GRAHAM ST	JACOB LEE ENTERPRISES LLC	0.095	12,700	85,300	98,000	96.42%	13,171	88,466	101,637	AV - Average	Yes	0.095
10421001	3204 OSBORNE BLVD	WILSON JANE L	0.101	16,200	192,800	209,000	96.42%	16,801	199,956	216,757	GD - Good	No	0.000
10973000	618 HAYES AVE	EPH ENTERPRISES LLC	0.110	18,000	57,000	75,000	96.42%	18,668	59,116	77,784	AG - Avg-Good	No	0.000
07101000	301 MERTENS AVE	BASALDUA TAMARA	0.167	20,000	111,000	131,000	96.42%	20,742	115,120	135,862	AV - Average	Yes	0.167
07476000	1747 HILL ST	ABOAGYE MARGARET	0.162	18,000	47,000	65,000	96.42%	18,668	48,744	67,412	FR - Fair	Yes	0.162
06238000	2325 HANSEN AVE	MATSEN MATTHEW	0.107	17,900	105,100	123,000	96.42%	18,564	109,001	127,565	AG - Avg-Good	No	0.000
07230000	437 HARVEY DR	BRADY JOHN D	0.134	18,100	92,900	111,000	96.42%	18,772	96,348	115,120	AG - Avg-Good	No	0.000
06891000	2302 RUPERT BLVD	HALL TODD W	0.116	17,100	92,900	110,000	96.42%	17,735	96,348	114,083	AV - Average	Yes	0.116
06588000	606 GRAHAM ST	DELISE DANIEL A	0.107	17,600	89,400	107,000	96.42%	18,253	92,718	110,971	AV - Average	Yes	0.107
06414003	268 LUEDTKE AVE	CENTELL ANGELA J	0.138	16,500	126,500	143,000	96.42%	17,112	131,195	148,307	AG - Avg-Good	No	0.000
10970000	3312 OSBORNE BLVD	KYLE BETTY J	0.074	22,200	112,800	135,000	96.42%	23,024	116,987	140,010	VG - Very Good	No	0.000
10975000	610 HAYES AVE	CASILLAS JOSE	0.110	18,000	49,000	67,000	96.42%	18,668	50,819	69,487	AG - Avg-Good	No	0.000
06353000	2410 KINZIE AVE	BLOCK CHARLES DAVID	0.107	17,900	114,100	132,000	96.42%	18,564	118,335	136,899	GD - Good	No	0.000
07137000	2211 RUPERT BLVD	DELCORE JEFFREY P	0.135	14,700	81,300	96,000	96.42%	15,246	84,317	99,563	GD - Good	No	0.000
06641000	225 CHICAGO ST	LAWES JR ROY L	0.105	13,000	0	13,000	96.42%	13,482	0	13,482	AV - Average	Yes	0.105
06214000	2305 THOR AVE	GOTTFREDSEN CRAIG	0.107	17,900	110,100	128,000	96.42%	18,564	114,186	132,751	AV - Average	Yes	0.107
06236000	2335 HANSEN AVE	ADSIT ANNE M RHEINSCHMIDT	0.107	17,900	87,100	105,000	96.42%	18,564	90,333	108,897	AV - Average	Yes	0.107
06172000	2348 CARMEL AVE	THIELEN NICHOLAS C	0.106	17,800	114,200	132,000	96.42%	18,461	118,438	136,899	AG - Avg-Good	No	0.000
06376015	231 ISLAND AVE	BRIENEN JESSICA R	0.129	18,400	85,600	104,000	96.42%	19,083	88,777	107,860	AG - Avg-Good	No	0.000
10242002	619 WEST BLVD	HENKEL CHERYL LYNN	0.215	23,300	104,700	128,000	96.42%	24,165	108,586	132,751	GD - Good	No	0.000
07216000	422 HARVEY DR	DUCHAC JERILYN M	0.100	17,500	94,500	112,000	96.42%	18,150	98,007	116,157	AV - Average	Yes	0.100
07898002	1768 HILL ST	HEADLANDS ASSET MANAGEMENT FUND III SER E LIMITED PART	0.041	6,800	31,200	38,000	96.42%	7,052	32,358	39,410	FR - Fair	Yes	0.041
07200000	523 WEST BLVD	POEHLER PATRICK L	0.120	31,200	78,800	110,000	96.42%	32,358	81,725	114,083	AV - Average	Yes	0.120
07179000	320 SHELLEY DR	HIGHMAN KELLY J	0.111	24,700	52,300	77,000	96.42%	25,617	54,241	79,858	AV - Average	Yes	0.111
06132000	2133 CLARENCE AVE	JACKSON CAROLYN J	0.114	18,000	90,000	108,000	96.42%	18,668	93,340	112,008	AV - Average	Yes	0.114
07115000	2320 RUPERT BLVD	ASIANI DIANN	0.147	17,100	66,900	84,000	96.42%	17,735	69,383	87,118	AG - Avg-Good	No	0.000
06072000	2006 CARMEL AVE	ENGLISH EVANG LUTH CHURCH OF HOLY COMMUNION	0.529	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.529
06665000	244 WICKHAM BLVD	CHRISTOPHERSON BRUCE E	0.226	21,100	148,900	170,000	96.42%	21,883	154,426	176,309	AG - Avg-Good	No	0.000
06173000	2354 CARMEL AVE	DAVIS MARILYN A/K/A	0.106	17,800	87,200	105,000	96.42%	18,461	90,436	108,897	AV - Average	Yes	0.106
06161000	2304 CARMEL AVE	WILSON ERIC B	0.106	17,800	121,200	139,000	96.42%	18,461	125,698	144,159	AV - Average	Yes	0.106
07344000	2326 MOHR AVE	UNIFIED SCHOOL DISTRICT 1 (MCKINLEY EL + JR HIGH)	8.275	0	0	0	96.42%	0	0	0	AV - Average	Yes	8.275
06396000	267 WICKHAM BLVD	CONTRERAS CRUZITO	0.110	13,200	73,800	87,000	96.42%	13,690	76,539	90,229	AG - Avg-Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

					Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
07220000	529 HARVEY DR	ENGEL GARY D	0.324	28,400	84,600	113,000	96.42%	29,454	87,740	117,194	AV - Average	Yes	0.324
06800000	328 WICKHAM BLVD	WICKHAM BLVD LLC	0.102	13,100	105,900	119,000	96.42%	13,586	109,830	123,417	AV - Average	Yes	0.102
06376013	215 ISLAND AVE	NORGELOS MAJLIS M	0.126	18,200	89,800	108,000	96.42%	18,875	93,133	112,008	GD - Good	No	0.000
07042000	400 MERTENS AVE	FRANKLIN RACHAEL M	0.095	12,700	106,300	119,000	96.42%	13,171	110,245	123,417	AG - Avg-Good	No	0.000
06127000	2136 CLARENCE AVE	SHENKENBERG SUZANNE	0.110	18,000	84,000	102,000	96.42%	18,668	87,118	105,786	FA - Fair-Avg	Yes	0.110
05988000	609 GRAHAM ST	FREI CANDICE	0.070	15,000	91,000	106,000	96.42%	15,557	94,377	109,934	FA - Fair-Avg	Yes	0.070
07098007	307 ISLAND AVE	NELSON KENT W	0.126	16,900	90,100	107,000	96.42%	17,527	93,444	110,971	FA - Fair-Avg	Yes	0.126
13116000	3134 OSBORNE BLVD	LALOR DEBORAH A	0.294	25,800	73,200	99,000	96.42%	26,758	75,917	102,674	AV - Average	Yes	0.294
06950000	323 WICKHAM BLVD	BARNES JANET E	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	AV - Average	Yes	0.110
10760000	3204 HARVEY DR	RICK GREGORY D	0.110	18,000	107,000	125,000	96.42%	18,668	110,971	129,639	GD - Good	No	0.000
07186000	411 SHELLEY DR	STRAND JAMES LEIGH	0.096	17,100	91,900	109,000	96.42%	17,735	95,311	113,045	GD - Good	No	0.000
07353034	2806 SPRING ST	POMLEE TYLER J	0.196	18,300	74,700	93,000	96.42%	18,979	77,472	96,452	AV - Average	Yes	0.196
07166000	444 SHELLEY DR	SZEPESI GREGORY A	0.138	30,100	98,900	129,000	96.42%	31,217	102,571	133,788	AG - Avg-Good	No	0.000
13117000	3130 OSBORNE BLVD	SCHMITT CHRISTINA D	0.164	21,600	86,400	108,000	96.42%	22,402	89,607	112,008	GD - Good	No	0.000
07353009	72 MERTENS AVE	KNUTSON TODD M	0.116	13,900	68,100	82,000	96.42%	14,416	70,627	85,043	AV - Average	Yes	0.116
10988000	519 BLAINE AVE	GREEN JEREMIAH L	0.110	18,000	81,000	99,000	96.42%	18,668	84,006	102,674	FA - Fair-Avg	Yes	0.110
10981000	530 HAYES AVE	CASTRO THEODORE G	0.110	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	AV - Average	Yes	0.110
07111000	409 MERTENS AVE	PROUGH SUSAN J	0.119	15,900	104,100	120,000	96.42%	16,490	107,964	124,454	GD - Good	No	0.000
07347003	2600 SPRING ST	RACINE, CITY OF	1.708	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.708
07228000	445 HARVEY DR	SHAUN PALMER REHAB LLC	0.125	18,000	101,000	119,000	96.42%	18,668	104,749	123,417	FA - Fair-Avg	Yes	0.125
07019000	2214 RUPERT BLVD	LAUTZ GREGORY D	0.107	14,600	81,400	96,000	96.42%	15,142	84,421	99,563	AV - Average	Yes	0.107
06652000	224 ISLAND AVE	MICHAEL J AND CONNIE F SCHULTZ REV TRUST	0.131	16,300	74,700	91,000	96.42%	16,905	77,472	94,377	AG - Avg-Good	No	0.000
06872000	2434 CARMEL AVE	HAIGH THOMAS A	0.106	17,800	104,200	122,000	96.42%	18,461	108,067	126,528	AV - Average	Yes	0.106
10969000	3308 OSBORNE BLVD	BERTAGNOLI WILLIAM A	0.110	25,200	115,800	141,000	96.42%	26,135	120,098	146,233	GD - Good	No	0.000
06076000	2004 KINZIE AVE	SIM RE MANAGEMENT	0.000	14,700	95,300	110,000	96.42%	15,246	98,837	114,083	FR - Fair	Yes	0.000
10238000	717 WEST BLVD	SOSA ANTONIO	0.072	15,100	69,900	85,000	96.42%	15,660	72,494	88,155	GD - Good	No	0.000
06810000	2517 SPRING ST	SANCHEZ ISAIAS P	0.234	23,100	146,900	170,000	96.42%	23,957	152,352	176,309	GD - Good	No	0.000
06118000	715 CHICAGO ST	MEHLOS MICHELLE M	0.066	19,800	72,200	92,000	96.42%	20,535	74,880	95,415	GD - Good	No	0.000
06145000	2250 KINZIE AVE	TOROSIAN MICHAEL A	0.129	26,900	99,100	126,000	96.42%	27,898	102,778	130,676	AV - Average	Yes	0.129
06103000	2017 CARMEL AVE	BERSON EDMUND D	0.078	19,500	76,500	96,000	96.42%	20,224	79,339	99,563	AV - Average	Yes	0.078
06900001	402 FRERES AVE	ROBBINS JAMES D	0.191	20,300	83,700	104,000	96.42%	21,053	86,806	107,860	FA - Fair-Avg	Yes	0.191
10765000	509 HAYES AVE	BARRON OMAR	0.195	18,500	55,500	74,000	96.42%	19,187	57,560	76,746	AV - Average	Yes	0.195
07353037	3223 HAWTHORNE DR	RIMMEREID TODD	0.214	25,300	170,700	196,000	96.42%	26,239	177,035	203,274	GD - Good	No	0.000
07127000	434 WEST BLVD	WEST BLVD LLC	0.204	18,600	95,400	114,000	96.42%	19,290	98,941	118,231	AV - Average	Yes	0.204
06226000	2342 HANSEN AVE	HAVEN THOMAS J	0.107	17,900	89,100	107,000	96.42%	18,564	92,407	110,971	AG - Avg-Good	No	0.000
07353003	2416 SPRING ST	LOPEZ CARLOS	0.217	22,200	104,800	127,000	96.42%	23,024	108,690	131,714	AG - Avg-Good	No	0.000
06147000	2236 KINZIE AVE	SAMOJEDEN MARCIN	0.147	29,400	81,600	111,000	96.42%	30,491	84,629	115,120	AV - Average	Yes	0.147
08326000	1769 DOMANIK DR	ROSALES ARTURO	0.226	17,600	42,400	60,000	96.42%	18,253	43,974	62,227	FR - Fair	Yes	0.226
06581000	2406 CARMEL AVE	LAYMAN SHAYNE L	0.106	17,800	104,200	122,000	96.42%	18,461	108,067	126,528	GD - Good	No	0.000
07227000	501 HARVEY DR	VAN OFFREEN RACHELLE R	0.122	18,000	73,000	91,000	96.42%	18,668	75,709	94,377	AV - Average	Yes	0.122
10773000	419 HAYES AVE	SCHOESSOW MARY JANE	0.183	18,400	80,600	99,000	96.42%	19,083	83,591	102,674	AG - Avg-Good	No	0.000
06255000	2338 KINZIE AVE	GOINES II JOHN R	0.100	16,700	110,300	127,000	96.42%	17,320	114,394	131,714	GD - Good	No	0.000
06578000	2403 THOR AVE	WIESNER JEFFREY G	0.107	17,900	119,100	137,000	96.42%	18,564	123,520	142,085	GD - Good	No	0.000
07724000	1753 HILL ST	VILLA JR LEOVIGILDO	0.068	13,300	27,700	41,000	96.42%	13,794	28,728	42,522	FR - Fair	Yes	0.068
07353038	3213 HAWTHORNE DR	DEBERG GREG L	0.221	25,600	163,400	189,000	96.42%	26,550	169,465	196,015	AG - Avg-Good	No	0.000
06651000	230 ISLAND AVE	NELSON EDWARD J	0.131	16,300	87,700	104,000	96.42%	16,905	90,955	107,860	AG - Avg-Good	No	0.000
06096000	2105 CLARENCE AVE	WILLING ILONA V	0.114	18,000	93,000	111,000	96.42%	18,668	96,452	115,120	GD - Good	No	0.000
07160000	417 WEST BLVD	WALKOWIAK DAWN	0.205	27,100	41,900	69,000	96.42%	28,106	43,455	71,561	GD - Good	No	0.000
06666000	250 WICKHAM BLVD	MOORE MATTHEW R	0.112	13,200	91,800	105,000	96.42%	13,690	95,207	108,897	GD - Good	No	0.000
08328000	1779 DOMANIK DR	JARSTAD ROBERT O	0.331	10,000	72,000	82,000	96.42%	10,371	74,672	85,043	FR - Fair	Yes	0.331

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
07023000	407 CHICAGO ST	FINDLAY JAMES A AND JEAN E REV LIV TR	0.131	16,300	68,700	85,000	96.42%	16,905	71,250	88,155	FR - Fair	Yes	0.131
06361000	2431 HANSEN AVE	PEASLEY DEBRA	0.107	17,900	86,100	104,000	96.42%	18,564	89,296	107,860	GD - Good	No	0.000
06251000	2320 KINZIE AVE	TRACY LAURENCE J REV TRUST	0.134	22,300	117,700	140,000	96.42%	23,128	122,068	145,196	AV - Average	Yes	0.134
06249000	2312 KINZIE AVE	VENTURA DUSTIN J	0.134	22,300	120,700	143,000	96.42%	23,128	125,180	148,307	GD - Good	No	0.000
07130000	422 WEST BLVD	HENDRIX KATHLEEN E	0.208	28,600	102,400	131,000	96.42%	29,661	106,201	135,862	GD - Good	No	0.000
10224000	557 HARVEY DR	SHELDON III GRANT J	0.092	17,100	67,900	85,000	96.42%	17,735	70,420	88,155	VG - Very Good	No	0.000
10419000	612 GROVE AVE	STICKLES CAROL A	0.110	18,000	87,000	105,000	96.42%	18,668	90,229	108,897	EX - Excellent	No	0.000
06068000	2016 CARMEL AVE	HOLY COMMUNION LUTHERAN CHURCH	0.393	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.393
10226000	565 HARVEY DR	MOZOL FAMILY JOHN AND ELIZABETH I FAMILY TRUST	0.060	13,500	98,500	112,000	96.42%	14,001	102,156	116,157	VG - Very Good	No	0.000
07222000	521 HARVEY DR	HAHN JR DAVID L	0.122	18,000	126,000	144,000	96.42%	18,668	130,676	149,344	AG - Avg-Good	No	0.000
06786000	216 CHICAGO ST	BROWN KRISTINE M	0.157	19,500	77,500	97,000	96.42%	20,224	80,376	100,600	AV - Average	Yes	0.157
06663000	236 WICKHAM BLVD	GAGEMAIS LLC	0.114	13,200	144,800	158,000	96.42%	13,690	150,174	163,864	GD - Good	No	0.000
10225000	561 HARVEY DR	LAUDENBACH LISA L	0.088	16,200	90,800	107,000	96.42%	16,801	94,170	110,971	VG - Very Good	No	0.000
07204002	404 HARVEY DR	TURMAN CARL	0.092	21,400	114,600	136,000	96.42%	22,194	118,853	141,048	GD - Good	No	0.000
10205000	3150 OSBORNE BLVD	CARTER SARA L	0.125	21,600	99,400	121,000	96.42%	22,402	103,089	125,491	EX - Excellent	No	0.000
10771000	427 HAYES AVE	SCHULTZ SHARON A	0.163	18,200	64,800	83,000	96.42%	18,875	67,205	86,081	FR - Fair	Yes	0.163
06189000	2304 THOR AVE	REVIVAL VENTURE PARTNERS	0.106	17,800	82,200	100,000	96.42%	18,461	85,251	103,711	AV - Average	Yes	0.106
07353042	56 MERTENS AVE	HAERTEL JAY R TRUST	5.159	19,000	119,000	138,000	96.42%	19,705	123,417	143,122	AV - Average	Yes	5.159
07012000	404 ISLAND AVE	MEJIA JOSE MARTINEZ	0.105	13,000	86,000	99,000	96.42%	13,482	89,192	102,674	GD - Good	No	0.000
07156000	401 WEST BLVD	HORNER VICKIE A	0.104	17,800	98,200	116,000	96.42%	18,461	101,845	120,305	AV - Average	Yes	0.104
06065000	2028 CARMEL AVE	KJAEER JENS H	0.170	18,300	67,700	86,000	96.42%	18,979	70,213	89,192	AG - Avg-Good	No	0.000
06241000	2315 HANSEN AVE	TREMAIN MICHAEL E	0.107	17,900	88,100	106,000	96.42%	18,564	91,370	109,934	AV - Average	Yes	0.107
07221000	525 HARVEY DR	WASSIL JANICE R	0.122	18,000	103,000	121,000	96.42%	18,668	106,823	125,491	AV - Average	Yes	0.122
06955004	314 LUEDTKE AVE	BRENNAN LISA	0.126	15,100	81,900	97,000	96.42%	15,660	84,940	100,600	AV - Average	Yes	0.126
06180000	2331 CARMEL AVE	WESTFALL KARL L	0.106	17,800	106,200	124,000	96.42%	18,461	110,142	128,602	GD - Good	No	0.000
07031000	309 CHICAGO ST	THOENNES JAMES J	0.105	13,000	0	13,000	96.42%	13,482	0	13,482	AV - Average	Yes	0.105
06208000	2331 THOR AVE	HOLM VICKI S	0.107	17,900	80,100	98,000	96.42%	18,564	83,073	101,637	GD - Good	No	0.000
07168002	317 WEST BLVD	MC CARTHY TERENCE A REV TRUST	0.225	28,200	190,800	219,000	96.42%	29,247	197,881	227,128	AV - Average	Yes	0.225
07353030	2424 SPRING ST	HANKE TERESA L	0.138	16,500	120,500	137,000	96.42%	17,112	124,972	142,085	AV - Average	Yes	0.138
06536000	405 LUEDTKE AVE	CARRILLO FRANCISCA LORENZ	0.130	13,200	91,800	105,000	96.42%	13,690	95,207	108,897	AV - Average	Yes	0.130
06910000	445 GRAHAM ST	BOOKER BRENDA A	0.095	12,700	130,300	143,000	96.42%	13,171	135,136	148,307	GD - Good	No	0.000
07353041	54 MERTENS AVE	SMITH SHEILA	5.159	19,000	131,000	150,000	96.42%	19,705	135,862	155,567	AV - Average	Yes	5.159
06250000	2316 KINZIE AVE	ZC CAPITAL LLC	0.134	22,300	110,700	133,000	96.42%	23,128	114,809	137,936	AV - Average	Yes	0.134
07187000	415 SHELLEY DR	ROSENBAUM LAWRENCE W	0.096	17,300	116,700	134,000	96.42%	17,942	121,031	138,973	AG - Avg-Good	No	0.000
07723000	1755 HILL ST	PICHELMAN PETER	0.122	13,200	46,800	60,000	96.42%	13,690	48,537	62,227	FR - Fair	Yes	0.122
10219009	634 WEST BLVD	ST MARTIN DENNIS	0.139	25,700	108,300	134,000	96.42%	26,654	112,320	138,973	VG - Very Good	No	0.000
10768000	439 HAYES AVE	CHAFFEE RACHEL A	0.324	36,500	102,500	139,000	96.42%	37,855	106,304	144,159	AG - Avg-Good	No	0.000
10232000	635 WEST BLVD	TAYLOR ANTOINE	0.129	18,000	109,000	127,000	96.42%	18,668	113,045	131,714	AV - Average	Yes	0.129
07889000	1764 HILL ST	MARRERO ALFREDO	0.078	12,400	69,600	82,000	96.42%	12,860	72,183	85,043	FR - Fair	Yes	0.078
07168001	309 WEST BLVD	HERRERA LISET	0.219	34,200	128,800	163,000	96.42%	35,469	133,580	169,050	AV - Average	Yes	0.219
06573000	2423 THOR AVE	BARBEE ZACHARY	0.107	17,900	90,100	108,000	96.42%	18,564	93,444	112,008	AV - Average	Yes	0.107
06909000	2518 RUPERT BLVD	AUKLAND KURTNEY W	0.128	16,600	108,400	125,000	96.42%	17,216	112,423	129,639	FA - Fair-Avg	Yes	0.128
06776000	2424 THOR AVE	TORCVIA MARTIN I	0.106	17,800	89,200	107,000	96.42%	18,461	92,511	110,971	GD - Good	No	0.000
06351000	2400 KINZIE AVE	JOHNSON BILLIE RAY	0.107	17,900	111,100	129,000	96.42%	18,564	115,223	133,788	AG - Avg-Good	No	0.000
06869000	2422 CARMEL AVE	TRANSCEND PROPERTIES LLC	0.106	17,800	99,200	117,000	96.42%	18,461	102,882	121,342	AV - Average	Yes	0.106
07022000	413 CHICAGO ST	KLEYWEG ELIZABETH R	0.105	13,000	110,000	123,000	96.42%	13,482	114,083	127,565	AV - Average	Yes	0.105
06209000	2327 THOR AVE	MAINE REALTY LLC	0.107	17,900	92,100	110,000	96.42%	18,564	95,518	114,083	AG - Avg-Good	No	0.000
07164000	437 WEST BLVD	GUDAITIS KELLY	0.116	24,900	87,100	112,000	96.42%	25,824	90,333	116,157	AG - Avg-Good	No	0.000
06076000	2004 KINZIE AVE	SIM RE MANAGEMENT	0.065	14,700	95,300	110,000	96.42%	15,246	98,837	114,083	FR - Fair	Yes	0.065
06414002	262 LUEDTKE AVE	PETERSON SR RUDY M	0.138	16,500	85,500	102,000	96.42%	17,112	88,673	105,786	GD - Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
10217000	629 GROVE AVE	MASKO JUDITH M REV TRUST	0.068	15,700	71,300	87,000	96.42%	16,283	73,946	90,229	VG - Very Good	No	0.000
06231000	911 GRAHAM ST	911 GRAHAM ST LLC	0.042	8,300	84,700	93,000	96.42%	8,608	87,844	96,452	AV - Average	Yes	0.042
06364000	2417 HANSEN AVE	BROWNEWELL TIMOTHY D	0.107	17,900	113,100	131,000	96.42%	18,564	117,298	135,862	AG - Avg-Good	No	0.000
06543000	323 LUEDTKE AVE	NUNEZ BONITA	0.087	11,900	77,100	89,000	96.42%	12,342	79,962	92,303	FA - Fair-Avg	Yes	0.087
10219018	810 WEST BLVD	SPANGLER ROBIN W	0.137	25,900	140,100	166,000	96.42%	26,861	145,300	172,161	GD - Good	No	0.000
10990000	605 BLAINE AVE	VAZQUEZ SIERRA YESSICA A	0.110	18,000	87,000	105,000	96.42%	18,668	90,229	108,897	GD - Good	No	0.000
10986000	509 BLAINE AVE	ANDERSON SARA A	0.110	18,000	110,000	128,000	96.42%	18,668	114,083	132,751	GD - Good	No	0.000
06939000	431 WICKHAM BLVD	MASKER JR BRYAN	0.110	13,200	81,800	95,000	96.42%	13,690	84,836	98,526	GD - Good	No	0.000
06873000	609 BELMONT AVE	TRACY LAURENCE J REV TRUST	0.103	16,900	96,100	113,000	96.42%	17,527	99,667	117,194	GD - Good	No	0.000
06984000	818 BELMONT AVE	EANOS RANDALL S	0.149	22,300	67,700	90,000	96.42%	23,128	70,213	93,340	AV - Average	Yes	0.149
06366000	2409 HANSEN AVE	ESPINO MIGUEL	0.107	17,900	68,100	86,000	96.42%	18,564	70,627	89,192	AG - Avg-Good	No	0.000
10219004	600 WEST BLVD	MEYER SAMANTHA	0.154	23,700	146,300	170,000	96.42%	24,580	151,730	176,309	EX - Excellent	No	0.000
07097000	417 ISLAND AVE	THORSON MARK A AND PAULA J FAMILY TRUST	0.103	13,000	91,000	104,000	96.42%	13,482	94,377	107,860	AG - Avg-Good	No	0.000
06911000	441 GRAHAM ST	JOHNSON BARRY R	0.143	19,000	73,000	92,000	96.42%	19,705	75,709	95,415	GD - Good	No	0.000
06205000	2341 THOR AVE	OTTELIEF MICHAEL L	0.107	17,900	88,100	106,000	96.42%	18,564	91,370	109,934	GD - Good	No	0.000
06414001	258 LUEDTKE AVE	SUTTON LAURIE E	0.121	14,500	75,500	90,000	96.42%	15,038	78,302	93,340	AV - Average	Yes	0.121
06979000	904 BELMONT AVE	PLATT ASHLY NICOLE	0.116	18,900	144,100	163,000	96.42%	19,601	149,448	169,050	AG - Avg-Good	No	0.000
07321000	104 LUEDTKE AVE	RACINE, CITY OF (BROSE PARK)	3.049	0	0	0	96.42%	0	0	0	AV - Average	Yes	3.049
10219011	700 WEST BLVD	SMITH KAREN S	0.136	25,700	96,300	122,000	96.42%	26,654	99,874	126,528	VG - Very Good	No	0.000
07010000	328 ISLAND AVE	WILLIAMS KELLY	0.105	13,000	133,000	146,000	96.42%	13,482	137,936	151,419	GD - Good	No	0.000
06564000	2412 HANSEN AVE	MILICH-RUK EVELYN	0.107	17,900	96,100	114,000	96.42%	18,564	99,667	118,231	FA - Fair-Avg	Yes	0.107
07113000	2312 RUPERT BLVD	NIESEN ALAN	0.149	17,100	73,900	91,000	96.42%	17,735	76,643	94,377	AV - Average	Yes	0.149
06375002	2115 SPRING ST	ESTRADA BENITO	0.155	16,500	92,500	109,000	96.42%	17,112	95,933	113,045	AG - Avg-Good	No	0.000
07353024	2226 SPRING ST	RATHER JULIE A	0.135	16,500	105,500	122,000	96.42%	17,112	109,416	126,528	AG - Avg-Good	No	0.000
06302000	1900 EHLERT ST	MARRY DAVID L LIFE TENANT	0.188	20,000	134,000	154,000	96.42%	20,742	138,973	159,716	GD - Good	No	0.000
07204001	400 HARVEY DR	BRZACK RICHARD S	0.106	21,500	130,500	152,000	96.42%	22,298	135,343	157,641	AV - Average	Yes	0.106
06685003	825 RIVERBROOK DR	FLYNN PATRICK L	0.158	19,600	93,400	113,000	96.42%	20,327	96,866	117,194	AG - Avg-Good	No	0.000
10215000	641 GROVE AVE	NICKOWSKI THEODORE	0.090	17,200	73,800	91,000	96.42%	17,838	76,539	94,377	AV - Average	Yes	0.090
06538000	335 LUEDTKE AVE	LEVENE MORGAN	0.175	15,700	88,300	104,000	96.42%	16,283	91,577	107,860	AG - Avg-Good	No	0.000
06955001	300 LUEDTKE AVE	VOSS ALEXANDER G	0.124	14,900	79,100	94,000	96.42%	15,453	82,036	97,489	GD - Good	No	0.000
10242001	611 WEST BLVD	DELACRUZ CRISTINA M	0.231	23,000	93,000	116,000	96.42%	23,854	96,452	120,305	AG - Avg-Good	No	0.000
06793000	2101 DOMBROWSKI BLVD	GRIZZEL JEFFREY	0.107	13,100	113,900	127,000	96.42%	13,586	118,127	131,714	AV - Average	Yes	0.107
07710000	1820 DOMANIK DR	KROLL GERHARD E	0.112	13,400	18,600	32,000	96.42%	13,897	19,290	33,188	PR - Poor	Yes	0.112
06060000	2044 CARMEL AVE	EPPELHEIMER JAMES	0.155	18,200	57,800	76,000	96.42%	18,875	59,945	78,821	AV - Average	Yes	0.155
06362000	2427 HANSEN AVE	FERRON ASHLEY S	0.107	17,900	119,100	137,000	96.42%	18,564	123,520	142,085	GD - Good	No	0.000
10411000	700 GROVE AVE	MOORE ANTHONY J	0.110	18,000	83,000	101,000	96.42%	18,668	86,081	104,749	AV - Average	Yes	0.110
10769000	435 HAYES AVE	JENSEN JAMIE	0.142	18,100	126,900	145,000	96.42%	18,772	131,610	150,382	EX - Excellent	No	0.000
06870000	2426 CARMEL AVE	FRANKS DAVID M	0.106	17,800	86,200	104,000	96.42%	18,461	89,399	107,860	AV - Average	Yes	0.106
06354000	2414 KINZIE AVE	GRIFFIN, JR AKA CHARLES GRIFFIN CHARLES E	0.107	17,900	119,100	137,000	96.42%	18,564	123,520	142,085	FR - Fair	Yes	0.107
06414012	236 LUEDTKE AVE	ZERTUCHE FLORENCE	0.121	14,500	95,500	110,000	96.42%	15,038	99,044	114,083	AG - Avg-Good	No	0.000
07478000	1737 HILL ST	RUIZ FULGENCIO	0.133	16,600	36,400	53,000	96.42%	17,216	37,751	54,967	PR - Poor	Yes	0.133
07003000	300 ISLAND AVE	JENSEN SUSAN	0.105	13,000	89,000	102,000	96.42%	13,482	92,303	105,786	AV - Average	Yes	0.105
10991000	609 BLAINE AVE	BERRY HELLE FAMILY TRUST	0.110	18,000	116,000	134,000	96.42%	18,668	120,305	138,973	EX - Excellent	No	0.000
06668000	256 WICKHAM BLVD	COMELLO CYNTHIA A	0.220	21,100	69,900	91,000	96.42%	21,883	72,494	94,377	AG - Avg-Good	No	0.000
06363000	2423 HANSEN AVE	OLSON CHRISTIAN J	0.107	17,900	94,100	112,000	96.42%	18,564	97,592	116,157	AG - Avg-Good	No	0.000
07353004	2306 SPRING ST	ZLEVOR MARY	0.152	18,500	117,500	136,000	96.42%	19,187	121,861	141,048	AG - Avg-Good	No	0.000
07345000	2530 KINZIE AVE	CATHOLIC CEMETERY ASSOC OF RACINE INC	15.814	0	0	0	96.42%	0	0	0	AV - Average	Yes	15.814
06149000	2226 KINZIE AVE	KACH JULIE A	0.209	22,800	98,200	121,000	96.42%	23,646	101,845	125,491	AG - Avg-Good	No	0.000
06955002	306 LUEDTKE AVE	SONDERGAARD SCOTT A	0.126	15,100	87,900	103,000	96.42%	15,660	91,162	106,823	AV - Average	Yes	0.126
07132000	414 WEST BLVD	MOWERY SAMANTHA	0.161	18,900	89,100	108,000	96.42%	19,601	92,407	112,008	GD - Good	No	0.000

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Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06066000	2024 CARMEL AVE	MY PLACE RENTALS LLC	0.170	18,300	113,700	132,000	96.42%	18,979	117,920	136,899	AV - Average	Yes	0.170
06108000	2110 CLARENCE AVE	BARRIENTEZ THERESA S	0.055	13,500	97,500	111,000	96.42%	14,001	101,119	115,120	AV - Average	Yes	0.055
06646000	250 ISLAND AVE	OLSON ERIC	0.105	13,000	72,000	85,000	96.42%	13,482	74,672	88,155	FA - Fair-Avg	Yes	0.105
07223000	517 HARVEY DR	ALVAREZ JEFFERY J	0.122	18,000	92,000	110,000	96.42%	18,668	95,415	114,083	GD - Good	No	0.000
07339005	601 CHICAGO ST	FIK INVESTMENT CORPORATION	0.382	4,900	0	4,900	96.42%	5,082	0	5,082	AV - Average	Yes	0.382
07181000	310 SHELLEY DR	HENKEN CRAIG	0.080	17,900	0	17,900	96.42%	18,564	0	18,564	AV - Average	Yes	0.080
07098001	2120 RUPERT BLVD	AVIS CHRISTINA MARIE	0.163	19,400	84,600	104,000	96.42%	20,120	87,740	107,860	GD - Good	No	0.000
06111000	2122 CLARENCE AVE	LONGFIELD INVESTMENTS LLC	0.110	18,000	60,000	78,000	96.42%	18,668	62,227	80,895	AG - Avg-Good	No	0.000
06257000	2348 KINZIE AVE	RIBERA LILLIANA R	0.114	19,000	119,000	138,000	96.42%	19,705	123,417	143,122	GD - Good	No	0.000
07720000	1767 HILL ST	QUINONES ANDY A	0.124	13,200	48,800	62,000	96.42%	13,690	50,611	64,301	FR - Fair	Yes	0.124
06148000	2232 KINZIE AVE	JARAPKO JAMES A	0.188	20,500	97,500	118,000	96.42%	21,261	101,119	122,380	AV - Average	Yes	0.188
06115000	703 CHICAGO ST	MANDICH JACOB T	0.129	18,000	102,000	120,000	96.42%	18,668	105,786	124,454	AV - Average	Yes	0.129
07724001	1769 HILL ST	MORA LUIS	0.085	12,200	57,800	70,000	96.42%	12,653	59,945	72,598	FR - Fair	Yes	0.085
07202000	533 WEST BLVD	TORRES MARIA L	0.093	30,900	67,100	98,000	96.42%	32,047	69,590	101,637	AV - Average	Yes	0.093
06411000	207 WICKHAM BLVD	WASCHBISCH MICHAEL A	0.155	11,600	75,400	87,000	96.42%	12,031	78,198	90,229	GD - Good	No	0.000
10219000	621 GROVE AVE	FORD JEFFREY	0.046	12,700	76,300	89,000	96.42%	13,171	79,132	92,303	GD - Good	No	0.000
10222000	549 HARVEY DR	CLAUSEN KENNETH LIFE ESTATE	0.092	17,100	83,900	101,000	96.42%	17,735	87,014	104,749	FA - Fair-Avg	Yes	0.092
10435000	3220 OSBORNE BLVD	CLAUSEN NANCY J LIFE TENANT	0.171	29,200	129,800	159,000	96.42%	30,284	134,617	164,901	VG - Very Good	No	0.000
06080000	2007 CARMEL AVE	SMIEDING GRACE E	0.089	22,200	73,800	96,000	96.42%	23,024	76,539	99,563	AV - Average	Yes	0.089
06082000	2016 KINZIE AVE	CINCOE LLC	0.128	24,300	133,700	158,000	96.42%	25,202	138,662	163,864	GD - Good	No	0.000
06067000	2020 CARMEL AVE	HOLY COMMUNION LUTHERAN CHURCH	0.110	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.110
08327000	1773 DOMANIK DR	JARSTAD MICHAEL A	0.334	18,500	60,500	79,000	96.42%	19,187	62,745	81,932	FR - Fair	Yes	0.334
06122000	2154 CLARENCE AVE	SAGAN LINDA A	0.110	18,000	126,000	144,000	96.42%	18,668	130,676	149,344	AV - Average	Yes	0.110
07098006	301 ISLAND AVE	LA MERE MARK L	0.124	16,800	109,200	126,000	96.42%	17,424	113,253	130,676	GD - Good	No	0.000
07000000	606 BELMONT AVE	CHRISTOPHERSON MICHAEL J	0.123	17,100	71,900	89,000	96.42%	17,735	74,569	92,303	AV - Average	Yes	0.123
07235000	419 HARVEY DR	LEWIS RITA C	0.217	28,600	122,400	151,000	96.42%	29,661	126,943	156,604	AG - Avg-Good	No	0.000
05989000	2355 MOHR AVE	TRANSCEND PROPERTIES LLC	0.071	15,500	90,500	106,000	96.42%	16,075	93,859	109,934	FR - Fair	Yes	0.071
06700000	1926 GLEN ST	RACINE, CITY OF (LEE PARK/ISLAND PARK WEST)	1.075	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.075
06114000	2141 CARMEL AVE	MANDICH JACOB T	0.120	19,900	76,100	96,000	96.42%	20,639	78,924	99,563	AG - Avg-Good	No	0.000
06155000	2148 KINZIE AVE	JARRETT DANIEL W	0.146	22,500	107,500	130,000	96.42%	23,335	111,490	134,825	AG - Avg-Good	No	0.000
06199000	2344 THOR AVE	FRANCL JASON	0.106	17,800	117,200	135,000	96.42%	18,461	121,550	140,010	AG - Avg-Good	No	0.000
08334000	1825 DOMANIK DR	HAAS JEFFREY J	0.167	14,200	42,800	57,000	96.42%	14,727	44,389	59,116	FR - Fair	Yes	0.167
07353048	59 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
07120000	520 WEST BLVD	PEARSON LORICE	0.159	18,300	94,700	113,000	96.42%	18,979	98,215	117,194	AG - Avg-Good	No	0.000
06945000	409 WICKHAM BLVD	MOLINA KEVIN	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	GD - Good	No	0.000
06676000	216 MERTENS AVE	CONTRERAS JAMES R	0.143	19,000	121,000	140,000	96.42%	19,705	125,491	145,196	GD - Good	No	0.000
10231000	633 WEST BLVD	HARMS GEORIANNA L	0.139	18,100	60,900	79,000	96.42%	18,772	63,160	81,932	AV - Average	Yes	0.139
06981000	828 BELMONT AVE	SORENSEN HALE ALOHA LLC	0.129	18,900	103,100	122,000	96.42%	19,601	106,927	126,528	AG - Avg-Good	No	0.000
06808000	426 WICKHAM BLVD	WESTCOMB DAVID A	0.190	20,300	83,700	104,000	96.42%	21,053	86,806	107,860	GD - Good	No	0.000
07218000	414 HARVEY DR	FLETCHER ELIZABETH	0.128	28,100	94,900	123,000	96.42%	29,143	98,422	127,565	FA - Fair-Avg	Yes	0.128
06151000	2216 KINZIE AVE	CARK JESSICA	0.191	21,800	118,200	140,000	96.42%	22,609	122,587	145,196	AV - Average	Yes	0.191
07139000	2221 RUPERT BLVD	CAIRNS MARIE E	0.180	14,800	92,200	107,000	96.42%	15,349	95,622	110,971	AV - Average	Yes	0.180
06074000	2001 CARMEL AVE	2001 CARMEL AVENUE LLC	0.090	19,400	79,600	99,000	96.42%	20,120	82,554	102,674	FR - Fair	Yes	0.090
06780000	2429 CARMEL AVE	WELVANG ANNE R	0.106	17,800	105,200	123,000	96.42%	18,461	109,104	127,565	AV - Average	Yes	0.106
08338003	1787 DOMANIK DR	JARSTAD ROBERT O	0.239	13,300	0	13,300	96.42%	13,794	0	13,794	AV - Average	Yes	0.239
06888000	412 CHICAGO ST	JONES COLLEEN S	0.105	13,000	114,000	127,000	96.42%	13,482	118,231	131,714	AV - Average	Yes	0.105
06660000	226 WICKHAM BLVD	REEVES JOEL	0.234	21,100	95,900	117,000	96.42%	21,883	99,459	121,342	AV - Average	Yes	0.234
06947000	401 WICKHAM BLVD	HAZLETT PATRICIA A LIFE TENANT	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	AV - Average	Yes	0.110
07157000	405 WEST BLVD	BUCKLEY JEREL A	0.104	19,800	111,200	131,000	96.42%	20,535	115,327	135,862	AG - Avg-Good	No	0.000
06311000	1905 GLEN ST	OLIVEIRA GEORGE	0.101	13,200	69,800	83,000	96.42%	13,690	72,391	86,081	GD - Good	No	0.000

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City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

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Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of	In Need of
												Rehabilitation or Conservation	Rehabilitation or Conservation
10214000	701 GROVE AVE	STAUBER DANIEL S	0.101	17,800	59,200	77,000	96.42%	18,461	61,397	79,858	FA - Fair-Avg	Yes	0.101
06544000	317 LUEDTKE AVE	VANGROLL COREY J	0.087	11,900	117,100	129,000	96.42%	12,342	121,446	133,788	GD - Good	No	0.000
08336000	1911 DOMANIK DR	RACINE, CITY OF (LINCOLN FIELD ENTRANCE)	0.439	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.439
06051000	2128 CARMEL AVE	WELCH JAY D	0.077	15,700	70,300	86,000	96.42%	16,283	72,909	89,192	AG - Avg-Good	No	0.000
10240000	727 WEST BLVD	WATKINS TROY E	0.097	19,900	115,100	135,000	96.42%	20,639	119,372	140,010	GD - Good	No	0.000
06952000	315 WICKHAM BLVD	JOHNSON DARRELL L	0.110	13,200	70,800	84,000	96.42%	13,690	73,428	87,118	AV - Average	Yes	0.110
06248000	2306 KINZIE AVE	EHEVERRIA RANDY	0.120	20,100	133,900	154,000	96.42%	20,846	138,870	159,716	GD - Good	No	0.000
06414007	214 LUEDTKE AVE	HECHT DAVID L	0.121	14,500	75,500	90,000	96.42%	15,038	78,302	93,340	FA - Fair-Avg	Yes	0.121
07018000	2212 RUPERT BLVD	BURKS BROS LLC	0.115	14,900	76,100	91,000	96.42%	15,453	78,924	94,377	AG - Avg-Good	No	0.000
07347004	2520 SPRING ST	RACINE, CITY OF	2.036	0	0	0	96.42%	0	0	0	AV - Average	Yes	2.036
10980000	536 HAYES AVE	VANDERHEYDEN CODY M	0.110	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	AG - Avg-Good	No	0.000
06198000	2340 THOR AVE	TWS INVESTMENTS III LLC	0.106	17,800	94,200	112,000	96.42%	18,461	97,696	116,157	GD - Good	No	0.000
07343000	2107 RUPERT BLVD	MAINLAND LEONA M LIFE TENANT	0.184	13,500	78,500	92,000	96.42%	14,001	81,413	95,415	GD - Good	No	0.000
06902000	408 FRERES AVE	LEMUT ERIC M	0.143	19,000	112,000	131,000	96.42%	19,705	116,157	135,862	AV - Average	Yes	0.143
06796000	312 WICKHAM BLVD	LIESKE ARTHUR A	0.105	13,000	94,000	107,000	96.42%	13,482	97,489	110,971	AV - Average	Yes	0.105
06049000	2134 CARMEL AVE	PAOLONE GIOVANNI L	0.103	17,800	111,200	129,000	96.42%	18,461	115,327	133,788	AV - Average	Yes	0.103
10978000	600 HAYES AVE	WEBB PATRICK J	0.110	18,000	78,000	96,000	96.42%	18,668	80,895	99,563	VG - Very Good	No	0.000
06092000	2123 CLARENCE AVE	THORNS JR CLEMON	0.114	18,000	17,000	35,000	96.42%	18,668	17,631	36,299	AG - Avg-Good	No	0.000
06142000	2175 CLARENCE AVE	WAYNE REBECCA	0.104	18,000	98,000	116,000	96.42%	18,668	101,637	120,305	GD - Good	No	0.000
10994000	3318 OSBORNE BLVD	BANASZAK RICHARD W	0.113	25,200	139,800	165,000	96.42%	26,135	144,989	171,124	EX - Excellent	No	0.000
06397000	263 WICKHAM BLVD	JUNG DANIEL J	0.110	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	GD - Good	No	0.000
06930000	332 LUEDTKE AVE	B AND B PARTNERS LLC	0.110	13,200	85,800	99,000	96.42%	13,690	88,984	102,674	FA - Fair-Avg	Yes	0.110
06685002	819 RIVERBROOK DR	WIECZOREK ALLYSON F/K/A	0.175	19,000	115,000	134,000	96.42%	19,705	119,268	138,973	AG - Avg-Good	No	0.000
07051001	417 FRERES AVE	THOMAS RICHARD E	0.129	17,100	103,900	121,000	96.42%	17,735	107,756	125,491	GD - Good	No	0.000
10416000	624 GROVE AVE	VETO MARTHA	0.110	18,000	52,000	70,000	96.42%	18,668	53,930	72,598	GD - Good	No	0.000
06234000	2341 HANSEN AVE	SODERLUND TIMOTHY JAMES	0.107	17,900	84,100	102,000	96.42%	18,564	87,221	105,786	AV - Average	Yes	0.107
06414014	246 LUEDTKE AVE	KRAGH CAROL G	0.121	14,500	69,500	84,000	96.42%	15,038	72,079	87,118	AG - Avg-Good	No	0.000
07133000	410 WEST BLVD	VERHEYEN SAMANTHA ANN	0.116	17,800	95,200	113,000	96.42%	18,461	98,733	117,194	AV - Average	Yes	0.116
07353026	2312 SPRING ST	KELLEY JONATHAN M	0.149	18,100	104,900	123,000	96.42%	18,772	108,793	127,565	GD - Good	No	0.000
10431000	701 HAYES AVE	STEIN CHRISTOPHER M	0.110	18,000	81,000	99,000	96.42%	18,668	84,006	102,674	GD - Good	No	0.000
06803000	408 WICKHAM BLVD	WORTHINGTON JOSEPH W	0.149	19,300	105,700	125,000	96.42%	20,016	109,623	129,639	AV - Average	Yes	0.149
07715000	1808 DOMANIK DR	KROLL GERHARD E	0.104	2,600	0	2,600	96.42%	2,696	0	2,696	AV - Average	Yes	0.104
06170000	2340 CARMEL AVE	CLARK COLVIN D	0.106	17,800	132,200	150,000	96.42%	18,461	137,107	155,567	AG - Avg-Good	No	0.000
06414015	250 LUEDTKE AVE	CRAMER DEBRA L	0.121	14,500	75,500	90,000	96.42%	15,038	78,302	93,340	AV - Average	Yes	0.121
10968000	3302 OSBORNE BLVD	TOLSTYGA LAURA	0.146	24,600	130,400	155,000	96.42%	25,513	135,240	160,753	GD - Good	No	0.000
10434000	705 HAYES AVE	REINDERS LORA S	0.110	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	AG - Avg-Good	No	0.000
07885000	1775 STATE ST	FLORES GERARDO	0.091	8,300	47,700	56,000	96.42%	8,608	49,470	58,078	PR - Poor	Yes	0.091
06357000	2424 KINZIE AVE	CHAVEZ NATIVIDAD	0.107	17,900	92,100	110,000	96.42%	18,564	95,518	114,083	FR - Fair	Yes	0.107
06775000	2420 THOR AVE	NOWAK JONATHAN MICHAEL	0.106	17,800	105,200	123,000	96.42%	18,461	109,104	127,565	AV - Average	Yes	0.106
06535000	409 LUEDTKE AVE	BRZACK RICHARD S	0.121	13,200	96,800	110,000	96.42%	13,690	100,393	114,083	AV - Average	Yes	0.121
06093000	2119 CLARENCE AVE	SPRINGER KELLY S	0.114	18,000	103,000	121,000	96.42%	18,668	106,823	125,491	AG - Avg-Good	No	0.000
06889000	416 CHICAGO ST	PADDOCK RUSSELL E	0.105	13,000	94,000	107,000	96.42%	13,482	97,489	110,971	AV - Average	Yes	0.105
07162000	427 WEST BLVD	NELSEN TODD C	0.210	28,500	91,500	120,000	96.42%	29,558	94,896	124,454	GD - Good	No	0.000
06159000	2128 KINZIE AVE	FELIX NATHAN L	0.143	22,500	93,500	116,000	96.42%	23,335	96,970	120,305	AV - Average	Yes	0.143
07884000	1774 HILL ST	MILLER DONALD F	0.082	6,100	3,900	10,000	96.42%	6,326	4,045	10,371	AV - Average	Yes	0.082
06586000	2415 MOHR AVE	BAUGHER ANDREW J	0.106	17,800	95,200	113,000	96.42%	18,461	98,733	117,194	AV - Average	Yes	0.106
10428000	625 HAYES AVE	HOOVER HOLLY R	0.110	18,000	98,000	116,000	96.42%	18,668	101,637	120,305	VG - Very Good	No	0.000
06307000	279 LUEDTKE AVE	WISEMAN DANNY M	0.092	12,500	85,500	98,000	96.42%	12,964	88,673	101,637	GD - Good	No	0.000
06154000	2200 KINZIE AVE	HERTZBERG MARK S	0.155	22,500	121,500	144,000	96.42%	23,335	126,009	149,344	GD - Good	No	0.000
08330000	1801 DOMANIK DR	MENDEZ JOSE J	0.112	13,200	62,800	76,000	96.42%	13,690	65,131	78,821	FR - Fair	Yes	0.112

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06404000	235 WICKHAM BLVD	AVERY DERIK	0.110	13,200	65,800	79,000	96.42%	13,690	68,242	81,932	GD - Good	No	0.000
06164000	2316 CARMEL AVE	MENDOZA JESSE	0.106	17,800	78,200	96,000	96.42%	18,461	81,102	99,563	GD - Good	No	0.000
06542000	1905 EHLERT ST	SALINAS ROBERT AND RUBEN REV TRUST	0.106	14,800	75,200	90,000	96.42%	15,349	77,991	93,340	AV - Average	Yes	0.106
06052000	2126 CARMEL AVE	TOUGAS PROPERTIES LLC	0.124	18,100	66,900	85,000	96.42%	18,772	69,383	88,155	AG - Avg-Good	No	0.000
06982000	826 BELMONT AVE	HAGEN KAYLIN J	0.129	18,900	106,100	125,000	96.42%	19,601	110,038	129,639	VG - Very Good	No	0.000
07353017	73 MERTENS AVE	HOLBUS JOHN K	0.374	23,000	120,000	143,000	96.42%	23,854	124,454	148,307	AG - Avg-Good	No	0.000
07116002	501 ISLAND AVE	CALLENDER LINDA P	0.156	18,200	97,800	116,000	96.42%	18,875	101,430	120,305	GD - Good	No	0.000
06061000	2042 CARMEL AVE	CERNOHOUS MALCOLM S	0.108	9,000	112,000	121,000	96.42%	9,334	116,157	125,491	GD - Good	No	0.000
07180000	316 SHELLEY DR	ANDERSON MARK J	0.094	22,500	126,500	149,000	96.42%	23,335	131,195	154,530	AV - Average	Yes	0.094
06376014	223 ISLAND AVE	SMALL JENNIFER R	0.128	18,300	84,700	103,000	96.42%	18,979	87,844	106,823	AG - Avg-Good	No	0.000
06138000	2159 CLARENCE AVE	GREENDIGS LLC	0.124	20,300	97,700	118,000	96.42%	21,053	101,326	122,380	AV - Average	Yes	0.124
07203000	542 HARVEY DR	DRESCHER VALERIE S	0.092	30,200	94,800	125,000	96.42%	31,321	98,318	129,639	AG - Avg-Good	No	0.000
06355000	2418 KINZIE AVE	JENSEN CARL A	0.107	17,900	119,100	137,000	96.42%	18,564	123,520	142,085	GD - Good	No	0.000
06774000	2418 THOR AVE	WATTERS AUSTIN S	0.106	17,800	97,200	115,000	96.42%	18,461	100,808	119,268	AG - Avg-Good	No	0.000
06105000	2100 CLARENCE AVE	ORAVETZ LLC	0.076	14,900	147,100	162,000	96.42%	15,453	152,560	168,013	AV - Average	Yes	0.076
06999000	610 BELMONT AVE	MILLER JOHN PATRICK	0.123	18,900	104,100	123,000	96.42%	19,601	107,964	127,565	AV - Average	Yes	0.123
06252000	2324 KINZIE AVE	MARKUSEN DANIELLE L	0.120	20,100	117,900	138,000	96.42%	20,846	122,276	143,122	AV - Average	Yes	0.120
10219017	804 WEST BLVD	SPANGLER ROBIN W	0.139	25,700	140,300	166,000	96.42%	26,654	145,507	172,161	GD - Good	No	0.000
07353050	63 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
07342000	2105 RUPERT BLVD	PROCHASKA ANDREW W	0.275	20,200	104,800	125,000	96.42%	20,950	108,690	129,639	GD - Good	No	0.000
07135000	2203 RUPERT BLVD	RODRIGUEZ JOSE M	0.120	14,700	79,300	94,000	96.42%	15,246	82,243	97,489	GD - Good	No	0.000
06084000	2030 KINZIE AVE	CDC RENTALS LLC	0.128	22,500	110,500	133,000	96.42%	23,335	114,601	137,936	AV - Average	Yes	0.128
06672000	2409 SPRING ST	SHEEDLO TODD W	0.222	21,400	72,600	94,000	96.42%	22,194	75,295	97,489	AG - Avg-Good	No	0.000
06806000	418 WICKHAM BLVD	JOHNSTON JARRED C	0.193	20,400	108,600	129,000	96.42%	21,157	112,631	133,788	FA - Fair-Avg	Yes	0.193
06139000	2165 CLARENCE AVE	TRAVIS TODD	0.124	20,300	122,700	143,000	96.42%	21,053	127,254	148,307	GD - Good	No	0.000
07480000	1673 STATE ST	RACINE, CITY OF	0.019	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.019
07188000	417 SHELLEY DR	RIESNER TAMMY	0.096	17,200	93,800	111,000	96.42%	17,838	97,281	115,120	AV - Average	Yes	0.096
07190000	423 SHELLEY DR	STONE BRIAN J	0.095	17,200	123,800	141,000	96.42%	17,838	128,395	146,233	GD - Good	No	0.000
06195000	2330 THOR AVE	ERHARDT TODD R	0.106	17,800	89,200	107,000	96.42%	18,461	92,511	110,971	GD - Good	No	0.000
07353029	2800 SPRING ST	MICKELSEN SANDRA A	0.187	19,200	84,800	104,000	96.42%	19,913	87,947	107,860	AV - Average	Yes	0.187
06398000	259 WICKHAM BLVD	CARLSON DAVID L	0.110	13,200	69,800	83,000	96.42%	13,690	72,391	86,081	AG - Avg-Good	No	0.000
07167000	436 SHELLEY DR	THIERY THOMAS L	0.103	20,500	91,500	112,000	96.42%	21,261	94,896	116,157	GD - Good	No	0.000
07096000	413 ISLAND AVE	BRZACK RICHARD S	0.102	12,900	59,100	72,000	96.42%	13,379	61,293	74,672	FR - Fair	Yes	0.102
06140000	2167 CLARENCE AVE	LAYPATH LINDA F	0.110	18,000	107,000	125,000	96.42%	18,668	110,971	129,639	GD - Good	No	0.000
05980000	2323 MOHR AVE	SEITZ RANDALL	0.106	17,800	72,200	90,000	96.42%	18,461	74,880	93,340	AV - Average	Yes	0.106
10223000	553 HARVEY DR	GOBIS STEVEN S	0.092	17,100	90,900	108,000	96.42%	17,735	94,274	112,008	AG - Avg-Good	No	0.000
06204000	2347 THOR AVE	THIELEN KELLY J	0.107	17,900	94,100	112,000	96.42%	18,564	97,592	116,157	FA - Fair-Avg	Yes	0.107
06414008	218 LUEDTKE AVE	VENEGAS RODOLFO	0.121	14,500	82,500	97,000	96.42%	15,038	85,562	100,600	AV - Average	Yes	0.121
07169000	426 SHELLEY DR	PAVELCHIK MANDY L	0.107	18,000	107,000	125,000	96.42%	18,668	110,971	129,639	GD - Good	No	0.000
06313001	269 LUEDTKE AVE	SMITH JOSEPH L	0.064	10,800	89,200	100,000	96.42%	11,201	92,511	103,711	AV - Average	Yes	0.064
07046000	2400 RUPERT BLVD	ZILLYETTE SHIRLEY M	0.186	20,400	100,600	121,000	96.42%	21,157	104,334	125,491	GD - Good	No	0.000
07341000	2101 RUPERT BLVD	HERNANDEZ HUGO	0.298	20,200	73,800	94,000	96.42%	20,950	76,539	97,489	AV - Average	Yes	0.298
07103000	309 MERTENS AVE	TINAJERO MENDOZA ENRIQUE	0.119	15,900	128,100	144,000	96.42%	16,490	132,854	149,344	AV - Average	Yes	0.119
07336000	2026 LUEDTKE CT	SPENCER MARTIN B	0.230	28,500	103,500	132,000	96.42%	29,558	107,341	136,899	GD - Good	No	0.000
07353016	2406 SPRING ST	LOPEZ CARLOS	0.107	13,100	0	13,100	96.42%	13,586	0	13,586	AV - Average	Yes	0.107
07175000	402 SHELLEY DR	ALTON LARRY S	0.116	20,100	93,900	114,000	96.42%	20,846	97,385	118,231	AV - Average	Yes	0.116
10772000	421 HAYES AVE	FLEES RACHEL M	0.102	17,600	91,400	109,000	96.42%	18,253	94,792	113,045	VG - Very Good	No	0.000
10432000	703 HAYES AVE	DUCHAC MATTHEW J	0.110	18,000	82,000	100,000	96.42%	18,668	85,043	103,711	AG - Avg-Good	No	0.000
06137000	2155 CLARENCE AVE	BEAUGRAND TAMI L FAMILY TRUST	0.124	20,300	97,700	118,000	96.42%	21,053	101,326	122,380	AV - Average	Yes	0.124
10987000	513 BLAINE AVE	KAJA HOLDINGS LLC	0.110	18,000	72,000	90,000	96.42%	18,668	74,672	93,340	FR - Fair	Yes	0.110

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06110000	2118 CLARENCE AVE	ROBER L AND LESLIE J RASMUSSEN REV TRUST	0.110	18,000	99,000	117,000	96.42%	18,668	102,674	121,342	GD - Good	No	0.000
07353051	65 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
07057000	323 FRERES AVE	POPLAWSKI ERIC	0.143	19,000	112,000	131,000	96.42%	19,705	116,157	135,862	GD - Good	No	0.000
10216000	633 GROVE AVE	TURNER ROBERT L LIFE TENANT	0.079	16,600	113,400	130,000	96.42%	17,216	117,609	134,825	AG - Avg-Good	No	0.000
06134000	2141 CLARENCE AVE	PATEL RAMKUMAR C	0.114	18,000	0	18,000	96.42%	18,668	0	18,668	AV - Average	Yes	0.114
10219012	706 WEST BLVD	BERMUDEZ GILBERT L	0.133	25,900	101,100	127,000	96.42%	26,861	104,852	131,714	AG - Avg-Good	No	0.000
06678000	220 MERTENS AVE	STICH KYLE	0.143	19,000	102,000	121,000	96.42%	19,705	105,786	125,491	AG - Avg-Good	No	0.000
06055000	2114 CARMEL AVE	DDM SERVICES LLC	0.147	18,100	94,900	113,000	96.42%	18,772	98,422	117,194	AG - Avg-Good	No	0.000
07193000	431 SHELLEY DR	COE JUSTIN L	0.094	17,100	84,900	102,000	96.42%	17,735	88,051	105,786	AV - Average	Yes	0.094
06124000	2144 CLARENCE AVE	KK PARTNERS LLC	0.110	18,000	107,000	125,000	96.42%	18,668	110,971	129,639	AG - Avg-Good	No	0.000
06058000	2102 CARMEL AVE	STEWART JEFFERY	0.073	15,800	76,200	92,000	96.42%	16,386	79,028	95,415	AG - Avg-Good	No	0.000
06401000	247 WICKHAM BLVD	HURTT JR HARRY W	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	AV - Average	Yes	0.110
06954000	307 WICKHAM BLVD	MINTON GARY W	0.110	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	AG - Avg-Good	No	0.000
06233000	2347 HANSEN AVE	EBERHARDT RICHARD A	0.107	17,900	107,100	125,000	96.42%	18,564	111,075	129,639	AV - Average	Yes	0.107
06409000	215 WICKHAM BLVD	JOHNSON DANIEL G	0.110	13,200	73,800	87,000	96.42%	13,690	76,539	90,229	GD - Good	No	0.000
06799000	326 WICKHAM BLVD	WILDE KEVIN S	0.103	13,000	87,000	100,000	96.42%	13,482	90,229	103,711	GD - Good	No	0.000
07032000	305 CHICAGO ST	THOENNES JAMES J	0.105	13,000	85,000	98,000	96.42%	13,482	88,155	101,637	AV - Average	Yes	0.105
07063000	2417 DOMBROWSKI BLVD	BOBBER COLLEEN	0.143	18,800	106,200	125,000	96.42%	19,498	110,142	129,639	GD - Good	No	0.000
06567000	2426 HANSEN AVE	BOYLE ANDREA H	0.107	17,900	114,100	132,000	96.42%	18,564	118,335	136,899	AV - Average	Yes	0.107
07112000	419 MERTENS AVE	ZICKUS WILLIAM D	0.119	15,900	86,100	102,000	96.42%	16,490	89,296	105,786	GD - Good	No	0.000
07044000	408 MERTENS AVE	SMITH CHRISTINA M	0.095	12,700	84,300	97,000	96.42%	13,171	87,429	100,600	AG - Avg-Good	No	0.000
10985000	505 BLAINE AVE	TORRES MANOLA	0.110	18,000	94,000	112,000	96.42%	18,668	97,489	116,157	GD - Good	No	0.000
06222000	2326 HANSEN AVE	WITYNSKI AARON	0.107	9,000	93,000	102,000	96.42%	9,334	96,452	105,786	AV - Average	Yes	0.107
10989000	601 BLAINE AVE	SCHULZ KIMBERLY S	0.110	18,000	115,000	133,000	96.42%	18,668	119,268	137,936	EX - Excellent	No	0.000
06681000	2416 DOMBROWSKI BLVD	GRIZZEL BRIAN A	0.095	12,700	78,300	91,000	96.42%	13,171	81,206	94,377	AV - Average	Yes	0.095
06227000	2346 HANSEN AVE	WILSON WENDY A	0.107	17,900	107,100	125,000	96.42%	18,564	111,075	129,639	AG - Avg-Good	No	0.000
07704000	1900 DOMANIK DR	HAAS JEFFREY J	0.349	31,700	38,300	70,000	96.42%	32,877	39,721	72,598	FR - Fair	Yes	0.349
10430000	635 HAYES AVE	SWIGART JAMES ALAN	0.110	18,000	81,000	99,000	96.42%	18,668	84,006	102,674	VG - Very Good	No	0.000
07051002	425 FRERES AVE	BALL SUSAN M	0.144	18,900	97,100	116,000	96.42%	19,601	100,704	120,305	AV - Average	Yes	0.144
06212000	2315 THOR AVE	FRANK WILLIAM M	0.107	17,900	139,100	157,000	96.42%	18,564	144,263	162,827	GD - Good	No	0.000
10207000	731 GROVE AVE	GRANDY JESSIE	0.133	18,100	101,900	120,000	96.42%	18,772	105,682	124,454	AG - Avg-Good	No	0.000
07347001	2512 KINZIE AVE	CATHOLIC CEMETERY ASSOC OF RACINE INC	10.396	0	0	0	96.42%	0	0	0	AV - Average	Yes	10.396
07136000	2207 RUPERT BLVD	TAMBLINGSON SR MERLYN A	0.127	14,700	78,300	93,000	96.42%	15,246	81,206	96,452	AG - Avg-Good	No	0.000
06150000	2222 KINZIE AVE	WEISS THOMAS B	0.219	23,700	129,300	153,000	96.42%	24,580	134,099	158,679	FA - Fair-Avg	Yes	0.219
07033000	301 CHICAGO ST	THOENNES JAMES J	0.105	13,000	0	13,000	96.42%	13,482	0	13,482	AV - Average	Yes	0.105
07353006	2322 SPRING ST	GERBER MICHAEL	0.089	10,800	88,200	99,000	96.42%	11,201	91,474	102,674	AG - Avg-Good	No	0.000
06414006	210 LUEDTKE AVE	HALL VANESSA E	0.121	14,500	75,500	90,000	96.42%	15,038	78,302	93,340	AG - Avg-Good	No	0.000
06063000	2036 CARMEL AVE	NEAL LINDA S	0.147	18,100	81,900	100,000	96.42%	18,772	84,940	103,711	AV - Average	Yes	0.147
05977000	2311 MOHR AVE	MORELLI DANIELLE	0.106	17,800	81,200	99,000	96.42%	18,461	84,214	102,674	AG - Avg-Good	No	0.000
07353049	61 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
06089000	2112 KINZIE AVE	GAZZANA DANIEL C	0.143	22,500	119,500	142,000	96.42%	23,335	123,935	147,270	AG - Avg-Good	No	0.000
06978000	908 BELMONT AVE	MORRIS SANDRA K	0.116	18,900	75,100	94,000	96.42%	19,601	77,887	97,489	AV - Average	Yes	0.116
06879000	308 CHICAGO ST	NELSON JANET	0.105	13,000	86,000	99,000	96.42%	13,482	89,192	102,674	GD - Good	No	0.000
06539000	329 LUEDTKE AVE	ACHESON JOHN L	0.159	6,600	83,400	90,000	96.42%	6,845	86,495	93,340	FR - Fair	Yes	0.159
06254000	2336 KINZIE AVE	KUBERT CURT A	0.100	16,700	102,300	119,000	96.42%	17,320	106,097	123,417	AV - Average	Yes	0.100
07717000	1792 DOMANIK DR	KROLL GERHARD E	0.104	2,600	1,400	4,000	96.42%	2,696	1,452	4,148	AV - Average	Yes	0.104
06196000	2332 THOR AVE	MARLOTTY DONALD J	0.106	17,800	93,200	111,000	96.42%	18,461	96,659	115,120	AV - Average	Yes	0.106
06081000	2014 KINZIE AVE	FLORES-BADILLO JOSE V	0.131	22,500	68,500	91,000	96.42%	23,335	71,042	94,377	FR - Fair	Yes	0.131
06414009	224 LUEDTKE AVE	DOCTOR P CASSANDRA	0.121	14,500	74,500	89,000	96.42%	15,038	77,265	92,303	AV - Average	Yes	0.121
07060000	313 FRERES AVE	WALQUIST PAUL E	0.095	12,700	118,300	131,000	96.42%	13,171	122,691	135,862	AV - Average	Yes	0.095

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

Parcel Number	Street Address	Owner	Acreage	Assessment Information			Equalized Value			Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres	
				Land	Imp	Total	Equalized Value Ratio	Land	Imp				Total
06649000	236 ISLAND AVE	KROFTA MATTHEW V	0.157	19,600	55,400	75,000	96.42%	20,327	57,456	77,784	FR - Fair	Yes	0.157
06206000	2337 THOR AVE	WIESNER JEFFREY G	0.107	17,900	146,100	164,000	96.42%	18,564	151,522	170,087	AV - Average	Yes	0.107
06119000	719 CHICAGO ST	SIMS ANTHONY L	0.041	14,400	74,600	89,000	96.42%	14,934	77,369	92,303	AV - Average	Yes	0.041
06995000	626 BELMONT AVE	JARAPKO JILL E	0.123	18,000	73,000	91,000	96.42%	18,668	75,709	94,377	GD - Good	No	0.000
07196000	507 SHELLEY DR	BLANCHARD NATHAN J	0.161	26,800	112,200	139,000	96.42%	27,795	116,364	144,159	GD - Good	No	0.000
06414016	254 LUEDTKE AVE	LANGENFELD ANDREW J	0.121	14,500	74,500	89,000	96.42%	15,038	77,265	92,303	AV - Average	Yes	0.121
06576000	2409 THOR AVE	MOHAMMAD HARRIS H	0.107	17,900	109,100	127,000	96.42%	18,564	113,149	131,714	AV - Average	Yes	0.107
10762000	521 HAYES AVE	DORVAL LEANNA M	0.110	18,000	68,000	86,000	96.42%	18,668	70,524	89,192	VG - Very Good	No	0.000
07174000	408 SHELLEY DR	SPAETHE BRADLEY S	0.194	28,400	118,600	147,000	96.42%	29,454	123,002	152,456	VG - Very Good	No	0.000
06053000	2122 CARMEL AVE	JACKSON QUENTYN A	0.147	18,100	114,900	133,000	96.42%	18,772	119,164	137,936	AG - Avg-Good	No	0.000
06541000	1909 EHLERT ST	D AND D DO RE LLC	0.137	17,000	79,000	96,000	96.42%	17,631	81,932	99,563	AG - Avg-Good	No	0.000
06098000	2047 CARMEL AVE	GONZALEZ ADRIAN TAPIA	0.156	18,000	114,000	132,000	96.42%	18,668	118,231	136,899	GD - Good	No	0.000
07098003	401 ISLAND AVE	MURPHY KATHYRN A	0.124	16,000	98,000	114,000	96.42%	16,594	101,637	118,231	FA - Fair-Avg	Yes	0.124
07045000	412 MERTENS AVE	RAMOS FRANCISCO	0.100	13,600	54,400	68,000	96.42%	14,105	56,419	70,524	AG - Avg-Good	No	0.000
06585000	2417 MOHR AVE	BAUER PENNY M	0.106	17,800	103,200	121,000	96.42%	18,461	107,030	125,491	GD - Good	No	0.000
06416000	2315 SPRING ST	JACOBY CECELIA M	0.173	18,000	105,000	123,000	96.42%	18,668	108,897	127,565	AV - Average	Yes	0.173
06983000	822 BELMONT AVE	TRAN MY-LOAN LE	0.129	18,900	124,100	143,000	96.42%	19,601	128,706	148,307	AV - Average	Yes	0.129
06230000	2353 HANSEN AVE	BENCIS STEVEN J	0.065	14,800	101,200	116,000	96.42%	15,349	104,956	120,305	AV - Average	Yes	0.065
06245000	916 CHICAGO ST	ALBRIGHT DIANE J	0.035	8,700	39,300	48,000	96.42%	9,023	40,759	49,781	FA - Fair-Avg	Yes	0.035
06980000	900 BELMONT AVE	ACKERMAN MARIORY L	0.116	18,900	113,100	132,000	96.42%	19,601	117,298	136,899	GD - Good	No	0.000
06874000	601 BELMONT AVE	FRAID PAUL R	0.103	16,900	62,100	79,000	96.42%	17,527	64,405	81,932	GD - Good	No	0.000
06904000	2500 RUPERT BLVD	BETCHKAL RICHARD E JT REV LV TR	0.134	16,800	106,200	123,000	96.42%	17,424	110,142	127,565	AV - Average	Yes	0.134
06771000	2406 THOR AVE	ROLLE JAMES P	0.106	17,800	115,200	133,000	96.42%	18,461	119,476	137,936	GD - Good	No	0.000
06789000	226 CHICAGO ST	BLACKTREE LLC	0.105	13,000	94,000	107,000	96.42%	13,482	97,489	110,971	AV - Average	Yes	0.105
05985000	2343 MOHR AVE	LOMBARDI CHRISTINE	0.106	17,800	80,200	98,000	96.42%	18,461	83,177	101,637	AV - Average	Yes	0.106
08338002	1803 DOMANIK DR	MELNIK JOHN D	0.406	22,300	40,700	63,000	96.42%	23,128	42,211	65,338	FR - Fair	Yes	0.406
06647000	244 ISLAND AVE	JORGENSEN ASHLEY	0.105	13,000	72,000	85,000	96.42%	13,482	74,672	88,155	AV - Average	Yes	0.105
07131000	418 WEST BLVD	WITEK NORA A	0.114	18,000	85,000	103,000	96.42%	18,668	88,155	106,823	GD - Good	No	0.000
06561000	2402 HANSEN AVE	REINDERS LOU ANN	0.107	17,900	109,100	127,000	96.42%	18,564	113,149	131,714	GD - Good	No	0.000
06306000	301 LUEDTKE AVE	SCHWARTZ RICHARD A	0.178	12,500	81,500	94,000	96.42%	12,964	84,525	97,489	FR - Fair	Yes	0.178
10242003	739 WEST BLVD	OLSEN KYLE J	0.045	1,100	0	1,100	96.42%	1,141	0	1,141	AV - Average	Yes	0.045
06636000	2217 SPRING ST	MEYER CHARLES A	0.299	25,300	109,700	135,000	96.42%	26,239	113,771	140,010	AV - Average	Yes	0.299
07009000	324 ISLAND AVE	VENTURA RYAN L	0.105	13,000	104,000	117,000	96.42%	13,482	107,860	121,342	GD - Good	No	0.000
06304000	309 LUEDTKE AVE	BECERRA SELENA	0.098	13,300	93,700	107,000	96.42%	13,794	97,178	110,971	AV - Average	Yes	0.098
10218000	625 GROVE AVE	O'HARE VICTORIA	0.057	14,400	92,600	107,000	96.42%	14,934	96,037	110,971	AG - Avg-Good	No	0.000
07098010	329 ISLAND AVE	MANTEUFEL GARY	0.123	16,000	69,000	85,000	96.42%	16,594	71,561	88,155	AG - Avg-Good	No	0.000
06135000	2145 CLARENCE AVE	WALLACE KIRK RANDAL A/K/A	0.124	20,300	68,700	89,000	96.42%	21,053	71,250	92,303	AG - Avg-Good	No	0.000
10992000	613 BLAINE AVE	NELSON STEVEN G	0.110	18,000	104,000	122,000	96.42%	18,668	107,860	126,528	GD - Good	No	0.000
07124000	504 WEST BLVD	HARRIS MARK A	0.107	18,000	106,000	124,000	96.42%	18,668	109,934	128,602	AG - Avg-Good	No	0.000
07122000	512 WEST BLVD	LIESNER KENNETH J	0.151	18,300	135,700	154,000	96.42%	18,979	140,736	159,716	AG - Avg-Good	No	0.000
06935000	416 LUEDTKE AVE	LA LONDE STEVE	0.110	13,200	64,800	78,000	96.42%	13,690	67,205	80,895	AV - Average	Yes	0.110
06903000	412 FRERES AVE	HAMMER2019 CAMILLE T TRUST	0.095	12,700	104,300	117,000	96.42%	13,171	108,171	121,342	AG - Avg-Good	No	0.000
07224000	515 HARVEY DR	ANDERSEN RICHARD C	0.122	18,000	67,000	85,000	96.42%	18,668	69,487	88,155	AV - Average	Yes	0.122
10982000	524 HAYES AVE	RICHARDSON ROB N AND SUSAN J FAMILY TRUST	0.110	18,000	45,000	63,000	96.42%	18,668	46,670	65,338	FR - Fair	Yes	0.110
06657000	2107 SPRING ST	KREWAL RICHARD	0.440	33,900	131,100	165,000	96.42%	35,158	135,966	171,124	GD - Good	No	0.000
06310000	1909 GLEN ST	QUINTERO ANALY	0.101	12,900	84,100	97,000	96.42%	13,379	87,221	100,600	GD - Good	No	0.000
08329000	1785 DOMANIK DR	SANCHEZ CRISTAL G A/K/A	0.122	15,400	53,600	69,000	96.42%	15,972	55,589	71,561	FR - Fair	Yes	0.122
06977000	2504 KINZIE AVE	POPE NATHAN R	0.107	17,500	136,500	154,000	96.42%	18,150	141,566	159,716	AV - Average	Yes	0.107
07353044	51 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
10766000	505 HAYES AVE	HANSEN SCOTT D	0.182	18,400	90,600	109,000	96.42%	19,083	93,963	113,045	GD - Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value						
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
07154000	329 WEST BLVD	LOPEZ ALEXANDER	0.117	18,000	114,000	132,000	96.42%	18,668	118,231	136,899	GV - Good-VG	No	0.000
06801000	332 WICKHAM BLVD	ARNESON CAMERON M	0.201	20,700	121,300	142,000	96.42%	21,468	125,802	147,270	GD - Good	No	0.000
10241000	737 WEST BLVD	OLSEN STACY	0.093	13,800	67,200	81,000	96.42%	14,312	69,694	84,006	AV - Average	Yes	0.093
07213000	434 HARVEY DR	DUMONT DIEDRE J	0.000	17,800	77,200	95,000	96.42%	18,461	80,065	98,526	GD - Good	No	0.000
06064000	2032 CARMEL AVE	GEISLER GAIL L	0.147	18,100	102,900	121,000	96.42%	18,772	106,719	125,491	FA - Fair-Avg	Yes	0.147
07353039	50 MERTENS AVE	HAY MARY	5.159	19,000	119,000	138,000	96.42%	19,705	123,417	143,122	AV - Average	Yes	5.159
06174000	2355 CARMEL AVE	CZOSNEK MINDY D	0.106	17,800	125,200	143,000	96.42%	18,461	129,847	148,307	AV - Average	Yes	0.106
06936000	424 LUEDTKE AVE	CECCHINI THOMAS M	0.165	19,800	93,200	113,000	96.42%	20,535	96,659	117,194	AG - Avg-Good	No	0.000
10983000	520 HAYES AVE	MC GARRY MICHELE L	0.124	27,000	75,000	102,000	96.42%	28,002	77,784	105,786	AV - Average	Yes	0.124
06915001	327 GRAHAM ST	YANKECH STEVEN M	0.143	19,000	89,000	108,000	96.42%	19,705	92,303	112,008	AV - Average	Yes	0.143
07712000	1814 DOMANIK DR	WADMAN HOLDING INC	0.071	11,200	58,800	70,000	96.42%	11,616	60,982	72,598	FR - Fair	Yes	0.071
10410000	704 GROVE AVE	BIEHN ALAN N LIFE TENANT	0.179	26,300	68,700	95,000	96.42%	27,276	71,250	98,526	AG - Avg-Good	No	0.000
06813000	2507 SPRING ST	ECKERT KATHRYN J TRUST	0.257	21,900	109,100	131,000	96.42%	22,713	113,149	135,862	GD - Good	No	0.000
06985000	812 BELMONT AVE	HERNANDEZ RAFAEL G	0.152	22,300	73,700	96,000	96.42%	23,128	76,435	99,563	FR - Fair	Yes	0.152
07353023	80 MERTENS AVE	DAVILA SOCORRO	0.107	13,100	107,900	121,000	96.42%	13,586	111,905	125,491	AG - Avg-Good	No	0.000
10421002	710 GROVE AVE	WILSON JANE L	0.210	26,000	163,000	189,000	96.42%	26,965	169,050	196,015	GD - Good	No	0.000
06240000	2317 HANSEN AVE	BARNES CODY R	0.107	17,900	89,100	107,000	96.42%	18,564	92,407	110,971	GD - Good	No	0.000
07353045	53 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
10219014	718 WEST BLVD	MILLS ROBIN L	0.139	27,300	112,700	140,000	96.42%	28,313	116,883	145,196	EX - Excellent	No	0.000
07098002	2112 RUPERT BLVD	RIESNER DEAN M	0.126	16,200	95,800	112,000	96.42%	16,801	99,356	116,157	GD - Good	No	0.000
07721000	1761 HILL ST	KRUPP JR EARL W	0.123	13,200	32,800	46,000	96.42%	13,690	34,017	47,707	FR - Fair	Yes	0.123
07158000	409 WEST BLVD	CHRISTENSEN ZACHARIA	0.108	22,500	149,500	172,000	96.42%	23,335	155,049	178,384	AG - Avg-Good	No	0.000
07479000	1729 HILL ST	KOLSTEDT PROPERTIES LLC	0.137	18,300	27,700	46,000	96.42%	18,979	28,728	47,707	FR - Fair	Yes	0.137
10977000	602 HAYES AVE	JUDON JONTRÉL	0.110	18,000	76,000	94,000	96.42%	18,668	78,821	97,489	AV - Average	Yes	0.110
06253000	2334 KINZIE AVE	DAVIDSON PAUL G	0.147	24,600	110,400	135,000	96.42%	25,513	114,497	140,010	GD - Good	No	0.000
06176000	2347 CARMEL AVE	LARRABEE APRIL ROSE	0.106	17,800	112,200	130,000	96.42%	18,461	116,364	134,825	GD - Good	No	0.000
06121000	2158 CLARENCE AVE	KROES GARY G	0.084	14,800	116,200	131,000	96.42%	15,349	120,513	135,862	GD - Good	No	0.000
06414005	206 LUEDTKE AVE	BERENS KRISTINE	0.121	14,500	75,500	90,000	96.42%	15,038	78,302	93,340	AV - Average	Yes	0.121
06201000	723 GRAHAM ST	MC PHILLIPS SR TIMOTHY M	0.106	17,800	144,200	162,000	96.42%	18,461	149,552	168,013	AG - Avg-Good	No	0.000
06875000	605 BELMONT AVE	FRAID PAUL R	0.110	18,000	69,000	87,000	96.42%	18,668	71,561	90,229	GD - Good	No	0.000
07098009	323 ISLAND AVE	REED JENNY	0.122	16,000	90,000	106,000	96.42%	16,594	93,340	109,934	AV - Average	Yes	0.122
06565000	2416 HANSEN AVE	ANDERSON KATHLEEN A LIFE TENANT	0.107	17,900	132,100	150,000	96.42%	18,564	137,003	155,567	AV - Average	Yes	0.107
06179000	2335 CARMEL AVE	RIVERS JR RICHARD W	0.106	17,800	116,200	134,000	96.42%	18,461	120,513	138,973	AG - Avg-Good	No	0.000
06685005	837 RIVERBROOK DR	LANGWORTHY KATHLEEN I	0.155	23,000	90,000	113,000	96.42%	23,854	93,340	117,194	AG - Avg-Good	No	0.000
06099000	2033 CARMEL AVE	CONDON CHRIS P	0.101	18,000	84,000	102,000	96.42%	18,668	87,118	105,786	AV - Average	Yes	0.101
08335000	1833 DOMANIK DR	JONES CHARLES N	0.387	21,500	40,500	62,000	96.42%	22,298	42,003	64,301	FR - Fair	Yes	0.387
10995000	3322 OSBORNE BLVD	VAN THIEL JOHN A	0.077	22,700	127,300	150,000	96.42%	23,542	132,025	155,567	GD - Good	No	0.000
07353032	2710 SPRING ST	TIMMER CALVIN	0.370	16,600	137,400	154,000	96.42%	17,216	142,500	159,716	AG - Avg-Good	No	0.000
05983000	2335 MOHR AVE	AIELLO JAMES A	0.106	17,800	104,200	122,000	96.42%	18,461	108,067	126,528	AV - Average	Yes	0.106
07153000	325 WEST BLVD	ROBERTSON DEBRA E	0.154	22,500	118,500	141,000	96.42%	23,335	122,898	146,233	AV - Average	Yes	0.154
10211000	713 GROVE AVE	HALLADAY BRETT	0.131	18,100	141,900	160,000	96.42%	18,772	147,167	165,938	AG - Avg-Good	No	0.000
06975000	914 BELMONT AVE	MITCHELL JASON A	0.107	17,500	109,500	127,000	96.42%	18,150	113,564	131,714	GV - Good-VG	No	0.000
06532000	425 LUEDTKE AVE	LAWRENCE PATRICK M AND REBECCA A REV TRUST	0.105	14,600	77,400	92,000	96.42%	15,142	80,273	95,415	AV - Average	Yes	0.105
07054000	405 FRERES AVE	WYATT BRADLEY	0.095	12,700	69,300	82,000	96.42%	13,171	71,872	85,043	AV - Average	Yes	0.095
10425000	613 HAYES AVE	DIMMER ERIC J	0.110	18,000	113,000	131,000	96.42%	18,668	117,194	135,862	VG - Very Good	No	0.000
06648000	240 ISLAND AVE	CARTAGENA IDA I	0.105	13,000	90,000	103,000	96.42%	13,482	93,340	106,823	AV - Average	Yes	0.105
06207000	2335 THOR AVE	SWORD DREW M	0.107	17,900	120,100	138,000	96.42%	18,564	124,557	143,122	AG - Avg-Good	No	0.000
06685010	921 RIVERBROOK DR	SEAL GARY F	0.265	29,700	123,300	153,000	96.42%	30,802	127,876	158,679	GD - Good	No	0.000
07109000	403 MERTENS AVE	MEJIA FRANCISCO J	0.119	15,900	75,100	91,000	96.42%	16,490	77,887	94,377	AV - Average	Yes	0.119
06101000	2025 CARMEL AVE	FRASHER VICTOR R	0.101	18,200	91,800	110,000	96.42%	18,875	95,207	114,083	AV - Average	Yes	0.101

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06399000	255 WICKHAM BLVD	THOMSEN KAI A	0.110	13,200	89,800	103,000	96.42%	13,690	93,133	106,823	GD - Good	No	0.000
06987000	804 BELMONT AVE	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	0.129	18,900	102,200	121,100	96.42%	19,601	105,993	125,595	AV - Average	Yes	0.129
06778000	2432 THOR AVE	SPANGLER ROBIN W	0.106	17,800	121,200	139,000	96.42%	18,461	125,698	144,159	AV - Average	Yes	0.106
06997000	614 BELMONT AVE	KENT NATALIE M	0.123	18,000	93,000	111,000	96.42%	18,668	96,452	115,120	AG - Avg-Good	No	0.000
06955003	310 LUEDTKE AVE	ADKINS LINDA R	0.126	15,100	84,900	100,000	96.42%	15,660	88,051	103,711	AV - Average	Yes	0.126
06125000	2142 CLARENCE AVE	MOORE PATRICK EVAN	0.110	18,000	95,000	113,000	96.42%	18,668	98,526	117,194	AV - Average	Yes	0.110
06410000	211 WICKHAM BLVD	KLEIN KYLE A	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	AV - Average	Yes	0.110
06890000	2306 RUPERT BLVD	LAST SCOTT D REV TRUST	0.113	17,100	107,900	125,000	96.42%	17,735	111,905	129,639	GD - Good	No	0.000
06907000	2512 RUPERT BLVD	GORSENER MICHAEL	0.129	16,700	87,300	104,000	96.42%	17,320	90,540	107,860	FA - Fair-Avg	Yes	0.129
06574000	2419 THOR AVE	LYTE-EVANS ANTOINETTE	0.107	17,900	101,100	119,000	96.42%	18,564	104,852	123,417	AV - Average	Yes	0.107
10209000	719 GROVE AVE	CABELLO AXEL A	0.132	18,100	105,900	124,000	96.42%	18,772	109,830	128,602	AV - Average	Yes	0.132
06942000	421 WICKHAM BLVD	WINDHORST LORI A	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	AV - Average	Yes	0.110
06685001	815 RIVERBROOK DR	STROMMEN DIANE R	0.154	18,600	122,400	141,000	96.42%	19,290	126,943	146,233	GD - Good	No	0.000
07232000	429 HARVEY DR	STEEGE JADE NICOLE	0.136	18,100	81,900	100,000	96.42%	18,772	84,940	103,711	FA - Fair-Avg	Yes	0.136
10239000	723 WEST BLVD	NIKOLAI HERBERT H	0.080	17,200	67,800	85,000	96.42%	17,838	70,316	88,155	AV - Average	Yes	0.080
06228000	2350 HANSEN AVE	MATERN JAMES	0.107	17,900	58,100	76,000	96.42%	18,564	60,256	78,821	FR - Fair	Yes	0.107
06584000	2418 CARMEL AVE	TWS INVESTMENTS VII LLC	0.106	17,800	118,200	136,000	96.42%	18,461	122,587	141,048	AV - Average	Yes	0.106
06883000	324 CHICAGO ST	LARRY JACQUELINE	0.105	13,000	120,000	133,000	96.42%	13,482	124,454	137,936	GD - Good	No	0.000
06402000	243 WICKHAM BLVD	SWANTON CHRISTOPHER G	0.110	13,200	90,800	104,000	96.42%	13,690	94,170	107,860	AG - Avg-Good	No	0.000
07708000	1822 DOMANIK DR	MAYER PETER	0.113	11,600	58,400	70,000	96.42%	12,031	60,567	72,598	PR - Poor	Yes	0.113
07206000	524 HARVEY DR	HINRICHS MARK A	0.105	17,900	96,100	114,000	96.42%	18,564	99,667	118,231	AG - Avg-Good	No	0.000
06530000	433 LUEDTKE AVE	MILLARD BRANDY LEE	0.075	11,700	97,300	109,000	96.42%	12,134	100,911	113,045	AG - Avg-Good	No	0.000
06772000	2410 THOR AVE	RODRIGUEZ ERICKO D	0.106	17,800	102,200	120,000	96.42%	18,461	105,993	124,454	GD - Good	No	0.000
06408000	219 WICKHAM BLVD	KAPRELIAN LINDA C	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	AG - Avg-Good	No	0.000
06932000	408 LUEDTKE AVE	PHILLIPS EUGENIA N	0.165	19,800	78,200	98,000	96.42%	20,535	81,102	101,637	AV - Average	Yes	0.165
06685008	911 RIVERBROOK DR	MATAVKA JASSON E	0.292	28,500	122,500	151,000	96.42%	29,558	127,047	156,604	AG - Avg-Good	No	0.000
06566000	2422 HANSEN AVE	HINZE KIRK P	0.107	17,900	116,100	134,000	96.42%	18,564	120,409	138,973	AV - Average	Yes	0.107
06582000	2408 CARMEL AVE	RIVERA MAURICIO	0.106	17,800	95,200	113,000	96.42%	18,461	98,733	117,194	GD - Good	No	0.000
07207000	516 HARVEY DR	ANDERSON RICHARD D	0.119	18,000	76,000	94,000	96.42%	18,668	78,821	97,489	GD - Good	No	0.000
06943000	417 WICKHAM BLVD	ECKHARDT DYLLION	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	GD - Good	No	0.000
05976000	2307 MOHR AVE	PYNE JAMES C	0.106	17,800	103,200	121,000	96.42%	18,461	107,030	125,491	AG - Avg-Good	No	0.000
06313002	1913 GLEN ST	MY FATHER'S HOUSE PROPERTY LLC	0.028	0	0	0	96.42%	0	0	0	PR - Poor	Yes	0.028
06146000	2246 KINZIE AVE	ATKINSON KEVIN T	0.112	30,900	107,100	138,000	96.42%	32,047	111,075	143,122	FR - Fair	Yes	0.112
06242000	2309 HANSEN AVE	NELSON SHANE M	0.107	17,900	96,100	114,000	96.42%	18,564	99,667	118,231	GD - Good	No	0.000
10408000	3214 OSBORNE BLVD	BANNISTER LARRY R	0.085	23,000	94,000	117,000	96.42%	23,854	97,489	121,342	FA - Fair-Avg	Yes	0.085
06376011	239 ISLAND AVE	SPRAGUE RICHARD M	0.133	18,600	73,400	92,000	96.42%	19,290	76,124	95,415	GD - Good	No	0.000
06100000	2029 CARMEL AVE	FELTON ANGELA	0.101	18,000	88,000	106,000	96.42%	18,668	91,266	109,934	AG - Avg-Good	No	0.000
07129000	426 WEST BLVD	CHRISTENSEN RONALD G LIFE TENANT	0.158	18,200	100,800	119,000	96.42%	18,875	104,541	123,417	AG - Avg-Good	No	0.000
07037000	312 MERTENS AVE	DEMATTHEW LINDSEY	0.095	12,700	0	12,700	96.42%	13,171	0	13,171	AV - Average	Yes	0.095
06406000	227 WICKHAM BLVD	SERVI VIRGINIA C LIFE TENANT	0.110	13,200	75,800	89,000	96.42%	13,690	78,613	92,303	AV - Average	Yes	0.110
07138000	2215 RUPERT BLVD	BEHLING JERRY A	0.143	14,800	90,200	105,000	96.42%	15,349	93,548	108,897	AV - Average	Yes	0.143
10759000	3200 HARVEY DR	MORENO DANIEL J	0.286	34,200	69,800	104,000	96.42%	35,469	72,391	107,860	FR - Fair	Yes	0.286
07159000	413 WEST BLVD	SANCHEZ ERIC B	0.131	22,600	109,400	132,000	96.42%	23,439	113,460	136,899	FA - Fair-Avg	Yes	0.131
10976000	606 HAYES AVE	LUCAS BRIAN D	0.110	18,000	48,000	66,000	96.42%	18,668	49,781	68,450	GD - Good	No	0.000
06376017	245 ISLAND AVE	SANCHEZ SALVADOR	0.112	15,600	78,400	94,000	96.42%	16,179	81,310	97,489	AG - Avg-Good	No	0.000
06368000	2401 HANSEN AVE	FERGUAS MARK A	0.107	17,900	98,100	116,000	96.42%	18,564	101,741	120,305	AV - Average	Yes	0.107
06414011	232 LUEDTKE AVE	MAINLAND ROBERT	0.121	14,500	68,500	83,000	96.42%	15,038	71,042	86,081	FA - Fair-Avg	Yes	0.121
06186000	2307 CARMEL AVE	MERCER AUTUMN N	0.106	17,800	116,200	134,000	96.42%	18,461	120,513	138,973	GD - Good	No	0.000
06156000	2142 KINZIE AVE	KOZLIK VIVIAN G	0.144	22,500	109,500	132,000	96.42%	23,335	113,564	136,899	AV - Average	Yes	0.144
06120000	2168 CLARENCE AVE	OHBERG WILLIAM R	0.109	25,100	82,900	108,000	96.42%	26,032	85,977	112,008	FR - Fair	Yes	0.109

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
10433000	3224 OSBORNE BLVD	HUEY RONALD W	0.090	20,700	122,300	143,000	96.42%	21,468	126,839	148,307	GD - Good	No	0.000
06424000	251 LUEDTKE AVE	LUTHERAN HIGH SCHOOL ASSOCIATION	3.486	0	0	0	96.42%	0	0	0	AV - Average	Yes	3.486
06990000	722 BELMONT AVE	TWS INVESTMENTS V LLC	0.129	18,900	84,100	103,000	96.42%	19,601	87,221	106,823	AV - Average	Yes	0.129
07053000	409 FRERES AVE	HAUKEDAHL KATHYRN K	0.095	12,700	77,300	90,000	96.42%	13,171	80,169	93,340	AV - Average	Yes	0.095
07172000	416 SHELLEY DR	NELSON CORY J	0.150	22,500	110,500	133,000	96.42%	23,335	114,601	137,936	GD - Good	No	0.000
06770000	2400 THOR AVE	IWON MICHAEL J	0.106	17,800	113,200	131,000	96.42%	18,461	117,401	135,862	AV - Average	Yes	0.106
06420000	221 MERTENS AVE	EVANS DEANDRA L	0.095	12,700	91,300	104,000	96.42%	13,171	94,689	107,860	GD - Good	No	0.000
07033003	325 CHICAGO ST	WEHRMAN ABBEY M	0.140	17,400	91,600	109,000	96.42%	18,046	95,000	113,045	AV - Average	Yes	0.140
06237000	2329 HANSEN AVE	PEARCE BONNIE J	0.107	17,900	73,100	91,000	96.42%	18,564	75,813	94,377	FA - Fair-Avg	Yes	0.107
06994000	700 BELMONT AVE	DEBILZEN LYNN	0.123	18,000	81,000	99,000	96.42%	18,668	84,006	102,674	GD - Good	No	0.000
06091000	2124 KINZIE AVE	CROSON JOHN T	0.143	22,500	74,500	97,000	96.42%	23,335	77,265	100,600	GD - Good	No	0.000
07338000	2010 LUEDTKE CT	CASTANEDA YOLANDA	0.564	35,000	95,000	130,000	96.42%	36,299	98,526	134,825	AV - Average	Yes	0.564
10417000	618 GROVE AVE	OTTUM DANIEL R	0.110	18,000	82,000	100,000	96.42%	18,668	85,043	103,711	AG - Avg-Good	No	0.000
07017000	2208 RUPERT BLVD	MORRIS WILLIAM NEAL	0.123	15,200	104,800	120,000	96.42%	15,764	108,690	124,454	AG - Avg-Good	No	0.000
07353033	2514 SPRING ST	MARCOTTE JAMES R	0.312	25,100	136,900	162,000	96.42%	26,032	141,981	168,013	GD - Good	No	0.000
07210000	506 HARVEY DR	SKAGGS MARY JO	0.098	17,500	52,500	70,000	96.42%	18,150	54,449	72,598	AV - Average	Yes	0.098
06653000	220 ISLAND AVE	FALASCHI JACOB A	0.105	13,000	90,000	103,000	96.42%	13,482	93,340	106,823	GD - Good	No	0.000
10219013	712 WEST BLVD	SHEEL GARY L	0.134	25,700	107,300	133,000	96.42%	26,654	111,282	137,936	GD - Good	No	0.000
05979000	2319 MOHR AVE	PETRO CAROLYN M	0.106	17,800	72,200	90,000	96.42%	18,461	74,880	93,340	FA - Fair-Avg	Yes	0.106
10979000	540 HAYES AVE	SCHWANBECK RYAN M	0.110	18,000	110,000	128,000	96.42%	18,668	114,083	132,751	GD - Good	No	0.000
06941000	425 WICKHAM BLVD	GLEASON JR MARVIN E	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	AV - Average	Yes	0.110
06403000	239 WICKHAM BLVD	MOSER TRACY	0.110	13,200	124,800	138,000	96.42%	13,690	129,432	143,122	GD - Good	No	0.000
06634000	2207 SPRING ST	MONTGOMERY GERALD T	0.145	15,800	89,200	105,000	96.42%	16,386	92,511	108,897	AG - Avg-Good	No	0.000
06589000	602 GRAHAM ST	HANDY CRYSTAL S	0.105	18,000	105,000	123,000	96.42%	18,668	108,897	127,565	VG - Very Good	No	0.000
05987000	2351 MOHR AVE	GALLIGAN AUSTIN L	0.071	15,500	73,500	89,000	96.42%	16,075	76,228	92,303	AG - Avg-Good	No	0.000
07108000	331 MERTENS AVE	RODRIGUEZ JOSE L	0.119	15,900	76,100	92,000	96.42%	16,490	78,924	95,415	FR - Fair	Yes	0.119
06747000	1912 RUPERT BLVD	HOLY COMMUNION CHURCH	0.171	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.171
06684000	211 FRERES AVE	CHIAPPETTA DAWN M	0.191	20,300	93,700	114,000	96.42%	21,053	97,178	118,231	FA - Fair-Avg	Yes	0.191
07095000	409 ISLAND AVE	VALLIN ELIZABETH D	0.101	12,900	104,100	117,000	96.42%	13,379	107,964	121,342	GD - Good	No	0.000
07116005	519 ISLAND AVE	DEFATTE MARTIN G	1.900	30,400	168,600	199,000	96.42%	31,528	174,858	206,386	AV - Average	Yes	1.900
07094000	405 ISLAND AVE	BYBEE JEFFREY C	0.100	12,900	73,100	86,000	96.42%	13,379	75,813	89,192	FR - Fair	Yes	0.100
07895000	1753 STATE ST	WILSON JON H	0.118	13,200	76,800	90,000	96.42%	13,690	79,650	93,340	FR - Fair	Yes	0.118
07134000	408 WEST BLVD	WELLHOEFER SUZANNE L	0.141	20,800	106,200	127,000	96.42%	21,572	110,142	131,714	AG - Avg-Good	No	0.000
06986000	806 BELMONT AVE	BLACK JR JAMES H	0.129	18,900	106,100	125,000	96.42%	19,601	110,038	129,639	AG - Avg-Good	No	0.000
06569000	2432 HANSEN AVE	GISTER SUSAN A	0.107	17,900	113,100	131,000	96.42%	18,564	117,298	135,862	GD - Good	No	0.000
07353047	57 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
06104000	2013 CARMEL AVE	VILLALPANDO JOSEPH	0.072	16,100	107,900	124,000	96.42%	16,698	111,905	128,602	AV - Average	Yes	0.072
06419000	217 MERTENS AVE	GARCIA OLIVIA	0.095	12,700	84,300	97,000	96.42%	13,171	87,429	100,600	AV - Average	Yes	0.095
06685011	929 RIVERBROOK DR	BULLOX GREGORY L	0.166	19,800	131,200	151,000	96.42%	20,535	136,069	156,604	GD - Good	No	0.000
06371000	2405 CARMEL AVE	CHITWOOD BRUCE W	0.106	17,800	104,200	122,000	96.42%	18,461	108,067	126,528	AV - Average	Yes	0.106
07176000	336 SHELLEY DR	METZ WILLIAM A	0.122	19,700	92,300	112,000	96.42%	20,431	95,726	116,157	AG - Avg-Good	No	0.000
06246000	918 CHICAGO ST	TJS REALTY IX LLC	0.071	16,200	109,800	126,000	96.42%	16,801	113,875	130,676	AV - Average	Yes	0.071
06931000	402 LUEDTKE AVE	JUGA DANIEL R	0.110	13,200	112,800	126,000	96.42%	13,690	116,987	130,676	FA - Fair-Avg	Yes	0.110
07177000	330 SHELLEY DR	ANDERSON SCOTT C	0.259	30,000	145,000	175,000	96.42%	31,113	150,382	181,495	FA - Fair-Avg	Yes	0.259
07013000	410 ISLAND AVE	CASILLAS ALBERTO	0.157	19,600	102,400	122,000	96.42%	20,327	106,201	126,528	GD - Good	No	0.000
06165000	2324 CARMEL AVE	KRUEGER DANIEL	0.106	17,800	127,200	145,000	96.42%	18,461	131,921	150,382	GD - Good	No	0.000
06056000	2110 CARMEL AVE	RILEY RAHEEM	0.147	18,100	114,900	133,000	96.42%	18,772	119,164	137,936	GD - Good	No	0.000
06820026	220 FRERES AVE	PAUL-TOBIAS MELISSA	0.095	12,700	79,300	92,000	96.42%	13,171	82,243	95,415	AG - Avg-Good	No	0.000
07353020	2700 SPRING ST	TINHOLT MICHAEL	0.541	23,100	133,900	157,000	96.42%	23,957	138,870	162,827	GD - Good	No	0.000
06887000	408 CHICAGO ST	SLAUGHTER WARNER	0.105	13,000	56,000	69,000	96.42%	13,482	58,078	71,561	AV - Average	Yes	0.105

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06885000	400 CHICAGO ST	MALDONADO ANTONIO	0.105	13,000	84,000	97,000	96.42%	13,482	87,118	100,600	GD - Good	No	0.000
06562000	2406 HANSEN AVE	GROTH MICHAEL ANTHONY	0.107	17,900	117,100	135,000	96.42%	18,564	121,446	140,010	AV - Average	Yes	0.107
07353018	2804 SPRING ST	FOX JERILYN S	0.140	17,400	94,600	112,000	96.42%	18,046	98,111	116,157	GD - Good	No	0.000
06106000	2106 CLARENCE AVE	MURILLO EDDIE A	0.064	13,500	93,500	107,000	96.42%	14,001	96,970	110,971	FA - Fair-Avg	Yes	0.064
06638000	215 CHICAGO ST	CDC RENTALS LLC	0.170	20,100	91,900	112,000	96.42%	20,846	95,311	116,157	AV - Average	Yes	0.170
10237000	713 WEST BLVD	MANDERNACK JEAN M	0.080	16,000	76,000	92,000	96.42%	16,594	78,821	95,415	VG - Very Good	No	0.000
06370000	2401 CARMEL AVE	BEADLES SHEANIKA L	0.106	17,800	128,200	146,000	96.42%	18,461	132,958	151,419	GD - Good	No	0.000
06568000	2428 HANSEN AVE	GRZYB FLORENCE A	0.107	17,900	116,100	134,000	96.42%	18,564	120,409	138,973	GD - Good	No	0.000
06570000	2433 THOR AVE	NABER ALOYSIUS B	0.107	17,900	102,100	120,000	96.42%	18,564	105,889	124,454	AG - Avg-Good	No	0.000
06529000	429 LUEDTKE AVE	BANEGAS HERNANDEZ MACARIO ANAIN	0.093	13,600	64,400	78,000	96.42%	14,105	66,790	80,895	PR - Poor	Yes	0.093
10971000	626 HAYES AVE	TURNER STEVEN WAYNE	0.110	18,000	98,000	116,000	96.42%	18,668	101,637	120,305	VG - Very Good	No	0.000
06188000	720 CHICAGO ST	HILEMAN WENDY	0.106	18,600	219,400	238,000	96.42%	19,290	227,543	246,833	AG - Avg-Good	No	0.000
07890000	1765 STATE ST	JUZENAS FAM REV TR	0.073	11,600	66,400	78,000	96.42%	12,031	68,864	80,895	FR - Fair	Yes	0.073
06794000	304 WICKHAM BLVD	MIN JOSHUA	0.107	13,100	111,900	125,000	96.42%	13,586	116,053	129,639	AV - Average	No	0.000
10204000	3142 OSBORNE BLVD	WILSON HOLLY	0.286	41,900	93,100	135,000	96.42%	43,455	96,555	140,010	VG - Very Good	No	0.000
05984000	2339 MOHR AVE	KIRT JR DONALD G	0.106	17,800	85,200	103,000	96.42%	18,461	88,362	106,823	GD - Good	No	0.000
06407000	223 WICKHAM BLVD	STROMMEN JOANNA M	0.110	13,200	85,800	99,000	96.42%	13,690	88,984	102,674	AV - Average	Yes	0.110
06360000	2435 HANSEN AVE	ISHMAN DANA G	0.107	17,900	109,100	127,000	96.42%	18,564	113,149	131,714	AV - Average	Yes	0.107
06169000	2336 CARMEL AVE	CHEVEN RICHARD M	0.211	28,500	128,500	157,000	96.42%	29,558	133,269	162,827	AG - Avg-Good	No	0.000
06312000	1903 GLEN ST	KEENAN DAVID J	0.101	12,900	73,100	86,000	96.42%	13,379	75,813	89,192	AG - Avg-Good	No	0.000
06414004	2003 SPRING ST	MC CORMICK STEVEN	0.136	15,800	74,200	90,000	96.42%	16,386	76,954	93,340	AG - Avg-Good	No	0.000
07353031	2500 SPRING ST	MOCZYNSKI JAMES R	0.138	16,500	118,500	135,000	96.42%	17,112	122,898	140,010	AG - Avg-Good	No	0.000
06374000	2419 CARMEL AVE	MILLS MICHAEL C	0.106	17,800	88,200	106,000	96.42%	18,461	91,474	109,934	AV - Average	Yes	0.106
10235000	705 WEST BLVD	NELSEN RODNEY L	0.097	17,200	66,800	84,000	96.42%	17,838	69,279	87,118	AV - Average	Yes	0.097
06777000	2428 THOR AVE	SCHMIDT KEVIN D	0.106	17,800	104,200	122,000	96.42%	18,461	108,067	126,528	GD - Good	No	0.000
06944000	413 WICKHAM BLVD	BIDDLE INVESTMENTS LLC	0.110	13,200	72,800	86,000	96.42%	13,690	75,502	89,192	AV - Average	Yes	0.110
07212000	438 HARVEY DR	ANDERSEN III LAWRENCE C	0.104	17,700	73,300	91,000	96.42%	18,357	76,020	94,377	AV - Average	Yes	0.104
06816000	214 FRERES AVE	SCAIFE ALDRED W AND RUBY J FAMILY TRUST	0.095	12,700	85,300	98,000	96.42%	13,171	88,466	101,637	AV - Average	Yes	0.095
06540000	325 LUEDTKE AVE	BREITZKE KATELYNN	0.090	12,200	80,800	93,000	96.42%	12,653	83,799	96,452	AG - Avg-Good	No	0.000
07353010	68 MERTENS AVE	HOLBUS JOHN K	0.145	16,500	66,500	83,000	96.42%	17,112	68,968	86,081	AV - Average	Yes	0.145
07048000	2408 RUPERT BLVD	AUKLAND RICHARD AND MARVEL REV TRUST	0.097	12,000	106,000	118,000	96.42%	12,445	109,934	122,380	AV - Average	Yes	0.097
06217000	2306 HANSEN AVE	DAHLKE SR WARREN F	0.107	17,900	80,100	98,000	96.42%	18,564	83,073	101,637	GD - Good	No	0.000
06671000	2417 SPRING ST	OLIVER CORETTA L	0.181	20,400	87,600	108,000	96.42%	21,157	90,851	112,008	GD - Good	No	0.000
07033002	319 CHICAGO ST	GANDY JEFFREY	0.140	17,400	89,600	107,000	96.42%	18,046	92,925	110,971	AV - Average	Yes	0.140
07198000	517 SHELLEY DR	ROSARIO CHRISTINE L	0.146	25,700	108,300	134,000	96.42%	26,654	112,320	138,973	AG - Avg-Good	No	0.000
07898000	1745 STATE ST	LOPEZ WILBER M	0.152	14,600	96,400	111,000	96.42%	15,142	99,978	115,120	PR - Poor	Yes	0.152
07116001	2109 RUPERT BLVD	BALDERAS JERI L	0.134	19,800	67,200	87,000	96.42%	20,535	69,694	90,229	AV - Average	Yes	0.134
06097000	2101 CLARENCE AVE	PATRICK NIKI	0.130	18,000	98,000	116,000	96.42%	18,668	101,637	120,305	GD - Good	No	0.000
07231000	433 HARVEY DR	BEYER ADAM C	0.142	18,100	122,900	141,000	96.42%	18,772	127,461	146,233	GD - Good	No	0.000
06107000	2117 CARMEL AVE	ANDREASON KAREN L REV LIV TR	0.044	12,600	54,400	67,000	96.42%	13,068	56,419	69,487	AV - Average	Yes	0.044
06258000	2352 KINZIE AVE	FICK MARY L	0.120	20,100	109,900	130,000	96.42%	20,846	113,979	134,825	FA - Fair-Avg	Yes	0.120
07107000	325 MERTENS AVE	BRADLEY SARA E	0.095	12,700	77,300	90,000	96.42%	13,171	80,169	93,340	AV - Average	Yes	0.095
06113000	2135 CARMEL AVE	WENSING ANDREW	0.091	21,400	75,600	97,000	96.42%	22,194	78,406	100,600	AV - Average	Yes	0.091
07201000	529 WEST BLVD	ORTEGA JAVIER A	0.111	30,800	89,200	120,000	96.42%	31,943	92,511	124,454	AV - Average	Yes	0.111
07194000	501 SHELLEY DR	KOKER CORTNEY E	0.145	27,300	93,700	121,000	96.42%	28,313	97,178	125,491	GD - Good	No	0.000
06358000	2428 KINZIE AVE	BARDEN PROPERTIES LLC	0.107	17,900	102,100	120,000	96.42%	18,564	105,889	124,454	AG - Avg-Good	No	0.000
06162000	2310 CARMEL AVE	TAYLOR VALERIE L	0.106	17,800	103,200	121,000	96.42%	18,461	107,030	125,491	AG - Avg-Good	No	0.000
10415000	626 GROVE AVE	LAURENT TYLER J	0.110	18,000	100,000	118,000	96.42%	18,668	103,711	122,380	AG - Avg-Good	No	0.000
07229000	441 HARVEY DR	ROSALES EDMUNDO	0.129	18,000	67,000	85,000	96.42%	18,668	69,487	88,155	AV - Average	Yes	0.129
06131000	2129 CLARENCE AVE	JACKSON CAROLYN J	0.114	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	AG - Avg-Good	No	0.000

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value						
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
07211000	504 HARVEY DR	ANDERSEN IV LAWRENCE C	0.102	17,600	85,400	103,000	96.42%	18,253	88,570	106,823	AV - Average	Yes	0.102
06178000	2339 CARMEL AVE	PRIOLETTA JAMES J	0.106	17,800	103,200	121,000	96.42%	18,461	107,030	125,491	AV - Average	Yes	0.106
07896000	1749 STATE ST	OLSON LE ROY B	0.089	13,000	54,000	67,000	96.42%	13,482	56,004	69,487	FR - Fair	Yes	0.089
06792002	2307 SPRING ST	CANDIDO TRINA	0.121	25,800	83,800	109,600	96.42%	26,758	86,910	113,668	AV - Average	Yes	0.121
07713000	1812 DOMANIK DR	REUTTER GERALD D	0.070	11,200	48,800	60,000	96.42%	11,616	50,611	62,227	FR - Fair	Yes	0.070
07724002	1786 DOMANIK DR	KROLL GERHARD E	0.035	1,900	9,100	11,000	96.42%	1,971	9,438	11,408	PR - Poor	Yes	0.035
07004000	304 ISLAND AVE	WISE WENDY J	0.105	13,000	91,000	104,000	96.42%	13,482	94,377	107,860	GD - Good	No	0.000
07353002	2218 SPRING ST	ALBRECHT TIMOTHY P	0.318	31,300	74,700	106,000	96.42%	32,462	77,472	109,934	FA - Fair-Avg	Yes	0.318
06112000	2129 CARMEL AVE	PATEL RAMKUMAR C	0.079	17,100	78,900	96,000	96.42%	17,735	81,828	99,563	AG - Avg-Good	No	0.000
06533000	417 LUEDTKE AVE	HANNAN SR RAYMOND M	0.113	14,300	83,700	98,000	96.42%	14,831	86,806	101,637	GD - Good	No	0.000
06223000	2330 HANSEN AVE	GIRTON JR GERRY W	0.107	17,900	111,100	129,000	96.42%	18,564	115,223	133,788	FR - Fair	Yes	0.107
06057000	2108 CARMEL AVE	FITCHETT NANCY R	0.073	15,800	41,200	57,000	96.42%	16,386	42,729	59,116	AG - Avg-Good	No	0.000
07036000	308 MERTENS AVE	HERNANDEZ MARJORIE	0.143	19,000	71,000	90,000	96.42%	19,705	73,635	93,340	FR - Fair	Yes	0.143
06792003	2309 SPRING ST	PHILLIPS SHARON L FAMILY TRUST	0.101	13,100	115,900	129,000	96.42%	13,586	120,202	133,788	AG - Avg-Good	No	0.000
06373000	2415 CARMEL AVE	ATKINSON TIMOTHY J	0.106	17,800	82,200	100,000	96.42%	18,461	85,251	103,711	AG - Avg-Good	No	0.000
06225000	2338 HANSEN AVE	THOMAS JERRY L	0.107	17,900	103,100	121,000	96.42%	18,564	106,927	125,491	GD - Good	No	0.000
07208000	512 HARVEY DR	CASTREJON JOSE	0.107	18,000	89,000	107,000	96.42%	18,668	92,303	110,971	GD - Good	No	0.000
06989000	726 BELMONT AVE	NELSON RICHARD W REV TRUST	0.129	18,900	115,100	134,000	96.42%	19,601	119,372	138,973	GD - Good	No	0.000
07043000	404 MERTENS AVE	COLON ARGELIX LOPEZ	0.095	12,700	100,300	113,000	96.42%	13,171	104,023	117,194	AV - Average	Yes	0.095
07718000	1771 HILL ST	LAROSA DAVID M	0.243	16,500	42,500	59,000	96.42%	17,112	44,077	61,190	FR - Fair	Yes	0.243
06951000	319 WICKHAM BLVD	JOHNSON GERALD J	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	GD - Good	No	0.000
10219005	608 WEST BLVD	MUIR RENATE	0.137	25,900	125,100	151,000	96.42%	26,861	129,743	156,604	EX - Excellent	No	0.000
07353046	55 MERTENS AVE	HAY SALLY	5.159	1,000	4,500	5,500	96.42%	1,037	4,667	5,704	AV - Average	Yes	5.159
10418000	616 GROVE AVE	DRIER DAVID G	0.110	18,000	87,000	105,000	96.42%	18,668	90,229	108,897	VG - Very Good	No	0.000
10413000	636 GROVE AVE	MOLINA ANDREW P	0.220	28,800	100,200	129,000	96.42%	29,869	103,919	133,788	EX - Excellent	No	0.000
07886000	1805 PROSPECT ST	FLORES GERARDO	0.055	5,100	0	5,100	96.42%	5,289	0	5,289	AV - Average	Yes	0.055
06996000	622 BELMONT AVE	HAAS JOANN	0.123	18,000	74,000	92,000	96.42%	18,668	76,746	95,415	AG - Avg-Good	No	0.000
10429000	629 HAYES AVE	SORENSEN WADE V	0.110	18,000	59,000	77,000	96.42%	18,668	61,190	79,858	AV - Average	Yes	0.110
06218000	2310 HANSEN AVE	BARBEE ANGELA M	0.107	17,900	115,100	133,000	96.42%	18,564	119,372	137,936	AG - Avg-Good	No	0.000
06059000	2100 CARMEL AVE	RAWLEY DANIEL D	0.087	18,000	54,000	72,000	96.42%	18,668	56,004	74,672	AV - Average	Yes	0.087
07183001	304 SHELLEY DR	HENKEN CRAIG	0.169	30,700	160,300	191,000	96.42%	31,839	166,249	198,089	AG - Avg-Good	No	0.000
06940000	429 WICKHAM BLVD	HEEREY JAMES P	0.110	13,200	69,800	83,000	96.42%	13,690	72,391	86,081	AV - Average	Yes	0.110
07055000	401 FRERES AVE	LINDLEY SHARON L	0.095	12,700	47,300	60,000	96.42%	13,171	49,056	62,227	AV - Average	Yes	0.095
07887000	1769 STATE ST	CHURCH OF GOD OF PROPHECY	0.199	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.199
07098008	313 ISLAND AVE	HOLBUS THOMAS	0.127	16,900	92,100	109,000	96.42%	17,527	95,518	113,045	AG - Avg-Good	No	0.000
10972000	622 HAYES AVE	LE TRAN MY-LOAN	0.110	18,000	108,000	126,000	96.42%	18,668	112,008	130,676	GD - Good	No	0.000
06130000	2127 CLARENCE AVE	KRUEGER DAVID W	0.114	18,000	96,000	114,000	96.42%	18,668	99,563	118,231	AV - Average	Yes	0.114
08338001	1811 DOMANIK DR	OLIVER VALERIE P	0.183	12,900	69,100	82,000	96.42%	13,379	71,665	85,043	FR - Fair	Yes	0.183
06183000	2315 CARMEL AVE	RICE DALE	0.106	18,000	113,000	131,000	96.42%	18,668	117,194	135,862	AG - Avg-Good	No	0.000
06219000	2314 HANSEN AVE	TURNER GLADYS	0.107	17,900	110,100	128,000	96.42%	18,564	114,186	132,751	AV - Average	Yes	0.107
10219015	724 WEST BLVD	SANDERS BRANDON C	0.142	25,900	107,100	133,000	96.42%	26,861	111,075	137,936	EX - Excellent	No	0.000
10984000	501 BLAINE AVE	GAASTRA RICHARD J	0.152	18,000	78,000	96,000	96.42%	18,668	80,895	99,563	AG - Avg-Good	No	0.000
06087000	2104 KINZIE AVE	GOMEZ III BENITO A	0.160	27,000	65,000	92,000	96.42%	28,002	67,412	95,415	FA - Fair-Avg	Yes	0.160
07040000	326 MERTENS AVE	RAMIREZ KAREN	0.191	20,300	79,700	100,000	96.42%	21,053	82,658	103,711	AG - Avg-Good	No	0.000
06239000	2321 HANSEN AVE	TWS INVESTMENTS II LLC	0.107	17,900	90,100	108,000	96.42%	18,564	93,444	112,008	FR - Fair	Yes	0.107
06095000	2109 CLARENCE AVE	FREDERICKSON MIKE	0.114	18,000	100,000	118,000	96.42%	18,668	103,711	122,380	AV - Average	Yes	0.114
07170000	424 SHELLEY DR	BOURGEOIS FRANCIS JEROME	0.133	18,000	91,000	109,000	96.42%	18,668	94,377	113,045	GD - Good	No	0.000
10993000	3316 OSBORNE BLVD	EVANS AMY L	0.149	25,300	71,700	97,000	96.42%	26,239	74,361	100,600	GD - Good	No	0.000
06683000	217 FRERES AVE	BOYE MARTHA L	0.191	20,300	78,700	99,000	96.42%	21,053	81,621	102,674	GD - Good	No	0.000
07128000	430 WEST BLVD	LEMMONS ALEXANDER K	0.157	18,200	100,800	119,000	96.42%	18,875	104,541	123,417	AV - Average	Yes	0.157

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06917000	321 GRAHAM ST	LOPEZ CARLOS	0.286	27,400	64,600	92,000	96.42%	28,417	66,998	95,415	AV - Average	Yes	0.286
07205000	530 HARVEY DR	PETRAKIS TONY N	0.082	26,000	76,000	102,000	96.42%	26,965	78,821	105,786	GD - Good	No	0.000
07353035	827 RIVERBROOK DR	RACINE, CITY OF (PARK DEPTMT)	0.417	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.417
06587000	610 GRAHAM ST	ANAYA MARIA GODOY	0.105	17,100	94,900	112,000	96.42%	17,735	98,422	116,157	AG - Avg-Good	No	0.000
06192000	2316 THOR AVE	K6 GROUP LLC	0.106	17,800	114,200	132,000	96.42%	18,461	118,438	136,899	GD - Good	No	0.000
06795000	308 WICKHAM BLVD	PLASCENCIA MARISOL	0.106	13,100	101,900	115,000	96.42%	13,586	105,682	119,268	VG - Very Good	No	0.000
06202000	2353 THOR AVE	DESENS BRANDON	0.107	17,900	87,100	105,000	96.42%	18,564	90,333	108,897	AV - Average	Yes	0.107
06991000	716 BELMONT AVE	METZGER LISA J	0.144	21,200	64,800	86,000	96.42%	21,987	67,205	89,192	FR - Fair	Yes	0.144
07015000	416 ISLAND AVE	BRAULT KEITH W	0.157	19,600	147,400	167,000	96.42%	20,327	152,871	173,198	GD - Good	No	0.000
06805000	414 WICKHAM BLVD	WHITING VICTORIA C	0.147	19,200	103,800	123,000	96.42%	19,913	107,652	127,565	GD - Good	No	0.000
06563000	2408 HANSEN AVE	KETCHUM JR RICHARD J	0.107	17,900	111,100	129,000	96.42%	18,564	115,223	133,788	FA - Fair-Avg	Yes	0.107
06788000	222 CHICAGO ST	GAASTRA AMANDA E	0.157	19,500	97,500	117,000	96.42%	20,224	101,119	121,342	GD - Good	No	0.000
07002000	600 BELMONT AVE	FRUTH BOBBIE J	0.170	24,800	57,200	82,000	96.42%	25,720	59,323	85,043	AV - Average	Yes	0.170
08338004	1747 DOMANIK DR	H2H HOLDINGS LLC	0.101	13,200	67,800	81,000	96.42%	13,690	70,316	84,006	FR - Fair	Yes	0.101
06141000	2171 CLARENCE AVE	CRUZ FERNANDO	0.110	18,000	103,000	121,000	96.42%	18,668	106,823	125,491	AG - Avg-Good	No	0.000
07481000	1675 STATE ST	RACINE, CITY OF	0.025	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.025
07353027	2318 SPRING ST	PIERCE RANDALL K	0.149	18,200	89,800	108,000	96.42%	18,875	93,133	112,008	GD - Good	No	0.000
06792000	238 CHICAGO ST	COMMUNITY CHRISTIAN CHURCH OF RACINE INC	0.400	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.400
06946000	405 WICKHAM BLVD	BURCH NANCY	0.110	13,200	71,800	85,000	96.42%	13,690	74,465	88,155	AV - Average	Yes	0.110
10422000	601 HAYES AVE	MOORE MICHAEL F	0.110	18,000	95,000	113,000	96.42%	18,668	98,526	117,194	VG - Very Good	No	0.000
06667000	252 WICKHAM BLVD	LADNER MARGARET S	0.111	13,200	99,800	113,000	96.42%	13,690	103,504	117,194	AG - Avg-Good	No	0.000
06900000	433 GRAHAM ST	ESTRADA EVANGELINA CORTES	0.191	25,400	110,600	136,000	96.42%	26,343	114,705	141,048	GD - Good	No	0.000
06367000	2405 HANSEN AVE	SCHWARTZ BRENN A	0.107	17,900	129,100	147,000	96.42%	18,564	133,891	152,456	GD - Good	No	0.000
07209000	508 HARVEY DR	KOBIELUSZ KADIE M	0.104	17,600	84,400	102,000	96.42%	18,253	87,532	105,786	GD - Good	No	0.000
07008000	320 ISLAND AVE	FERGUS WAYNE D	0.105	13,000	117,000	130,000	96.42%	13,482	121,342	134,825	AV - Average	Yes	0.105
10426000	617 HAYES AVE	CABAN KELVIN R	0.110	18,000	78,000	96,000	96.42%	18,668	80,895	99,563	VG - Very Good	No	0.000
06820000	213 GRAHAM ST	GORSISKI ROBERT A	0.119	16,000	80,000	96,000	96.42%	16,594	82,969	99,563	FA - Fair-Avg	Yes	0.119
06583000	2410 CARMEL AVE	LAWRENCE ALICIA A LIFE TENANT	0.106	18,000	105,000	123,000	96.42%	18,668	108,897	127,565	GD - Good	No	0.000
06414013	240 LUEDTKE AVE	MULZER MICHAEL D	0.121	14,500	74,500	89,000	96.42%	15,038	77,265	92,303	AG - Avg-Good	No	0.000
06083000	2018 KINZIE AVE	TWS INVESTMENTS II LLC	0.128	22,500	94,500	117,000	96.42%	23,335	98,007	121,342	AG - Avg-Good	No	0.000
07116003	515 ISLAND AVE	LEMUT JOHN W	0.152	19,800	110,200	130,000	96.42%	20,535	114,290	134,825	GD - Good	No	0.000
08406001	2000 DOMANIK DR	2000 LINCOLN CENTER LLC	0.708	0	0	0	96.42%	0	0	0	AV - Average	Yes	0.708
07475000	1743 STATE ST	MARTINEZ ANTONIO G	0.232	21,900	112,100	134,000	96.42%	22,713	116,261	138,973	FR - Fair	Yes	0.232
06313000	1901 GLEN ST	HENRITZY ROBIN A	0.090	13,000	141,000	154,000	96.42%	13,482	146,233	159,716	AG - Avg-Good	No	0.000
06700000	1926 GLEN ST	RACINE, CITY OF (LEE PARK/ISLAND PARK WEST)	1.573	0	0	0	96.42%	0	0	0	AV - Average	Yes	1.573
10221000	545 HARVEY DR	SHEEN JAYNE ELLEN	0.092	17,100	71,900	89,000	96.42%	17,735	74,569	92,303	VG - Very Good	No	0.000
07006000	312 ISLAND AVE	CHRISTENSEN MARY L	0.105	13,000	91,000	104,000	96.42%	13,482	94,377	107,860	AV - Average	Yes	0.105
05975000	2301 MOHR AVE	MOLINARO FRANK A	0.106	17,800	82,200	100,000	96.42%	18,461	85,251	103,711	AG - Avg-Good	No	0.000
06934000	414 LUEDTKE AVE	SACOTTE MICHAEL C	0.165	19,800	79,200	99,000	96.42%	20,535	82,139	102,674	AV - Average	Yes	0.165
07119000	524 WEST BLVD	DE LAO ERNESTO J	0.170	19,200	123,800	143,000	96.42%	19,913	128,395	148,307	GD - Good	No	0.000
06635000	2213 SPRING ST	STEENSEN JAMIE M	0.130	15,800	81,200	97,000	96.42%	16,386	84,214	100,600	AV - Average	Yes	0.130
10213000	705 GROVE AVE	MILLER KEVIN N	0.112	18,000	117,000	135,000	96.42%	18,668	121,342	140,010	AG - Avg-Good	No	0.000
07021000	417 CHICAGO ST	WOODWARD CURT	0.105	13,000	72,000	85,000	96.42%	13,482	74,672	88,155	GD - Good	No	0.000
07191000	427 SHELLEY DR	OLSON ERIK R	0.094	17,200	78,800	96,000	96.42%	17,838	81,725	99,563	GD - Good	No	0.000
07722000	1759 HILL ST	MORA LUIS	0.122	13,200	40,800	54,000	96.42%	13,690	42,314	56,004	FR - Fair	Yes	0.122
06171000	2346 CARMEL AVE	RUIZ REYNALDO V	0.106	17,800	95,200	113,000	96.42%	18,461	98,733	117,194	AV - Average	Yes	0.106
07353015	2414 SPRING ST	LOPEZ CARLOS	0.110	13,200	0	13,200	96.42%	13,690	0	13,690	AV - Average	Yes	0.110
07891000	1761 STATE ST	NELSEN TODD C	0.073	11,600	59,400	71,000	96.42%	12,031	61,605	73,635	FR - Fair	Yes	0.073
07163000	431 WEST BLVD	FREDERIKSEN PETER A	0.140	28,000	90,000	118,000	96.42%	29,039	93,340	122,380	AV - Average	Yes	0.140
06177000	2343 CARMEL AVE	YOUNG DONALD J LIVING TRUST	0.106	17,800	126,200	144,000	96.42%	18,461	130,884	149,344	AV - Average	Yes	0.106

Appendix A

City of Racine, Wisconsin

Tax Increment District # 28

Base Property Information

				Assessment Information			Equalized Value			In Need of Rehabilitation or Conservation			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Condition	Conservation	In Need of Rehabilitation or Conservation Acres
06365000	2415 HANSEN AVE	SMERCHEK KENNETH R	0.107	17,900	123,100	141,000	96.42%	18,564	127,669	146,233	AG - Avg-Good	No	0.000
10774000	417 HAYES AVE	NIETO JENNIFER L	0.171	25,800	74,200	100,000	96.42%	26,758	76,954	103,711	GD - Good	No	0.000
06998000	612 BELMONT AVE	CUSHMAN BRENDA J	0.123	18,000	114,000	132,000	96.42%	18,668	118,231	136,899	AV - Average	Yes	0.123
06197000	2338 THOR AVE	SCHOMMER YVONNE IRENE	0.106	18,000	110,000	128,000	96.42%	18,668	114,083	132,751	FA - Fair-Avg	Yes	0.106
10219006	614 WEST BLVD	DAVALOS MICHELLE L	0.140	25,700	125,300	151,000	96.42%	26,654	129,950	156,604	EX - Excellent	No	0.000
06244000	2303 HANSEN AVE	COULTER JOHN P	0.107	17,900	117,100	135,000	96.42%	18,564	121,446	140,010	AV - Average	Yes	0.107
06948000	329 WICKHAM BLVD	PUKLA JOSHUA	0.110	13,200	83,800	97,000	96.42%	13,690	86,910	100,600	AG - Avg-Good	No	0.000
07011000	400 ISLAND AVE	AIELLO AUSTIN M	0.105	13,000	93,000	106,000	96.42%	13,482	96,452	109,934	GD - Good	No	0.000
06048000	2138 CARMEL AVE	SANCHEZ KENNETH J	0.107	17,800	126,200	144,000	96.42%	18,461	130,884	149,344	FA - Fair-Avg	Yes	0.107
07894001	1755 STATE ST	PETERMAN JON	0.129	13,200	61,800	75,000	96.42%	13,690	64,094	77,784	FR - Fair	Yes	0.129
10974000	614 HAYES AVE	DZIEKAN KATHARINE A A/K/A	0.110	18,000	76,000	94,000	96.42%	18,668	78,821	97,489	VG - Very Good	No	0.000
06094000	2115 CLARENCE AVE	NABER ALOYSIUS	0.114	18,000	65,000	83,000	96.42%	18,668	67,412	86,081	AV - Average	Yes	0.114
06534000	413 LUEDTKE AVE	HANNAN SR RAYMOND M	0.112	13,200	0	13,200	96.42%	13,690	0	13,690	AV - Average	Yes	0.112
07001000	602 BELMONT AVE	BERTZYK JR ROBERT W	0.123	18,000	119,000	137,000	96.42%	18,668	123,417	142,085	AG - Avg-Good	No	0.000
			Total Acreage 267.45	16,694,800	85,195,000	101,889,800		17,314,419	88,356,971	105,671,391	Acres In Need of Rehab./Cons. As Percent of Total TID Area		202.035 75.54%
										Est. Base Value			