

September 7, 2022

PROJECT PLAN

City of Racine, Wisconsin

Tax Incremental District No. 31



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	September 6, 2022
Public Hearing Held:	September 7, 2022
Approval by Planning, Heritage, and Design Commission:	September 7, 2022
Adoption by Common Council:	September 20, 2022
Approval by the Joint Review Board:	September 21, 2022

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 31 (the “District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 376 acres of primarily residential and retail uses located in the southwestern portion of the City of Racine, Wisconsin (the “City”). A map of preliminary boundaries can be found in Section 3 of this Project Plan (the “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 (the “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 \$16.47 million (the “Project Costs”) to undertake the projects listed in this Plan. Project Costs include an estimated \$11.62 million in funding for residential homeowner repair and renovations loans and homeownership incentives and \$3.87 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 \$974 thousand 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 \$30.6 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 2044. 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

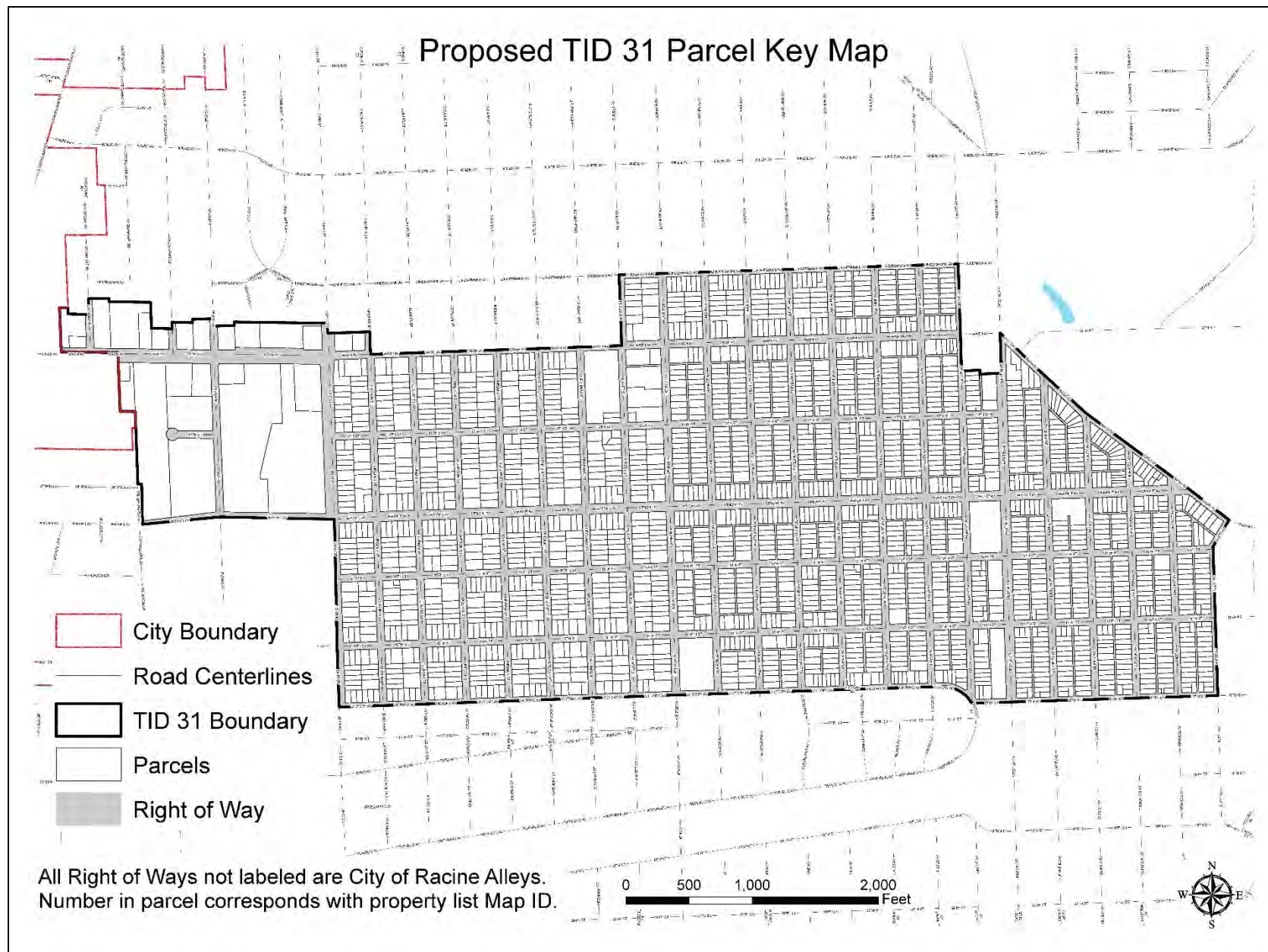
incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

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.

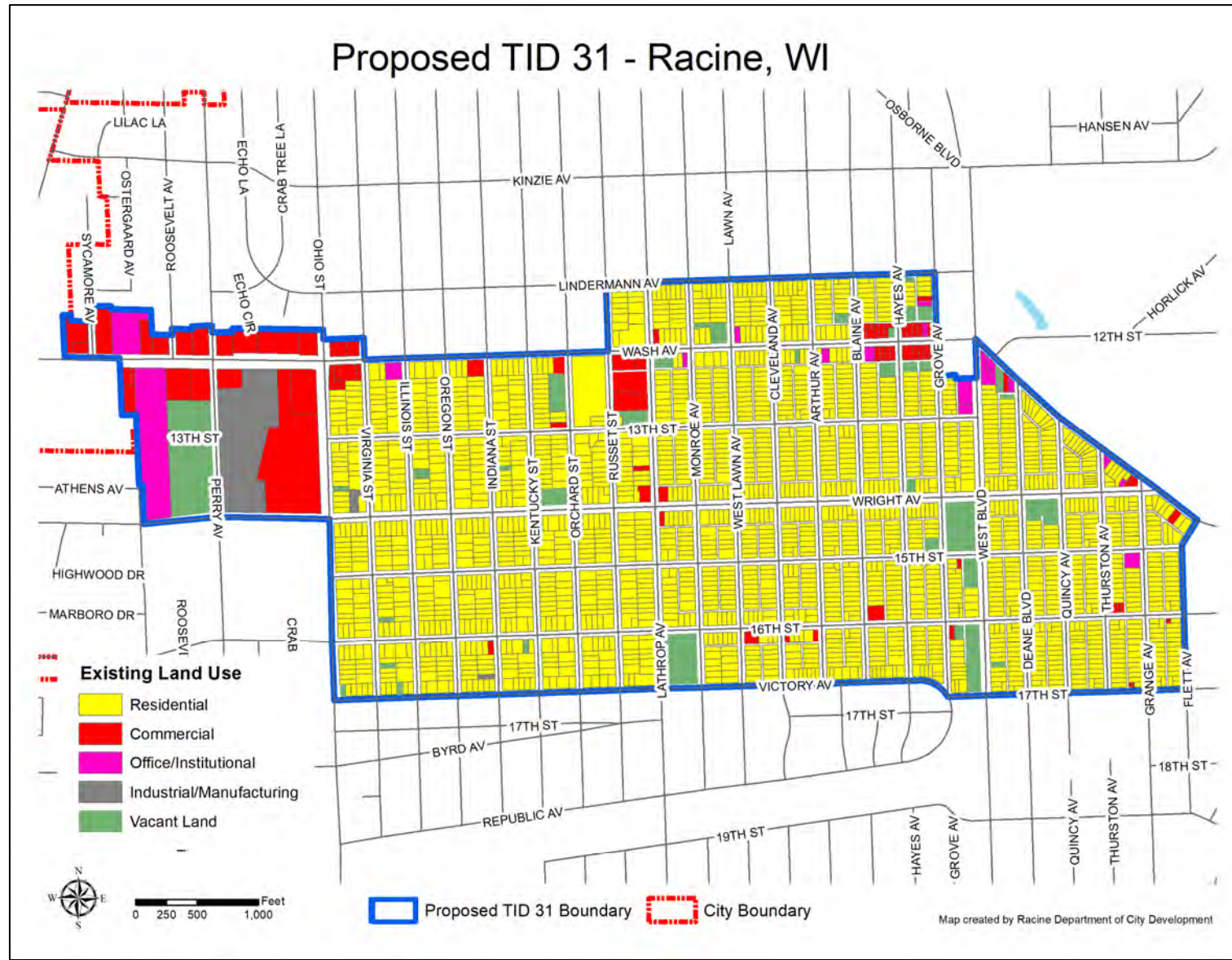


SECTION 3:

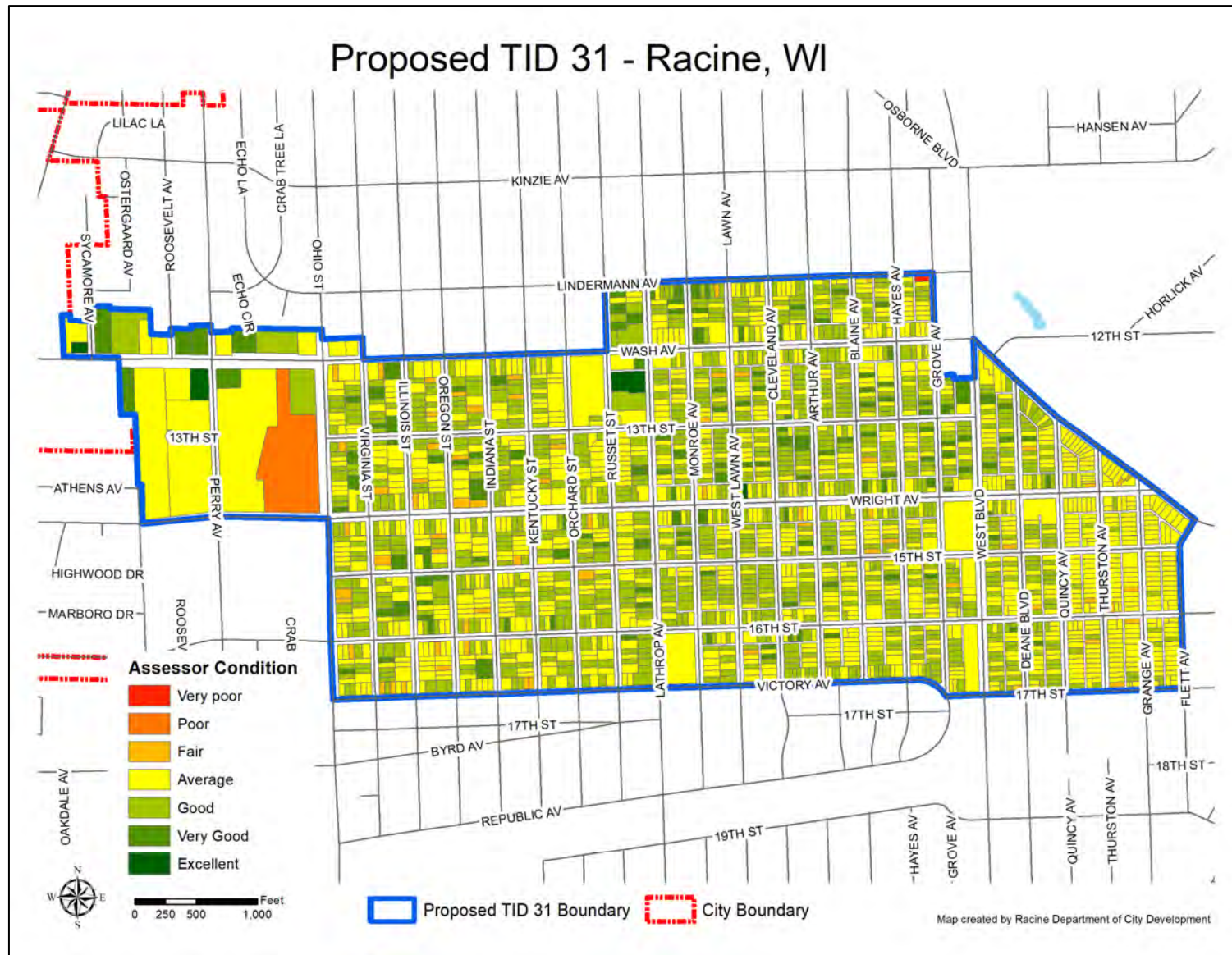
Map Showing Existing Uses and Conditions

Maps Found on Following Page.

Existing Land Use:



Assessor Condition:



SECTION 4:

Preliminary Parcel List and Analysis

The proposed District includes approximately 376 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 57.65% 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, 2022)	\$ 4,585,521,700
TID Valuation Limit @ 12% of Above Value	\$ 550,262,604

Calculation of Value Subject to Limit

Estimated Base Value of New District*	\$ 329,708,600
Incremental Value of Existing Districts (Jan. 1, 2022)	\$ <u>142,964,200</u>
Total Value Subject to 12% Valuation Limit	\$ 472,672,800

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$472,672,800, which is 10.31% of the City’s total equalized value. This value is less than the maximum of \$550,262,604 (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.

* Based on the estimated 2022 assessment ratio of 100% as provided by City officials.

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 1) 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.

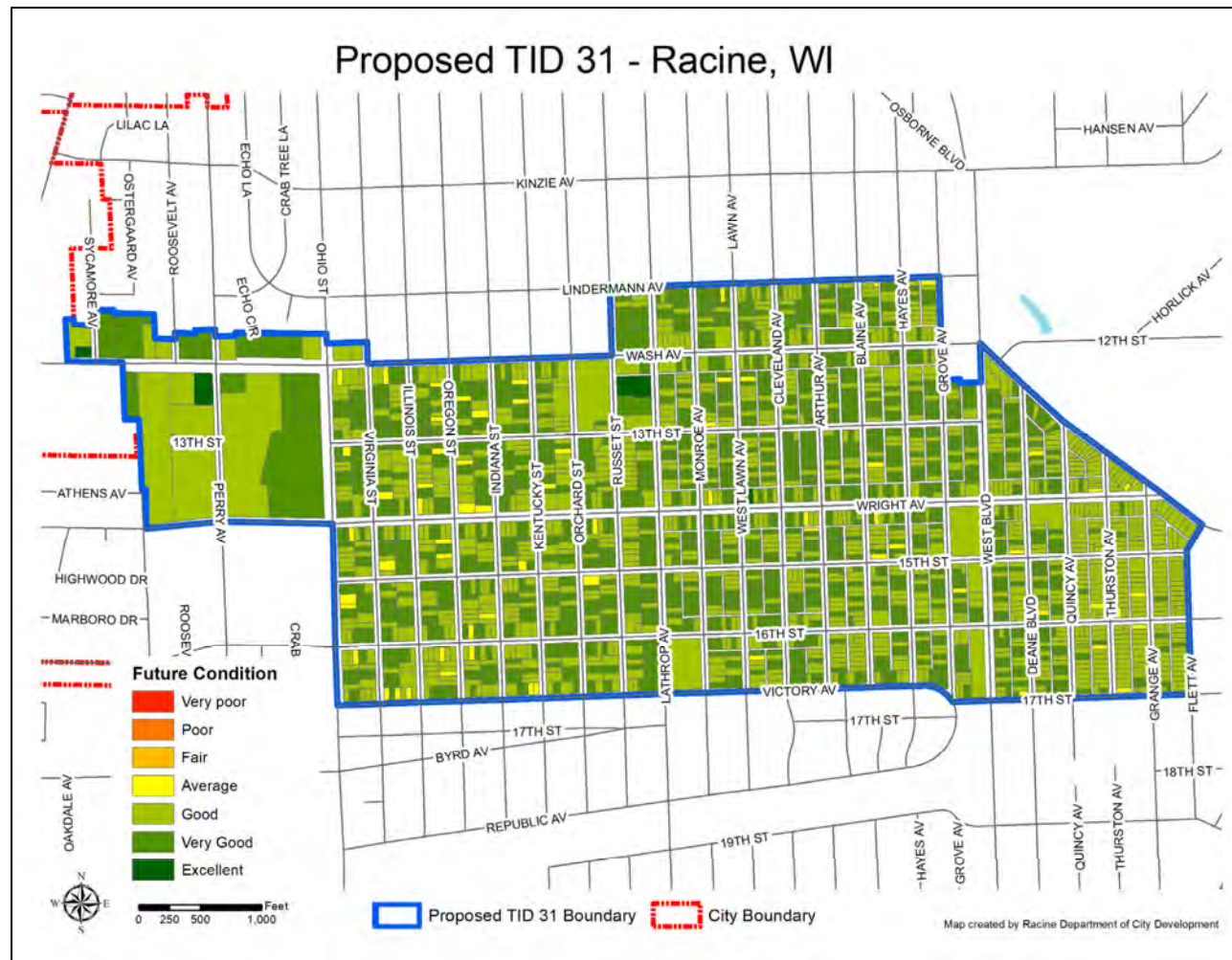
Financing Costs

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.

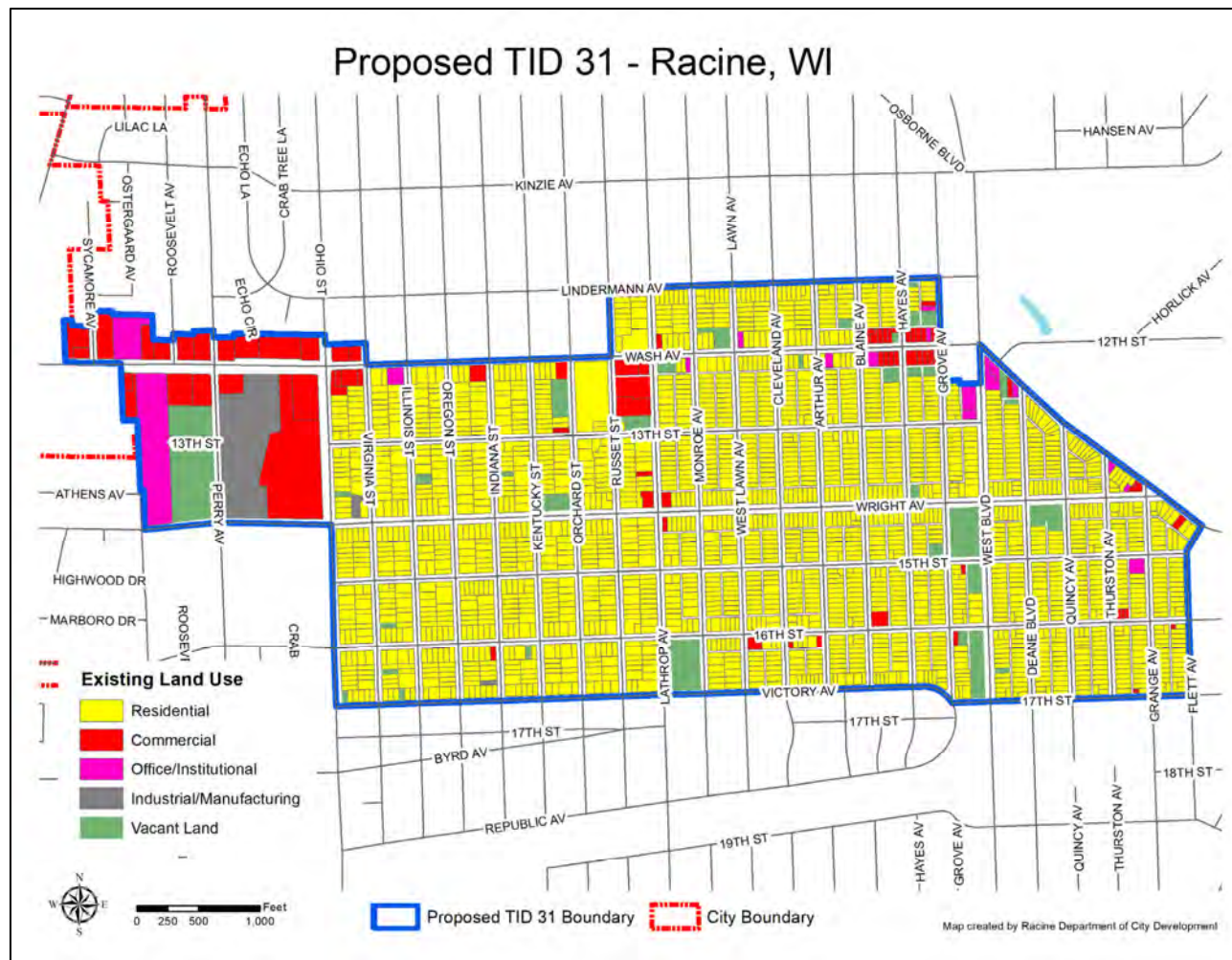
SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Proposed 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 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 No. 31

Estimated Project List¹

Project ID	Project Name/Type	Totals	Timing
1	Residential Homeowner Repair & Renovation Loans	11,623,927	2025-2044
2	Infrastructure & Public Facilities Improvements	3,874,642	2025-2044
3	Prof. Service, Organizational & Admin. Costs	973,587	2022-2044
Total Projects		<u>16,472,156</u>	

Notes:

1) Project costs are estimates and are subject to modification.

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 \$30.6 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 \$30.6 million during the 2023 – 2025 timeframe. Assuming the City’s current equalized TID Interim tax rate of \$26.97 per thousand of equalized value, the Project would generate \$21,421,055 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 \$16.47 million is assumed to be available, reflecting projected collections through the end of the District’s expenditure period in 2044.

City of Racine, Wisconsin

Tax Increment District No. 31

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	329,708,600
District Creation Date	September 20, 2022	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2022	Base Tax Rate	\$26.97
Max Life (Years)	27	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	22 9/20/2044		
Revenue Periods/Final Year	27 2050		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	3.50%
Eligible Recipient District	Yes	Taxable Discount Rate	5.00%

Construction		Valuation		Economic	Economic	Total	Revenue		Tax
	Year	Value Added	Year	Change	Appreciation	Increment	Year	Tax Rate	Increment
1	2022	0	2023	3.00%	9,891,258	9,891,258	2024	\$26.97	266,755
2	2023	0	2024	3.00%	10,187,996	20,079,254	2025	\$26.97	541,512
3	2024	0	2025	3.00%	10,493,636	30,572,889	2026	\$26.97	824,512
4	2025	0	2026			30,572,889	2027	\$26.97	824,512
5	2026	0	2027			30,572,889	2028	\$26.97	824,512
6	2027	0	2028			30,572,889	2029	\$26.97	824,512
7	2028	0	2029			30,572,889	2030	\$26.97	824,512
8	2029	0	2030			30,572,889	2031	\$26.97	824,512
9	2030	0	2031			30,572,889	2032	\$26.97	824,512
10	2031	0	2032			30,572,889	2033	\$26.97	824,512
11	2032	0	2033			30,572,889	2034	\$26.97	824,512
12	2033	0	2034			30,572,889	2035	\$26.97	824,512
13	2034	0	2035			30,572,889	2036	\$26.97	824,512
14	2035	0	2036			30,572,889	2037	\$26.97	824,512
15	2036	0	2037			30,572,889	2038	\$26.97	824,512
16	2037	0	2038			30,572,889	2039	\$26.97	824,512
17	2038	0	2039			30,572,889	2040	\$26.97	824,512
18	2039	0	2040			30,572,889	2041	\$26.97	824,512
19	2040	0	2041			30,572,889	2042	\$26.97	824,512
20	2041	0	2042			30,572,889	2043	\$26.97	824,512
21	2042	0	2043			30,572,889	2044	\$26.97	824,512
22	2043	0	2044			30,572,889	2045	\$26.97	824,512
23	2044	0	2045			30,572,889	2046	\$26.97	824,512
24	2045	0	2046			30,572,889	2047	\$26.97	824,512
25	2046	0	2047			30,572,889	2048	\$26.97	824,512
26	2047	0	2048			30,572,889	2049	\$26.97	824,512
27	2048	0	2049			30,572,889	2050	\$26.97	824,512
Totals		0	30,572,889			Future Value of Increment			21,421,055

Notes:

Table 1 – Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates making total expenditures of approximately \$16.47 million to undertake the projects listed in this Plan as follows:

- Cash funding of an estimated \$11.62 million in funding for residential homeowner repair and renovation loans.
- Cash funding for an estimated \$3.87 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 \$974 thousand 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 2044. 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 No. 31

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	
2022			0			30,000	30,000	(30,000)	(30,000)	2022
2023		(600)	(600)			30,900	30,900	(31,500)	(61,500)	2023
2024	266,755	(1,230)	265,525	129,148	43,049	31,827	204,025	61,500	0	2024
2025	541,512		541,512	381,547	127,182	32,782	541,512	0	0	2025
2026	824,512		824,512	593,060	197,687	33,765	824,512	0	0	2026
2027	824,512		824,512	592,300	197,433	34,778	824,512	0	0	2027
2028	824,512		824,512	591,518	197,173	35,822	824,512	0	0	2028
2029	824,512		824,512	590,712	196,904	36,896	824,512	0	0	2029
2030	824,512		824,512	589,881	196,627	38,003	824,512	0	0	2030
2031	824,512		824,512	589,026	196,342	39,143	824,512	0	0	2031
2032	824,512		824,512	588,146	196,049	40,317	824,512	0	0	2032
2033	824,512		824,512	587,238	195,746	41,527	824,512	0	0	2033
2034	824,512		824,512	586,304	195,435	42,773	824,512	0	0	2034
2035	824,512		824,512	585,342	195,114	44,056	824,512	0	0	2035
2036	824,512		824,512	584,350	194,783	45,378	824,512	0	0	2036
2037	824,512		824,512	583,329	194,443	46,739	824,512	0	0	2037
2038	824,512		824,512	582,278	194,093	48,141	824,512	0	0	2038
2039	824,512		824,512	581,195	193,732	49,585	824,512	0	0	2039
2040	824,512		824,512	580,079	193,360	51,073	824,512	0	0	2040
2041	824,512		824,512	578,930	192,977	52,605	824,512	0	0	2041
2042	824,512		824,512	577,746	192,582	54,183	824,512	0	0	2042
2043	824,512		824,512	576,527	192,176	55,809	824,512	0	0	2043
2044	824,512		824,512	575,271	191,757	57,483	824,512	0	0	2044
2045	824,512		824,512	End of Expenditure Period						2045
2046	824,512		824,512							2046
2047	824,512		824,512							2047
2048	824,512		824,512							2048
2049	824,512		824,512							2049
2050	824,512		824,512							2050
Total	21,421,055	(1,830)	21,419,225	11,623,927	3,874,642	973,587	16,472,156			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.

Marisa L. Roubik
Deputy City Attorney

Robin K. Zbikowski
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Ian R. Pomplin
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**Office of the
City Attorney
Racine, Wisconsin**



Scott R. Letteney
City Attorney

Stacey Salvo
Paralegal

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Paralegal

Maricela Mora
Administrative Assistant

August 29, 2022

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

RE: City of Racine, Wisconsin, Tax Incremental District No. 31

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. 31 and, in my opinion, it is complete and complies with Wisconsin Statutes section 66.1105. This opinion is provided pursuant to Wisconsin Statute section 66.1105(4)(f).

Sincerely,

Scott R. Letteney
City Attorney

Cc: Planning Manager Jeff Hintz

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

SECTION 17:

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

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2021 levy year.

			School District	Gateway Technical			
Revenue Year	Racine County	City of Racine	of Racine	College	Total		Revenue Year
2024	30,160	137,751	91,708	7,136	266,755		2024
2025	61,224	279,634	186,167	14,486	541,512		2025
2026	93,221	425,774	283,460	22,057	824,512		2026
2027	93,221	425,774	283,460	22,057	824,512		2027
2028	93,221	425,774	283,460	22,057	824,512		2028
2029	93,221	425,774	283,460	22,057	824,512		2029
2030	93,221	425,774	283,460	22,057	824,512		2030
2031	93,221	425,774	283,460	22,057	824,512		2031
2032	93,221	425,774	283,460	22,057	824,512		2032
2033	93,221	425,774	283,460	22,057	824,512		2033
2034	93,221	425,774	283,460	22,057	824,512		2034
2035	93,221	425,774	283,460	22,057	824,512		2035
2036	93,221	425,774	283,460	22,057	824,512		2036
2037	93,221	425,774	283,460	22,057	824,512		2037
2038	93,221	425,774	283,460	22,057	824,512		2038
2039	93,221	425,774	283,460	22,057	824,512		2039
2040	93,221	425,774	283,460	22,057	824,512		2040
2041	93,221	425,774	283,460	22,057	824,512		2041
2042	93,221	425,774	283,460	22,057	824,512		2042
2043	93,221	425,774	283,460	22,057	824,512		2043
2044	93,221	425,774	283,460	22,057	824,512		2044
2045	93,221	425,774	283,460	22,057	824,512		2045
2046	93,221	425,774	283,460	22,057	824,512		2046
2047	93,221	425,774	283,460	22,057	824,512		2047
2048	93,221	425,774	283,460	22,057	824,512		2048
2049	93,221	425,774	283,460	22,057	824,512		2049
2050	93,221	425,774	283,460	22,057	824,512		2050
2,421,90711,061,7307,364,383573,03521,421,055							

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11893005	1242 West Blvd	1242 West Blvd, LLC	0.56	60,900	189,100	250,000	100.00%	60,900	189,100	250,000	Very Good	No
11520000	1250 West Lawn Ave	1250 Westlawn Avenue Revocable Trust	0.12	18,000	156,000	174,000	100.00%	18,000	156,000	174,000	Average	Yes
11188000	1246 Orchard St	1330 Summerset Drive, LLC	0.15	15,400	103,600	119,000	100.00%	15,400	103,600	119,000	Average	Yes
11319000	1405 Lathrop Ave	1405 Lathrop Investments, LLC	0.11	21,600	96,400	118,000	100.00%	21,600	96,400	118,000	Average	Yes
13079000	1611 Deane Blvd	1611 Deane Blvd, LLC	0.11	17,800	128,200	146,000	100.00%	17,800	128,200	146,000	Average	Yes
12238000	1329 Blaine Ave	1644 Austin, LLC	0.13	18,900	108,100	127,000	100.00%	18,900	108,100	127,000	Fair	Yes
22263000	4317 Sixteenth St	16th Street Rental, LLC	0.13	14,800	109,200	124,000	100.00%	14,800	109,200	124,000	Good	No
10150000	1321 West Blvd	247 Freedom Investments, LLC	0.12	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Average	Yes
16777000	2710 Seventeenth St	2710-12 17th Street Land Trust	0.02	3,700	47,300	51,000	100.00%	3,700	47,300	51,000	Average	Yes
16778000	2712 Seventeenth St	2710-12 17th Street Land Trust	0.02	4,000	64,000	68,000	100.00%	4,000	64,000	68,000	Average	Yes
09204000	2723 Washington Ave	2723 and 2725 Washington Ave, LLC	0.11	17,600	104,400	122,000	100.00%	17,600	104,400	122,000	Average	Yes
12025004	3205 Washington Ave	3208 Washington, LLC	0.06	36,200	150,800	187,000	100.00%	36,200	150,800	187,000	Average	Yes
12776000	3208 Washington Ave	3208 Washington, LLC	0.12	50,400	212,600	263,000	100.00%	50,400	212,600	263,000	Average	Yes
12777000	3212 Washington Ave	3212 Washington, LLC	0.12	50,400	131,600	182,000	100.00%	50,400	131,600	182,000	Good	No
12689001	3326 Washington Ave	3326 Washington Ave, LLC	0.11	49,200	143,800	193,000	100.00%	49,200	143,800	193,000	Good	No
11500000	3723 Washington Ave	3723 Washington, LLC	0.21	41,200	252,800	294,000	100.00%	41,200	252,800	294,000	Average	Yes
22879001	4801 Washington Ave	4801 Washington Ave, LLC	9.06	1,691,700	1,308,300	3,000,000	100.00%	1,691,700	1,308,300	3,000,000	Poor	Yes
13132104	5120 Washington Ave	5120, Inc	0.66	244,800	326,200	571,000	100.00%	244,800	326,200	571,000	Average	Yes
11099000	3700 Sixteenth St	6101 18th, LLC	0.10	17,000	116,000	133,000	100.00%	17,000	116,000	133,000	Average	Yes
12465000	3329 Wright Ave	6101 18th, LLC	0.11	18,500	157,500	176,000	100.00%	18,500	157,500	176,000	Good	No
11654000	1309 Grove Ave	Aaron C. Lunn	0.11	17,800	118,200	136,000	100.00%	17,800	118,200	136,000	Good	No
22403000	1333 Indiana St	Aaron M. Christensen	0.12	12,800	132,200	145,000	100.00%	12,800	132,200	145,000	Good	No
22446000	1219 Illinois St	Aaron Michael Lafler	0.25	20,500	141,500	162,000	100.00%	20,500	141,500	162,000	Average	Yes
12881000	1541 Deane Blvd	Aaron P. Richie	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Fair	Yes
11541000	1378 Deane Blvd	Aaron Stillman	0.07	15,500	126,500	142,000	100.00%	15,500	126,500	142,000	Good	No
09984000	2724 Sixteenth St	Abdel K. Yasin	0.04	5,400	107,600	113,000	100.00%	5,400	107,600	113,000	Average	Yes
10189000	1330 Quincy Ave	Abigail K. Hughes	0.10	15,800	109,200	125,000	100.00%	15,800	109,200	125,000	Average	Yes
11303000	1336 Arthur Ave	Abraham D. Duchac	0.12	18,000	172,000	190,000	100.00%	18,000	172,000	190,000	Good	No
11061000	1351 West Lawn Ave	Abraham D. Duchac	0.10	17,200	162,800	180,000	100.00%	17,200	162,800	180,000	Average	Yes
22461000	1230 Oregon St	Abram Deleon	0.19	17,300	62,700	80,000	100.00%	17,300	62,700	80,000	Average	Yes
22183000	1515 Ohio St	Acadia Properties, LLC	0.25	20,500	130,500	151,000	100.00%	20,500	130,500	151,000	Fair	Yes
12397000	1434 Blaine Ave	Adam B. Janiak	0.12	17,600	139,400	157,000	100.00%	17,600	139,400	157,000	Average	Yes
12505000	3610 Washington Ave	Adam J. Sienkiewicz	0.16	23,000	177,000	200,000	100.00%	23,000	177,000	200,000	Good	No
11100000	3706 Sixteenth St	Adam Michael Gilboy	0.10	17,000	113,000	130,000	100.00%	17,000	113,000	130,000	Average	Yes
11507000	1224 West Lawn Ave	Adam P. Sheppard	0.12	18,000	101,000	119,000	100.00%	18,000	101,000	119,000	Good	No
22426000	1219 Oregon St	Adam Salinas	0.26	20,500	89,500	110,000	100.00%	20,500	89,500	110,000	Good	No
10380000	3305 Washington Ave	Adamek Holdings, LLC	0.11	49,800	70,200	120,000	100.00%	49,800	70,200	120,000	Good	No
22269000	1625 Oregon St	Adolfo Lira	0.13	12,800	88,200	101,000	100.00%	12,800	88,200	101,000	Good	No
12533000	1439 Hayes Ave	Adrian M. Myhre	0.11	17,600	153,400	171,000	100.00%	17,600	153,400	171,000	Good	No
13109000	3014 Seventeenth St	Adriana Lira	0.07	12,600	96,400	109,000	100.00%	12,600	96,400	109,000	Good	No
22404000	1329 Indiana St	Agnes Huebner	0.12	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Good	No
22260001	4305 Sixteenth St	Aida Pinto	0.13	14,800	113,200	128,000	100.00%	14,800	113,200	128,000	Good	No
12194000	1338 Grove Ave	Aimee L. Hefty	0.11	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Average	Yes
10738000	1418 Cleveland Ave	Aimee M. Sadowski-Marweg	0.11	17,500	140,500	158,000	100.00%	17,500	140,500	158,000	Average	Yes
13132018	4700 Washington Ave	Akil, LLC	0.65	323,500	846,500	1,170,000	100.00%	323,500	846,500	1,170,000	Average	Yes

Appendix A

City of Racine, Wisconsin												
Tax Increment District No. 31												
Base Property Information												
Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
10902000	1423 Orchard St	Alan D. Obermeyer	0.12	12,800	130,200	143,000	100.00%	12,800	130,200	143,000	Good	No
22219000	1528 Oregon St	Alan R. Langdon	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Average	Yes 0.12
11354000	1530 Monroe Ave	Alan Scharrer	0.12	21,100	83,900	105,000	100.00%	21,100	83,900	105,000	Average	Yes 0.12
12417000	3810 Washington Ave	Albert Locante	0.14	20,300	139,700	160,000	100.00%	20,300	139,700	160,000	Average	Yes 0.14
12416000	3814 Washington Ave	Albert Locante	0.14	27,300	172,700	200,000	100.00%	27,300	172,700	200,000	Average	Yes 0.14
22100000	4300 Fifteenth St	Alberto Cruz-Aguilar	0.13	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Good	No
13111000	1649 West Blvd	Alberto Peralta	0.08	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Average	Yes 0.08
12611000	1101 Arthur Ave	Alejandro Chavez	0.08	16,500	71,500	88,000	100.00%	16,500	71,500	88,000	Average	Yes 0.08
16771000	1632 Grange Ave	Alejandro Mares	0.12	18,000	71,000	89,000	100.00%	18,000	71,000	89,000	Average	Yes 0.12
12518000	3217 Wright Ave	Alex Kish	0.10	16,200	136,800	153,000	100.00%	16,200	136,800	153,000	Good	No
22101000	1434 Indiana St	Alex Mcclane III	0.13	12,800	124,200	137,000	100.00%	12,800	124,200	137,000	Very Good	No
10154000	1335 West Blvd	Alexa K. Schober	0.15	22,500	130,500	153,000	100.00%	22,500	130,500	153,000	Very Good	No
22507000	1320 Virginia St	Alexander A. Vargas	0.19	19,200	153,800	173,000	100.00%	19,200	153,800	173,000	Good	No
11294000	1321 Cleveland Ave	Alexander J. Greco	0.12	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Good	No
22323000	1612 Virginia St	Alexander N. Sharp	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Average	Yes 0.12
10348022	4920 Washington Ave	Alexander Real Estate, LLC	0.60	296,300	153,700	450,000	100.00%	296,300	153,700	450,000	Average	Yes 0.6
13063000	1616 Deane Blvd	Alexander S. Mandli Sr	0.11	17,800	92,200	110,000	100.00%	17,800	92,200	110,000	Good	No
11093000	1438 West Lawn Ave	Alexander Vincer Revocable Trust	0.23	35,700	144,300	180,000	100.00%	35,700	144,300	180,000	Good	No
22443001	1218 Indiana St	Alexandria Hernandez Villarreal	0.13	12,800	148,200	161,000	100.00%	12,800	148,200	161,000	Good	No
11235003	1525 Lathrop Ave	Alfonso G. Arroyo	0.13	20,300	113,700	134,000	100.00%	20,300	113,700	134,000	Good	No
12403000	3805 Lindermann Ave	Alfred J. Milne Joint Living Trust	0.11	17,600	156,400	174,000	100.00%	17,600	156,400	174,000	Very Good	No
12991000	3408 Sixteenth St	Alfred L. Coca	0.07	15,800	111,200	127,000	100.00%	15,800	111,200	127,000	Good	No
12470000	1423 Blaine Ave	Alicia S. Balistreri	0.12	17,600	92,400	110,000	100.00%	17,600	92,400	110,000	Average	Yes 0.12
11982000	1324 West Lawn Ave	Alison Margaret Rose Morris	0.12	18,000	85,000	103,000	100.00%	18,000	85,000	103,000	Good	No
22180000	1525 Ohio St	Allan K. Roberts	0.25	20,500	170,500	191,000	100.00%	20,500	170,500	191,000	Good	No
22382000	1226 Kentucky St	Allen C. Sherry	0.25	20,500	138,500	159,000	100.00%	20,500	138,500	159,000	Good	No
12232000	1314 Hayes Ave	Allison Grothaus	0.13	18,900	113,100	132,000	100.00%	18,900	113,100	132,000	Good	No
10491000	1104 Lathrop Ave	Allyson Gritzuk	0.14	18,000	157,000	175,000	100.00%	18,000	157,000	175,000	Average	Yes 0.14
22387000	1308 Kentucky St	Aloendra Maskevich	0.12	12,800	79,200	92,000	100.00%	12,800	79,200	92,000	Average	Yes 0.12
12480000	1434 Hayes Ave	Aloysius B. Naber	0.09	16,400	141,600	158,000	100.00%	16,400	141,600	158,000	Average	Yes 0.09
12955000	1517 Blaine Ave	Aloysius B. Naber	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes 0.12
14213000	1616 Flett Ave	Aloysius B. Naber	0.11	17,800	103,200	121,000	100.00%	17,800	103,200	121,000	Good	No
12694000	3017 Wright Ave	Aloysius B. Naber	0.10	17,100	123,900	141,000	100.00%	17,100	123,900	141,000	Good	No
22520000	1337 Ohio St	Alphonse J. Post	0.12	14,800	0	14,800	100.00%	14,800	0	14,800	Average	Yes 0.12
22521000	1333 Ohio St	Alphonse J. Post	0.12	12,800	180,200	193,000	100.00%	12,800	180,200	193,000	Average	Yes 0.12
11652000	1301 Grove Ave	Alyssa A. Anderson	0.11	18,700	141,300	160,000	100.00%	18,700	141,300	160,000	Average	Yes 0.11
12437000	3711 Lindermann Ave	Alyssa Kennew	0.11	17,600	135,400	153,000	100.00%	17,600	135,400	153,000	Good	No
12014000	1234 Grove Ave	Alyssa M. Bohm	0.11	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No
10144000	1255 West Blvd	Amanda Flores Vazquez	0.12	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Average	Yes 0.12
13068000	1625 West Blvd	Amanda Gain	0.12	17,800	115,200	133,000	100.00%	17,800	115,200	133,000	Good	No
10201000	1335 Deane Blvd	Amanda M. Mattie	0.10	15,800	130,200	146,000	100.00%	15,800	130,200	146,000	Good	No
22544000	1353 Virginia St	AMarie Asset Holdings, LLC	0.21	21,600	162,400	184,000	100.00%	21,600	162,400	184,000	Good	No
10743000	1438 Cleveland Ave	AMarie Asset Holdings, LLC	0.11	17,500	128,500	146,000	100.00%	17,500	128,500	146,000	Good	No
09619000	1500 Flett Ave	Amarion D. James	0.11	18,000	97,000	115,000	100.00%	18,000	97,000	115,000	Average	Yes 0.11
12726000	3920 Wright Ave	Amber L. Schmitt	0.17	17,700	105,300	123,000	100.00%	17,700	105,300	123,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
13119008	1638 Cleveland Ave	Amber Skye Bier	0.14	16,300	128,700	145,000	100.00%	16,300	128,700	145,000	Average	Yes	0.14
11496000	3701 Washington Ave	America Silva	0.16	26,300	120,700	147,000	100.00%	26,300	120,700	147,000	Average	Yes	0.16
12626000	4014 Wright Ave	American Professional Properties, LLC	0.14	14,400	126,600	141,000	100.00%	14,400	126,600	141,000	Average	Yes	0.14
09202000	2715 Washington Ave	Amy Fuchs	0.11	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Average	Yes	0.11
12441000	1107 Monroe Ave	Amy Graceffa	0.11	23,100	152,900	176,000	100.00%	23,100	152,900	176,000	Very Good	No	
10200000	1339 Deane Blvd	Amy L. Tishken	0.11	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Average	Yes	0.11
12687000	1109 Blaine Ave	Amy Leigh Johnson	0.13	18,000	123,000	141,000	100.00%	18,000	123,000	141,000	Average	Yes	0.13
10792000	1235 Arthur Ave	Amy P. Jensen	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Good	No	
12379000	3401 Wright Ave	Amy P. Zold	0.08	16,400	91,600	108,000	100.00%	16,400	91,600	108,000	Average	Yes	0.08
22142000	1416 Illinois St	Amy P. Zold	0.25	20,500	72,500	93,000	100.00%	20,500	72,500	93,000	Good	No	
22080000	1617 Indiana St	Andre Douglas Carlisle	0.12	12,800	85,200	98,000	100.00%	12,800	85,200	98,000	Average	Yes	0.12
11912000	1612 Cleveland Ave	Andre Johnson	0.12	13,600	117,400	131,000	100.00%	13,600	117,400	131,000	Very Good	No	
22460000	1234 Oregon St	Andreas Realty, LLC	0.12	12,800	64,200	77,000	100.00%	12,800	64,200	77,000	Good	No	
22122000	1420 Oregon St	Andreas Realty, LLC	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No	
22034000	1520 Kentucky St	Andreas Realty, LLC	0.12	12,800	52,200	65,000	100.00%	12,800	52,200	65,000	Average	Yes	0.12
22472000	1243 Virginia St	Andreas Realty, LLC	0.19	19,200	66,800	86,000	100.00%	19,200	66,800	86,000	Good	No	
22523000	1323 Ohio St	Andreas Realty, LLC	0.12	12,800	92,200	105,000	100.00%	12,800	92,200	105,000	Good	No	
09342000	2811 Washington Ave	Andrew A. Barsamian	0.10	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Average	Yes	0.1
10325000	1228 Arthur Ave	Andrew Barsamian	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Good	No	
12502000	3624 Washington Ave	Andrew Baugher	0.14	27,900	102,100	130,000	100.00%	27,900	102,100	130,000	Average	Yes	0.14
11196002	4119 Washington Ave	Andrew J. Baugher	0.14	14,400	141,600	156,000	100.00%	14,400	141,600	156,000	Average	Yes	0.14
12591000	1112 Blaine Ave	Andrew J. Baugher	0.13	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	
09344000	2819 Washington Ave	Andrew J. Baugher	0.11	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Average	Yes	0.11
12946000	3317 Fifteenth St	Andrew J. Kinzelman	0.09	19,700	90,300	110,000	100.00%	19,700	90,300	110,000	Good	No	
12248000	3316 Wright Ave	Andrew J. Liu	0.11	18,600	134,400	153,000	100.00%	18,600	134,400	153,000	Average	Yes	0.11
12352000	1322 Blaine Ave	Andrew S. Terry	0.13	18,900	100,100	119,000	100.00%	18,900	100,100	119,000	Good	No	
11998000	3702 Wright Ave	Andrew W. Wensing	0.11	17,600	134,400	152,000	100.00%	17,600	134,400	152,000	Good	No	
12468000	1418 Hayes Ave	Andy Escobar	0.12	17,600	100,400	118,000	100.00%	17,600	100,400	118,000	Average	Yes	0.12
12457000	1116 West Lawn Ave	Angel Aviles	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.12
13006000	1621 Arthur Ave	Angel J. Garcia	0.12	13,400	108,600	122,000	100.00%	13,400	108,600	122,000	Average	Yes	0.12
09943000	1420 Grange Ave	Angel L. Ramos-Ortiz	0.11	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Average	Yes	0.11
12492000	3615 Lindermann Ave	Angela Echeveste	0.11	17,600	106,400	124,000	100.00%	17,600	106,400	124,000	Average	Yes	0.11
12982000	1524 Blaine Ave	Angela Gonzalez-Terry	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Good	No	
12585000	1122 Arthur Ave	Angela L. Curran	0.13	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Very Good	No	
10336000	1246 Arthur Ave	Angela L. Toscano	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Good	No	
12962000	1536 Hayes Ave	Angela Lawson	0.12	18,000	93,000	111,000	100.00%	18,000	93,000	111,000	Good	No	
11289000	1309 Cleveland Ave	Angela M. Espinoza	0.12	18,000	168,000	186,000	100.00%	18,000	168,000	186,000	Very Good	No	
11290000	1315 Cleveland Ave	Angela M. Espinoza	0.12	18,000	72,000	90,000	100.00%	18,000	72,000	90,000	Very Good	No	
13008000	1626 Blaine Ave	Angela M. Goldbeck	0.12	13,400	88,600	102,000	100.00%	13,400	88,600	102,000	Average	Yes	0.12
12366000	3412 Wright Ave	Angela M. Warmington	0.11	18,700	128,300	147,000	100.00%	18,700	128,300	147,000	Good	No	
09947000	1428 Grange Ave	Angela Martinez	0.11	17,600	103,400	121,000	100.00%	17,600	103,400	121,000	Average	Yes	0.11
10711000	1234 Cleveland Ave	Angelica M. Sanchez Morales	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes	0.12
12879000	1536 Quincy Ave	Ann M. Vogel	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	
12994004	3413 Fifteenth St	Ann Marie Nelson	0.05	12,700	85,300	98,000	100.00%	12,700	85,300	98,000	Average	Yes	0.05
11649000	1249 Lathrop Ave	Anna M. Clausen	0.15	22,500	74,500	97,000	100.00%	22,500	74,500	97,000	Average	Yes	0.15
12472000	1424 Hayes Ave	Anna M. Moreno	0.12	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Good	No	
22313000	1601 Ohio St	Anna Victoria Whalen	0.12	13,700	111,300	125,000	100.00%	13,700	111,300	125,000	Average	Yes	0.12
12912000	1509 Grove Ave	Anne E. Grothus	0.06	14,200	72,800	87,000	100.00%	14,200	72,800	87,000	Good	No	
22415000	1337 Kentucky St	Anne Jaworski	0.12	12,800	77,200	90,000	100.00%	12,800	77,200	90,000	Fair	Yes	0.12
12186000	1324 Grove Ave	Annette M. Nunez	0.11	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes	0.11

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
12029000	3515 Fifteenth St	Annie Beard	0.10	18,400	123,600	142,000	100.00%	18,400	123,600	142,000	Average	Yes	0.1
12411000	1121 Lathrop Ave	Anthony A. Coey	0.12	18,000	104,000	122,000	100.00%	18,000	104,000	122,000	Good	No	
12402000	1102 Monroe Ave	Anthony and Mary Kay Friedel Revocable Family Trust	0.11	17,600	164,400	182,000	100.00%	17,600	164,400	182,000	Very Good	No	
12661000	1509 Orchard St	Anthony Carothers Sr	0.12	12,800	140,200	153,000	100.00%	12,800	140,200	153,000	Good	No	
12984000	1531 Arthur Ave	Anthony D. Casper	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes	
11302000	1337 Cleveland Ave	Anthony Evola	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Good	No	0.12
09560000	1427 Grange Ave	Anthony F. Darga	0.11	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Average	Yes	
12689004	1101 Blaine Ave	Anthony Fisher	0.09	17,000	144,000	161,000	100.00%	17,000	144,000	161,000	Average	Yes	
12491000	3609 Lindermann Ave	Anthony G. Gano	0.11	17,600	110,400	128,000	100.00%	17,600	110,400	128,000	Average	Yes	
10151000	1325 West Blvd	Anthony Guelzow	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Good	No	
22119000	1430 Oregon St	Anthony J. Baker	0.25	25,600	155,400	181,000	100.00%	25,600	155,400	181,000	Average	Yes	0.25
10362000	1525 Cleveland Ave	Anthony James Payne	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No	
22220000	1532 Oregon St	Anthony M. Allen	0.12	12,800	138,200	151,000	100.00%	12,800	138,200	151,000	Average	Yes	
12442000	1115 Monroe Ave	Anthony M. Rannow	0.12	18,000	164,000	182,000	100.00%	18,000	164,000	182,000	Good	No	
12940000	1538 Grove Ave	Anthony P. Brehm	0.11	18,000	95,000	113,000	100.00%	18,000	95,000	113,000	Average	Yes	
12886000	1505 West Blvd	Anthony P. Segura	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	0.12
12368000	3406 Wright Ave	Anthony R. Appollonio	0.11	18,700	152,300	171,000	100.00%	18,700	152,300	171,000	Good	No	
12869000	1516 Quincy Ave	Anthony R. Lipari	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No	
22050000	4225 Fifteenth St	Anthony Ricchio	0.12	14,400	65,600	80,000	100.00%	14,400	65,600	80,000	Average	Yes	
09624000	1509 Grange Ave	Anthony Ross Lipari	0.11	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Average	Yes	
11623006	4323 Washington Ave	Anthony T. Kehrer	0.17	17,900	113,100	131,000	100.00%	17,900	113,100	131,000	Good	No	0.11
22099000	1435 Oregon St	Antoinette M Drier Revocable Trust	0.26	20,500	159,500	180,000	100.00%	20,500	159,500	180,000	Good	No	
11781001	4401 Washington Ave	Anton C. Chanlynn	0.22	22,400	175,600	198,000	100.00%	22,400	175,600	198,000	Average	Yes	
10320000	1215 Cleveland Ave	Antonio Aquino	0.12	18,000	133,000	151,000	100.00%	18,000	133,000	151,000	Average	Yes	
10180000	2907 Washington Ave	Antonio S. Padilla	0.11	22,300	115,700	138,000	100.00%	22,300	115,700	138,000	Average	Yes	
22508000	1324 Virginia St	April J. Captain	0.12	12,800	93,200	106,000	100.00%	12,800	93,200	106,000	Good	No	0.12
10331000	1237 Cleveland Ave	April Wadlington	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No	
10538000	1220 Lathrop Ave	Arb Enterprises, LLP	0.95	332,600	1,099,400	1,432,000	100.00%	332,600	1,099,400	1,432,000	Good	No	
16793000	1647 Quincy Ave	Ardi R. Triggs	0.12	18,000	89,000	107,000	100.00%	18,000	89,000	107,000	Average	Yes	
12845000	1623 Orchard St	Aric N. Cartagena	0.18	18,600	90,400	109,000	100.00%	18,600	90,400	109,000	Good	No	
22022000	4216 Fifteenth St	Arik Devon Alexander Johnson	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No	0.11
12806000	1435 Deane Blvd	Arlie A. Allen	0.11	17,600	107,400	125,000	100.00%	17,600	107,400	125,000	Average	Yes	
11235006	1543 Lathrop Ave	Armando Martinez	0.16	25,000	110,000	135,000	100.00%	25,000	110,000	135,000	Good	No	
22473000	1247 Virginia St	Arnold Wulf	0.12	12,800	64,200	77,000	100.00%	12,800	64,200	77,000	Good	No	
12625000	4010 Wright Ave	Arthur L. Phillips	0.14	14,400	131,600	146,000	100.00%	14,400	131,600	146,000	Average	Yes	
22590000	1327 Oregon St	Arturo Frausto	0.26	20,500	107,500	128,000	100.00%	20,500	107,500	128,000	Average	Yes	0.26
13027000	1628 Hayes Ave	Ashley M. Mccray	0.24	21,600	88,400	110,000	100.00%	21,600	88,400	110,000	Average	Yes	
22081000	1621 Indiana St	Ashlie Roche	0.12	12,800	56,200	69,000	100.00%	12,800	56,200	69,000	Good	No	
13132114	5205 Washington Ave	Associated Bank Natl	0.30	147,600	543,400	691,000	100.00%	147,600	543,400	691,000	Very Good	No	
11876000	3806 Wright Ave	AT Home Buyers, LLC	0.11	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Average	Yes	
09978000	1531 Thurston Ave	At Home Buyers, LLC	0.12	18,000	104,000	122,000	100.00%	18,000	104,000	122,000	Average	Yes	0.12
11524000	1515 Lathrop Ave	Audiel Arriaga Gomez	0.15	22,500	99,500	122,000	100.00%	22,500	99,500	122,000	Good	No	
09551000	2625 Washington Ave	Audrey Bonnar	0.17	27,000	98,000	125,000	100.00%	27,000	98,000	125,000	Average	Yes	
11891000	1251 Grove Ave	Audrey T. Baran	0.11	17,800	95,200	113,000	100.00%	17,800	95,200	113,000	Very Good	No	
09479000	1517 Grange Ave	Aurelio Sanchez	0.11	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Average	Yes	
11527000	3819 Fifteenth St	Austin G. Salas	0.11	23,700	109,300	133,000	100.00%	23,700	109,300	133,000	Good	No	0.14
11873000	3818 Wright Ave	Austin J. Villalobos	0.11	17,600	127,400	145,000	100.00%	17,600	127,400	145,000	Good	No	
12947000	3321 Fifteenth St	Axel Joel Roman-Cirino	0.07	15,800	84,200	100,000	100.00%	15,800	84,200	100,000	Good	No	
11885000	1227 Grove Ave	B A M Properties Wisconsin	0.10	17,500	109,500	127,000	100.00%	17,500	109,500	127,000	Good	No	
11283000	1300 Arthur Ave	Balke S. Johnson	0.12	18,000	138,000	156,000	100.00%	18,000	138,000	156,000	Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
10699000	3621 Washington Ave	BAM Properties Wisconsin, LLC	0.11	17,600	167,400	185,000	100.00%	17,600	167,400	185,000	Good	No
12528000	1425 Hayes Ave	Barbara Ann Valley	0.11	17,600	129,400	147,000	100.00%	17,600	129,400	147,000	Good	No
12760000	1513 Russet St	Barbara L. Jensen Fka Horvath	0.19	19,200	103,800	123,000	100.00%	19,200	103,800	123,000	Good	No
11670000	1505 Monroe Ave	Barbara Lietke	0.11	17,500	122,500	140,000	100.00%	17,500	122,500	140,000	Very Good	No
11533000	1516 Monroe Ave	Barbara M. Zimmer	0.17	26,500	135,500	162,000	100.00%	26,500	135,500	162,000	Good	No
12711000	1438 Deane Blvd	Barden Properties, LLC	0.11	17,600	91,400	109,000	100.00%	17,600	91,400	109,000	Fair	Yes
11356000	3806 Sixteenth St	Barry J. Niesen	0.12	21,100	127,900	149,000	100.00%	21,100	127,900	149,000	Good	No
22235000	4301 Fifteenth St	Bart A. Haukedahl	0.11	12,700	70,300	83,000	100.00%	12,700	70,300	83,000	Good	No
22500000	1228 Virginia St	Bartolome Vasquez Diaz	0.15	16,000	124,000	140,000	100.00%	16,000	124,000	140,000	Very Good	No
13087000	1629 Deane Blvd	BBG Homes, LLC	0.12	17,900	101,100	119,000	100.00%	17,900	101,100	119,000	Average	Yes
12774000	3200 Washington Ave	Bendt L. Bendtsen Jr	0.12	51,600	189,400	241,000	100.00%	51,600	189,400	241,000	Average	Yes
11886000	1231 Grove Ave	Benjamin A. Rothschild	0.10	17,500	99,500	117,000	100.00%	17,500	99,500	117,000	Good	No
16696000	1626 Thurston Ave	Benjamin J. Gagnon	0.11	17,800	83,200	101,000	100.00%	17,800	83,200	101,000	Average	Yes
12424000	1116 Monroe Ave	Benjamin Rattle	0.12	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Average	Yes
09924000	1434 Thurston Ave	Benjamin Rice	0.05	12,700	83,300	96,000	100.00%	12,700	83,300	96,000	Average	Yes
11285000	1301 Cleveland Ave	Benjamin Taft	0.09	16,500	124,500	141,000	100.00%	16,500	124,500	141,000	Very Good	No
12766000	1104 Grove Ave	Berguetta A. Muhammad	0.11	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Average	Yes
22004000	1413 Kentucky St	Bernard L. Osborne	0.12	12,800	79,200	92,000	100.00%	12,800	79,200	92,000	Good	No
10328000	1232 Arthur Ave	Bernice McKinney	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Good	No
16766000	1649 Grange Ave	Bessie Meier	0.07	12,600	96,400	109,000	100.00%	12,600	96,400	109,000	Good	No
11066000	3606 Wright Ave	Beth Ann Pramme	0.11	17,600	100,400	118,000	100.00%	17,600	100,400	118,000	Good	No
12608000	1111 Arthur Ave	Beth E. Luccasen	0.13	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Good	No
10157000	3009 Washington Ave	Beth Israel Sinai Synagogue, Inc	0.14	0	0	0	100.00%	0	0	0	Average	Yes
10159000	1310 Deane Blvd	Beth Israel Sinai Synagogue, Inc	0.11	15,000	0	15,000	100.00%	15,000	0	15,000	Average	Yes
10142000	1249 West Blvd	Beth Rose Balke Rubanka	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes
12547000	1350 Orchard St	Bethania Evangelical, Lutheran Church	0.42	0	0	0	100.00%	0	0	0	Average	Yes
22198000	4510 Sixteenth St	Betsy K. Bauernfeind	0.12	14,400	110,600	125,000	100.00%	14,400	110,600	125,000	Average	Yes
12674000	3300 Washington Ave	Better Way Ministries	0.09	0	0	0	100.00%	0	0	0	Average	Yes
11668000	1513 Monroe Ave	Betty J. Marshall	0.11	17,500	144,500	162,000	100.00%	17,500	144,500	162,000	Good	No
12720000	1332 Lathrop Ave	Betty K. Clarke	0.13	12,800	60,200	73,000	100.00%	12,800	60,200	73,000	Very Good	No
10002000	1528 Thurston Ave	Beverly A. Betterton	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Average	Yes
12872000	1520 Quincy Ave	Beverly M Riedi Trust	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No
22289000	1620 Oregon St	Bhupendra R. Patel	0.12	12,800	71,200	84,000	100.00%	12,800	71,200	84,000	Fair	Yes
22545000	1341 Virginia St	Bhupendra R. Patel	0.19	19,200	134,800	154,000	100.00%	19,200	134,800	154,000	Fair	Yes
14217000	1600 Flett Ave	Bhupendra R. Patel	0.07	12,400	86,600	99,000	100.00%	12,400	86,600	99,000	Average	Yes
16693000	1619 Quincy Ave	Bhupendra R. Patel	0.14	22,300	84,700	107,000	100.00%	22,300	84,700	107,000	Average	Yes
11703000	3721 Sixteenth St	Billy Jo Thomas	0.10	12,500	129,500	142,000	100.00%	12,500	129,500	142,000	Very Good	No
11514000	1239 Monroe Ave	Birgit J Winterle Family Trust	0.12	18,000	179,000	197,000	100.00%	18,000	179,000	197,000	Good	No
22365000	1215 Indiana St	Black Bear Holdings, LLC	0.25	20,500	123,500	144,000	100.00%	20,500	123,500	144,000	Very Good	No
12476000	1432 Hayes Ave	Blanca Estela Marin	0.09	16,400	128,600	145,000	100.00%	16,400	128,600	145,000	Good	No
22384005	1340 Indiana St	Bobby W. Medlin	0.24	19,100	86,900	106,000	100.00%	19,100	86,900	106,000	Very Good	No
12936000	1529 Hayes Ave	Bonnie Cruz	0.16	24,200	93,800	118,000	100.00%	24,200	93,800	118,000	Average	Yes
13048000	1617 Grove Ave	Bose Trust	0.14	18,200	64,800	83,000	100.00%	18,200	64,800	83,000	Good	No
22090000	4307 Wright Ave	Br PropertiesOrg, LLC	0.13	14,800	118,200	133,000	100.00%	14,800	118,200	133,000	Average	Yes
11297000	1325 Cleveland Ave	Bradley Charles Enright	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No
22467000	1223 Virginia St	Bradley J. Gename	0.19	19,200	140,800	160,000	100.00%	19,200	140,800	160,000	Very Good	No
12462000	3315 Wright Ave	Bradley M. Jacobs	0.11	18,600	157,400	176,000	100.00%	18,600	157,400	176,000	Good	No
12351000	1323 Arthur Ave	Bradley R. Bramstedt	0.12	17,600	146,400	164,000	100.00%	17,600	146,400	164,000	Very Good	No
10140000	1239 West Blvd	Bradly Ford Revocable Trust	0.12	18,000	148,000	166,000	100.00%	18,000	148,000	166,000	Very Good	No
12953000	1512 Hayes Ave	Brandan Checkai	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Very Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	In Need of Rehabilitation or Conservation			
											Condition	Conservation Acres		
09564000	2604 Fifteenth St	Brandon A. Strack	0.15	18,100	111,900	130,000	100.00%	18,100	111,900	130,000	Average	Yes	0.15	
12350000	1317 Arthur Ave	Brandon C. Amason	0.12	17,600	173,400	191,000	100.00%	17,600	173,400	191,000	Good	No		
11293000	1319 Cleveland Ave	Brandon H. Koll	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No		
10784000	1219 Arthur Ave	Brandon Quinn	0.12	18,000	131,000	149,000	100.00%	18,000	131,000	149,000	Average	Yes	0.12	
13132062	5200 Washington Ave	Breg 5200, LLC	2.10	733,900	2,223,100	2,957,000	100.00%	733,900	2,223,100	2,957,000	Good	No		
16760000	1644 Flett Ave	Brenda J. Cushman	0.11	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes		0.11
22018000	1423 Indiana St	Brenda K. Cullipher	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Good	No		
22492000	4624 Thirteenth St	Brenda L. Stockton	0.13	18,500	103,500	122,000	100.00%	18,500	103,500	122,000	Good	No		
11502000	1215 Monroe Ave	Brent D. Whiteside	0.12	18,000	158,000	176,000	100.00%	18,000	158,000	176,000	Good	No	0.24	
22384003	1345 Oregon St	Brent T. Nichols	0.24	19,200	112,800	132,000	100.00%	19,200	112,800	132,000	Average	Yes		
09925000	2808 Fifteenth St	Bret M. Kovacik	0.06	14,700	82,300	97,000	100.00%	14,700	82,300	97,000	Average	Yes		0.06
11636000	1222 Monroe Ave	Bretin Allen	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Good	No		
22552000	1305 Virginia St	Bretne R. Allen	0.12	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Average	Yes	0.12	
11203000	1424 Orchard St	Breton J. Keefe	0.12	12,800	79,200	92,000	100.00%	12,800	79,200	92,000	Average	Yes		0.12
10366000	1435 Cleveland Ave	Brett Gallasch	0.08	16,000	78,000	94,000	100.00%	16,000	78,000	94,000	Average	Yes		
09907000	2801 Wright Ave	Brett L. Cadman	0.11	17,500	107,500	125,000	100.00%	17,500	107,500	125,000	Average	Yes	0.11	
12646000	1526 Russet St	Brett Sorenson	0.12	12,800	84,200	97,000	100.00%	12,800	84,200	97,000	Good	No		
12190000	1334 Grove Ave	Brian E. Cassidy	0.11	18,000	123,000	141,000	100.00%	18,000	123,000	141,000	Good	No		
12672000	1132 Hayes Ave	Brian Gascoigne	0.13	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Good	No	0.07	
16684000	2819 Sixteenth St	Brian L. Oertel	0.07	12,800	76,200	89,000	100.00%	12,800	76,200	89,000	Average	Yes		
12016000	1239 Hayes Ave	Brian P. Spanke	0.11	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Good	No		
22563001	1346 Oregon St	Brian S. Fehl	0.14	18,000	79,000	97,000	100.00%	18,000	79,000	97,000	Good	No	0.11	
12184000	1321 Hayes Ave	Brian S. Meekma	0.11	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Good	No		
11986000	1332 West Lawn Ave	Brian Smith A/K/A Brian A Smith	0.12	18,000	135,000	153,000	100.00%	18,000	135,000	153,000	Good	No		
11625000	3805 Washington Ave	Brian W. Kristopeit	0.11	17,600	172,400	190,000	100.00%	17,600	172,400	190,000	Average	Yes	0.12	
22127000	4511 Wright Ave	Brian W. Schweikert	0.13	14,400	113,600	128,000	100.00%	14,400	113,600	128,000	Good	No		
11050000	1320 Cleveland Ave	Brittanie M. Robbins	0.12	18,000	147,000	165,000	100.00%	18,000	147,000	165,000	Good	No		
09972000	1520 Grange Ave	Brittany M. Claus	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Average	Yes	0.12	
16791000	1652 Thurston Ave	Brooke D. Hankins	0.07	12,600	103,400	116,000	100.00%	12,600	103,400	116,000	Good	No		
12752000	3920 Sixteenth St	Brooke N. Hesse	0.27	20,900	125,100	146,000	100.00%	20,900	125,100	146,000	Average	Yes		0.27
10353000	1538 Arthur Ave	Bruce A. Dunn	0.13	23,600	98,400	122,000	100.00%	23,600	98,400	122,000	Average	Yes	0.13	
10903000	1427 Orchard St	Bruce E. Oertel	0.12	12,800	112,200	125,000	100.00%	12,800	112,200	125,000	Good	No		
22128000	4515 Wright Ave	Bruce Larrabee	0.13	14,400	108,600	123,000	100.00%	14,400	108,600	123,000	Average	Yes		
22234000	1501 Illinois St	Bruce S. Cook	0.25	20,500	130,500	151,000	100.00%	20,500	130,500	151,000	Very Good	No	0.19	
12722000	1340 Lathrop Ave	Bruce W. Triplett	0.13	12,800	104,200	117,000	100.00%	12,800	104,200	117,000	Good	No		
11060000	1341 West Lawn Ave	Bruce Willis	0.12	18,000	147,000	165,000	100.00%	18,000	147,000	165,000	Good	No		
10756000	1525 West Lawn Ave	Bryan J. Arndt	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No	0.19	
10562000	1431 Russet St	Bryan J. Roy	0.19	19,200	90,800	110,000	100.00%	19,200	90,800	110,000	Average	Yes		
11697001	1632 West Lawn Ave	Burnett Horton Jr	0.16	17,000	125,000	142,000	100.00%	17,000	125,000	142,000	Good	No		
10186000	1318 Quincy Ave	C Renee Foy	0.11	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Good	No	0.12	
22156000	1439 Ohio St	Caitlin E. Cacciotti	0.12	12,800	137,200	150,000	100.00%	12,800	137,200	150,000	Good	No		
10396000	1241 Blaine Ave	Caleb J. Frey	0.12	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Average	Yes		0.71
11189000	1234 Orchard St	Calvary Memorial Church	0.71	0	0	0	100.00%	0	0	0	Average	Yes		
11195000	1218 Orchard St	Calvary Memorial Church of, Racine	0.12	0	0	0	100.00%	0	0	0	Average	Yes	0.12	
11196000	1216 Orchard St	Calvary Memorial Church of, Racine	0.12	0	0	0	100.00%	0	0	0	Average	Yes		
10866000	4001 Washington Ave	Calvary Memorial Church of, Racine	3.32	0	0	0	100.00%	0	0	0	Average	Yes		3.32
12738000	1307 Russet St	Calvin A. Harris	0.16	16,000	96,000	112,000	100.00%	16,000	96,000	112,000	Average	Yes	0.16	
12639002	1344 Russet St	Calvin A. Harris	0.07	12,600	89,400	102,000	100.00%	12,600	89,400	102,000	Good	No		
10008000	2810 Sixteenth St	Calvin A. Harris	0.08	14,500	72,500	87,000	100.00%	14,500	72,500	87,000	Average	Yes		0.08
13060000	1609 West Blvd	Calvin Mcilwain	0.12	17,800	133,200	151,000	100.00%	17,800	133,200	151,000	Good	No		

Appendix A

City of Racine, Wisconsin													
Tax Increment District No. 31													
Base Property Information													
Property Information				Assessment Information			Equalized Value			District Classification			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
09555001	1409 Grange Ave	Camilla E Adriano Trust	0.05	10,400	114,600	125,000	100.00%	10,400	114,600	125,000	Average	Yes	0.05
22082000	1625 Indiana St	Camille A. Young	0.24	19,800	78,200	98,000	100.00%	19,800	78,200	98,000	Good	No	
13023000	1620 Hayes Ave	Camille L. Claybrook	0.12	13,400	97,600	111,000	100.00%	13,400	97,600	111,000	Average	Yes	0.12
12192000	1337 Hayes Ave	Candace S. Williams	0.11	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Good	No	
13132119	4811 Washington Ave	Careers Industries, Inc	10.25	0	0	0	100.00%	0	0	0	Average	Yes	10.25
10165000	1332 Deane Blvd	Carl Bradford-Johnson	0.11	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No	
22361000	1243 Kentucky St	Carl D. Kreye II	0.12	12,800	128,200	141,000	100.00%	12,800	128,200	141,000	Good	No	
12187000	1325 Hayes Ave	Carl L. Hutton	0.11	18,000	66,000	84,000	100.00%	18,000	66,000	84,000	Average	Yes	0.11
12706000	1431 West Blvd	Carlie A. Smith	0.11	17,600	90,400	108,000	100.00%	17,600	90,400	108,000	Very Good	No	
13053000	1600 Deane Blvd	Carlos A. Castro	0.08	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Good	No	
12805000	1432 Quincy Ave	Carlos Garcia	0.11	17,600	127,400	145,000	100.00%	17,600	127,400	145,000	Good	No	
13014000	1605 Blaine Ave	Carlos Jimenez Martinez	0.12	13,400	132,600	146,000	100.00%	13,400	132,600	146,000	Average	Yes	0.12
16699000	1600 Grange Ave	Carlos Lopez	0.11	17,800	120,200	138,000	100.00%	17,800	120,200	138,000	Fair	Yes	0.11
11340000	2920 Wright Ave	Carol A. De Rango	0.10	17,100	114,900	132,000	100.00%	17,100	114,900	132,000	Average	Yes	0.1
11235002	1529 Lathrop Ave	Carol J. Kriofsky	0.12	18,000	65,000	83,000	100.00%	18,000	65,000	83,000	Average	Yes	0.12
22407000	1317 Indiana St	Carol Schowalter	0.12	12,500	108,500	121,000	100.00%	12,500	108,500	121,000	Good	No	
22450000	1239 Illinois St	Caroline Frank	0.13	13,800	140,200	154,000	100.00%	13,800	140,200	154,000	Good	No	
10503000	1133 Russet St	Carole Ann Della Pia	0.21	27,000	204,000	231,000	100.00%	27,000	204,000	231,000	Very Good	No	
09974000	1525 Thurston Ave	Caroline B. Gabellini	0.13	20,300	110,700	131,000	100.00%	20,300	110,700	131,000	Average	Yes	0.13
09492000	1524 Flett Ave	Cary W. May	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.11
12723000	1344 Lathrop Ave	Casa Del Alfarero Global, Inc, A Wisconsin Corp	0.29	128,400	(128,400)	0	100.00%	128,400	(128,400)	0	Average	Yes	0.29
10326000	1227 Cleveland Ave	Casey Lewis	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Average	Yes	0.12
11530000	1504 Monroe Ave	Casey P. Monaghan	0.11	17,500	103,500	121,000	100.00%	17,500	103,500	121,000	Average	Yes	0.11
22294000	4511 Sixteenth St	Casey R. Conner	0.25	28,800	126,200	155,000	100.00%	28,800	126,200	155,000	Good	No	
22095000	1417 Oregon St	Casey Rouse	0.26	20,500	136,500	157,000	100.00%	20,500	136,500	157,000	Average	Yes	0.26
22282000	1613 Illinois St	Cassandra J. Matsen	0.12	12,800	47,200	60,000	100.00%	12,800	47,200	60,000	Average	Yes	0.12
12400000	3416 Fifteenth St	Castle & Keep, LLC	0.07	15,600	111,400	127,000	100.00%	15,600	111,400	127,000	Good	No	
09997000	1521 Quincy Ave	Catara L. Parker	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes	0.12
10184000	1310 Quincy Ave	Catherine Gister	0.11	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Average	Yes	0.11
12538000	1314 Orchard St	Cecelia Hoffman	0.19	17,300	99,700	117,000	100.00%	17,300	99,700	117,000	Average	Yes	0.19
10341002	3516 Thirteenth St	Cerzo Properties, LLC	0.05	13,400	109,600	123,000	100.00%	13,400	109,600	123,000	Very Good	No	
12670000	1124 Hayes Ave	Cfn Properties, LLC	0.13	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Average	Yes	0.13
10801000	3416 Thirteenth St	Chad A. Gruender	0.08	17,700	113,300	131,000	100.00%	17,700	113,300	131,000	Good	No	
10341000	1254 Arthur Ave	Chad M. Cushman	0.08	16,400	95,600	112,000	100.00%	16,400	95,600	112,000	Good	No	
22311000	4615 Sixteenth St	Chadek Bros, LLC	0.12	14,400	38,600	53,000	100.00%	14,400	38,600	53,000	Fair	Yes	0.12
22227000	1533 Illinois St	Chalekian/Spencer	0.12	12,800	134,200	147,000	100.00%	12,800	134,200	147,000	Very Good	No	
11083000	3719 Wright Ave	Charise M. Temby	0.11	17,400	90,600	108,000	100.00%	17,400	90,600	108,000	Average	Yes	0.11
22155000	1435 Ohio St	Charisse English	0.12	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Average	Yes	0.12
12039000	3517 Sixteenth St	Charles A. Humburg	0.09	12,600	105,400	118,000	100.00%	12,600	105,400	118,000	Good	No	
11893002	3112 Thirteenth St	Charles A. Meisner	0.04	9,900	100,100	110,000	100.00%	9,900	100,100	110,000	Good	No	
12042000	1615 Cleveland Ave	Charles E. Krewal	0.19	22,100	131,900	154,000	100.00%	22,100	131,900	154,000	Good	No	
22137000	4500 Fifteenth St	Charles F. Standiford	0.12	12,800	119,200	132,000	100.00%	12,800	119,200	132,000	Very Good	No	
11856000	1316 Monroe Ave	Charles H. Boyd Jr	0.12	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Very Good	No	
12181000	1312 Grove Ave	Charles J Mrazek Family Trust	0.11	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Good	No	
11324000	1429 Lathrop Ave	Charles M. Van Koningsveld	0.11	16,200	118,800	135,000	100.00%	16,200	118,800	135,000	Good	No	
13041000	1625 Hayes Ave	Charles R Beth Trust Dated August 23, 2017, As Amended	0.11	13,400	177,600	191,000	100.00%	13,400	177,600	191,000	Good	No	
22091000	4311 Wright Ave	Charles R. Olmstead	0.13	14,800	119,200	134,000	100.00%	14,800	119,200	134,000	Good	No	
12800000	1420 Quincy Ave	Charles R. Peden	0.11	17,600	145,400	163,000	100.00%	17,600	145,400	163,000	Good	No	
22115000	1425 Illinois St	Charles Stevenson	0.19	17,300	128,700	146,000	100.00%	17,300	128,700	146,000	Very Good	No	
10149000	1317 West Blvd	Charles T. Cooper	0.12	18,500	116,500	135,000	100.00%	18,500	116,500	135,000	Average	Yes	0.12

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
10378000	1434 Arthur Ave	Charlotte G. Roshar	0.13	20,300	122,700	143,000	100.00%	20,300	122,700	143,000	Average	Yes	0.13
12369000	3400 Wright Ave	Charmaine Y. London	0.11	23,100	158,900	182,000	100.00%	23,100	158,900	182,000	Good	No	
12812000	1612 Lathrop Ave	Chavez D. Shannon-Hayes	0.13	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No	
12435000	3701 Lindermann Ave	Chelsea B. Powell	0.11	17,600	162,400	180,000	100.00%	17,600	162,400	180,000	Good	No	
12707000	1428 Deane Blvd	Chelsea Jenkins	0.11	17,600	110,400	128,000	100.00%	17,600	110,400	128,000	Good	No	
22059000	1521 Kentucky St	Cheryl A. Iversen	0.12	12,800	126,200	139,000	100.00%	12,800	126,200	139,000	Good	No	0.13
22265000	4325 Sixteenth St	Cheryl A. Phipps	0.13	14,800	114,200	129,000	100.00%	14,800	114,200	129,000	Average	Yes	
16780000	1649 Thurston Ave	Cheryl C. Spencer	0.12	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Average	Yes	
12443000	1117 Monroe Ave	Cheryl L. Holewinski	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No	0.12
10370000	1419 Cleveland Ave	Chris A. Aho	0.11	17,500	115,500	133,000	100.00%	17,500	115,500	133,000	Average	Yes	
12386000	3427 Wright Ave	Chris Antinucci	0.17	24,300	186,700	211,000	100.00%	24,300	186,700	211,000	Good	No	
22882002	5109 Washington Ave	Christ Church Methodist	7.00	0	0	0	100.00%	0	0	0	Average	Yes	7
10910000	1426 Russet St	Christa Bernotat	0.12	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Very Good	No	
11312000	3500 Wright Ave	Christian A. Dreyer	0.11	17,600	147,400	165,000	100.00%	17,600	147,400	165,000	Average	Yes	
22726000	4310 Victory Ave	Christian M. Calderon	0.11	14,000	116,000	130,000	100.00%	14,000	116,000	130,000	Average	Yes	0.11
12841000	4021 Sixteenth St	Christian Reno	0.25	28,800	80,200	109,000	100.00%	28,800	80,200	109,000	Good	No	
22033000	1518 Kentucky St	Christie L. Muniz	0.12	12,800	71,200	84,000	100.00%	12,800	71,200	84,000	Good	No	
13074000	2919 Sixteenth St	Christina L. Hainault	0.08	13,200	88,800	102,000	100.00%	13,200	88,800	102,000	Good	No	
10196000	1355 Deane Blvd	Christina M. Cloyd	0.10	15,800	137,200	153,000	100.00%	15,800	137,200	153,000	Good	No	
10004000	1533 Quincy Ave	Christina M. Rodriguez	0.12	18,000	86,000	104,000	100.00%	18,000	86,000	104,000	Average	Yes	
22405000	1327 Indiana St	Christine A. Consiglero	0.12	14,800	0	14,800	100.00%	14,800	0	14,800	Average	Yes	0.12
12367000	3410 Wright Ave	Christine Bohn	0.11	18,700	132,300	151,000	100.00%	18,700	132,300	151,000	Good	No	
10721000	1255 West Lawn Ave	Christine M. Pham	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	
10324000	1222 Arthur Ave	Christopher Anderson	0.12	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Good	No	
16694000	1623 Quincy Ave	Christopher B. Combs	0.14	22,200	105,800	128,000	100.00%	22,200	105,800	128,000	Good	No	
10162000	1322 Deane Blvd	Christopher D. Strom	0.11	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No	
10567000	1413 Russet St	Christopher Fonger	0.19	19,200	149,800	169,000	100.00%	19,200	149,800	169,000	Average	Yes	
12734000	1321 Russet St	Christopher J. Franck	0.13	12,800	89,200	102,000	100.00%	12,800	89,200	102,000	Average	Yes	
22172000	1532 Virginia St	Christopher Kaplan	0.12	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Average	Yes	0.12
10352000	1530 Arthur Ave	Christopher L. Leinstock	0.12	18,000	78,000	96,000	100.00%	18,000	78,000	96,000	Average	Yes	0.12
13092000	1644 Quincy Ave	Christopher L. Schoessow	0.12	18,000	95,000	113,000	100.00%	18,000	95,000	113,000	Good	No	
11899000	1500 Cleveland Ave	Christopher Larrabee	0.11	17,500	136,500	154,000	100.00%	17,500	136,500	154,000	Good	No	
22244000	1532 Indiana St	Christopher M. Ahles	0.13	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Average	Yes	
12903000	3010 Sixteenth St	Christopher M. Hendrickson	0.06	12,600	74,400	87,000	100.00%	12,600	74,400	87,000	Average	Yes	
22788000	4514 Victory Ave	Christopher S. Pignotti	0.10	13,700	47,300	61,000	100.00%	13,700	47,300	61,000	Fair	Yes	
22787000	4510 Victory Ave	Christopher S. Pignotti	0.10	15,700	0	15,700	100.00%	15,700	0	15,700	Average	Yes	0.1
10391000	1227 Blaine Ave	Christopher Scott Pignotti	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Average	Yes	0.12
22412000	4120 Wright Ave	Church Bethania Evangelical Lutheran, Inc	0.42	0	0	0	100.00%	0	0	0	Average	Yes	0.42
11804000	4106 Victory Ave	Church Progressive Missionary Baptist, Inc	0.23	0	0	0	100.00%	0	0	0	Average	Yes	0.23
10529000	1250 Lathrop Ave	Church Second Missionary Baptist	0.62	0	0	0	100.00%	0	0	0	Average	Yes	0.62
10348023	5000 Washington Ave	Cic Investments, LLC	0.74	371,300	476,700	848,000	100.00%	371,300	476,700	848,000	Very Good	No	
11039000	1300 Cleveland Ave	Claire E. Deneka	0.12	18,000	164,000	182,000	100.00%	18,000	164,000	182,000	Good	No	
11672000	1500 West Lawn Ave	Clare M. Bosz	0.11	17,500	102,500	120,000	100.00%	17,500	102,500	120,000	Average	Yes	
11661000	1341 Grove Ave	Claudia J. Flynn	0.11	17,800	101,200	119,000	100.00%	17,800	101,200	119,000	Good	No	
13073000	2915 Sixteenth St	Claudia M. Acosta	0.08	13,200	107,800	121,000	100.00%	13,200	107,800	121,000	Good	No	
13088000	1630 Quincy Ave	Claudio Ramos	0.12	17,900	95,100	113,000	100.00%	17,900	95,100	113,000	Average	Yes	0.12
13067000	1624 Deane Blvd	Clayton Helms	0.11	17,800	89,200	107,000	100.00%	17,800	89,200	107,000	Average	Yes	0.11
22297000	1601 Virginia St	Clifford Hawkins	0.12	14,400	142,600	157,000	100.00%	14,400	142,600	157,000	Good	No	
16768000	1641 Grange Ave	Clifford K. Bowen	0.11	18,000	84,000	102,000	100.00%	18,000	84,000	102,000	Average	Yes	
12858000	1620 Orchard St	Clyde G. Wangler	0.12	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
10538020	1212 Lathrop Ave	CMJ Group, LLC	1.08	377,400	429,600	807,000	100.00%	377,400	429,600	807,000	Excellent	No
09948000	1432 Grange Ave	Cmka, LLC	0.11	17,600	80,400	98,000	100.00%	17,600	80,400	98,000	Average	Yes
12578000	3512 Washington Ave	Cobey T. Corbitt	0.19	27,000	175,000	202,000	100.00%	27,000	175,000	202,000	Average	Yes
12779000	3220 Washington Ave	Coi Real Estate Holdings, LLC	0.12	50,400	196,600	247,000	100.00%	50,400	196,600	247,000	Average	Yes
22110000	4421 Wright Ave	Colleen M. Wilson	0.13	14,400	123,600	138,000	100.00%	14,400	123,600	138,000	Average	Yes
12927000	1508 Grove Ave	Collen R. Shea	0.11	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Average	Yes
11070000	3411 Thirteenth St	Colton A. Koch	0.11	19,600	97,400	117,000	100.00%	19,600	97,400	117,000	Average	Yes
11075000	1435 Monroe Ave	Comfort Haven Properties, LLC	0.11	17,500	117,500	135,000	100.00%	17,500	117,500	135,000	Good	No
11074000	1439 Monroe Ave	Comfort Haven Properties, LLC	0.11	17,500	100,500	118,000	100.00%	17,500	100,500	118,000	Average	Yes
22526000	1309 Ohio St	Connie M. Diaz	0.12	12,800	90,200	103,000	100.00%	12,800	90,200	103,000	Good	No
10746000	1528 Cleveland Ave	Corey J. VanGroll	0.12	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Good	No
12848000	1628 Russet St	Corey Loeffelholz	0.16	16,100	110,900	127,000	100.00%	16,100	110,900	127,000	Average	Yes
12629000	1341 Orchard St	Corey R. Fisher	0.19	19,200	138,800	158,000	100.00%	19,200	138,800	158,000	Good	No
13078000	1605 Deane Blvd	Corinna M. Yarbrough	0.11	17,800	87,200	105,000	100.00%	17,800	87,200	105,000	Good	No
12536000	1304 Orchard St	Cornelio Venegas	0.12	12,800	79,200	92,000	100.00%	12,800	79,200	92,000	Good	No
11097000	1528 West Lawn Ave	Corrine A. Nelson	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Good	No
12025003	3201 Washington Ave	Cougar Properties, LLC	0.09	39,200	255,800	295,000	100.00%	39,200	255,800	295,000	Average	Yes
12599000	3416 Washington Ave	Courtney E. Fish	0.21	34,200	117,800	152,000	100.00%	34,200	117,800	152,000	Good	No
22728000	4318 Victory Ave	Craig A. Knudtson	0.11	14,000	120,000	134,000	100.00%	14,000	120,000	134,000	Good	No
12382000	3409 Wright Ave	Craig S. Gummow	0.10	16,400	83,600	100,000	100.00%	16,400	83,600	100,000	Average	Yes
22190000	1512 Illinois St	Craig S. Mc Gregor	0.25	20,500	75,500	96,000	100.00%	20,500	75,500	96,000	Average	Yes
12577000	3520 Washington Ave	Cronin Family Irrevocable Trust Dated 08/24/2021	0.12	17,300	180,700	198,000	100.00%	17,300	180,700	198,000	Very Good	No
11665007	1354 West Blvd	Curt J. Czosnek	0.27	36,100	171,900	208,000	100.00%	36,100	171,900	208,000	Average	Yes
13061000	1613 West Blvd	Curtis A. Kratowicz	0.12	17,800	109,200	127,000	100.00%	17,800	109,200	127,000	Good	No
22538000	1340 Illinois St	Curtis J. Martin Jr	0.15	16,000	131,000	147,000	100.00%	16,000	131,000	147,000	Average	Yes
12418000	3806 Washington Ave	Cwc Homes, LLC	0.14	20,300	132,700	153,000	100.00%	20,300	132,700	153,000	Average	Yes
22270000	1629 Oregon St	Cwc Properties, LLC	0.12	12,000	68,000	80,000	100.00%	12,000	68,000	80,000	Average	Yes
12934000	1520 Grove Ave	Cwc Properties, LLC	0.11	18,000	153,000	171,000	100.00%	18,000	153,000	171,000	Good	No
12922002	1547 Grove Ave	Cwc Properties, LLC	0.08	16,100	60,900	77,000	100.00%	16,100	60,900	77,000	Average	Yes
22486000	1223 Ohio St	Cylintia M. Knibbs	0.16	16,000	118,000	134,000	100.00%	16,000	118,000	134,000	Average	Yes
12180000	1315 Hayes Ave	Cynthia A. Mc Cray	0.11	18,000	49,000	67,000	100.00%	18,000	49,000	67,000	Average	Yes
11085000	3711 Wright Ave	Cynthia A. Sorg	0.11	17,400	125,600	143,000	100.00%	17,400	125,600	143,000	Average	Yes
10697000	3615 Washington Ave	Cynthia G. Reyheart	0.11	17,600	168,400	186,000	100.00%	17,600	168,400	186,000	Good	No
10398000	1242 Hayes Ave	Cynthia L. Celmer	0.12	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Very Good	No
09988000	1501 Quincy Ave	Cynthia L. Rose	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes
11046000	1312 Cleveland Ave	Cyril Zielinski	0.12	18,000	106,000	124,000	100.00%	18,000	106,000	124,000	Average	Yes
10737000	1414 Cleveland Ave	Dakota Jackson	0.11	17,500	123,500	141,000	100.00%	17,500	123,500	141,000	Good	No
12032000	1510 Arthur Ave	Dale E and Eva J Grathen Revocable Trust	0.11	17,500	104,500	122,000	100.00%	17,500	104,500	122,000	Good	No
12631000	1335 Orchard St	Dale G. Easley	0.17	17,600	125,400	143,000	100.00%	17,600	125,400	143,000	Average	Yes
22213000	1504 Oregon St	Dale L. Jensen	0.43	31,400	121,600	153,000	100.00%	31,400	121,600	153,000	Good	No
16705000	1609 Thurston Ave	Dale L. Rovik	0.11	17,800	100,200	118,000	100.00%	17,800	100,200	118,000	Average	Yes
22032000	1512 Kentucky St	Dale S. Christman	0.12	12,800	61,200	74,000	100.00%	12,800	61,200	74,000	Average	Yes
13069000	1629 West Blvd	Dali K. Miller	0.12	17,900	112,100	130,000	100.00%	17,900	112,100	130,000	Good	No
22374000	1255 Indiana St	Dallas W. Fey	0.23	19,200	136,800	156,000	100.00%	19,200	136,800	156,000	Good	No
22402000	1337 Indiana St	Damian M and Yamiri Velez	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No
10553000	1414 Lathrop Ave	Damon Miceli	0.13	12,800	139,200	152,000	100.00%	12,800	139,200	152,000	Good	No
22003000	4125 Wright Ave	Damonshay D. Pitt	0.13	14,400	73,600	88,000	100.00%	14,400	73,600	88,000	Average	Yes
12458001	3720 Washington Ave	Dan G. Taivalkowski	0.17	33,000	165,000	198,000	100.00%	33,000	165,000	198,000	Very Good	No
12604000	1125 Arthur Ave	Dan Robakowski	0.13	18,000	158,000	176,000	100.00%	18,000	158,000	176,000	Good	No
22399000	4218 Wright Ave	Dan T. Vandenbranden	0.14	14,400	119,600	134,000	100.00%	14,400	119,600	134,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11096000	1524 West Lawn Ave	Daniel Bahena	0.12	18,000	80,000	98,000	100.00%	18,000	80,000	98,000	Good	No
09490000	1528 Flett Ave	Daniel Borger	0.11	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Average	Yes 0.11
11067000	3600 Wright Ave	Daniel C. Post	0.11	17,600	111,400	129,000	100.00%	17,600	111,400	129,000	Average	Yes 0.11
22573000	1325 Illinois St	Daniel E. Segerstrom	0.12	14,800	0	14,800	100.00%	14,800	0	14,800	Average	Yes 0.12
22574000	1321 Illinois St	Daniel E. Segerstrom	0.25	20,500	166,500	187,000	100.00%	20,500	166,500	187,000	Average	Yes 0.25
22572000	1329 Illinois St	Daniel E. Segerstrom	0.12	14,800	0	14,800	100.00%	14,800	0	14,800	Average	Yes 0.12
10197000	1351 Deane Blvd	Daniel Fox	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Fair	Yes 0.11
22310000	4611 Sixteenth St	Daniel J. Fox	0.19	21,600	83,400	105,000	100.00%	21,600	83,400	105,000	Good	No
12850000	1620 Russet St	Daniel J. O Connor	0.20	19,000	73,000	92,000	100.00%	19,000	73,000	92,000	Good	No
11295000	1320 Arthur Ave	Daniel L. Fraid	0.12	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Good	No
09340000	2803 Washington Ave	Daniel L. Kucza	0.09	21,600	158,400	180,000	100.00%	21,600	158,400	180,000	Average	Yes 0.09
11662000	1345 Grove Ave	Daniel Lovette	0.08	15,900	114,100	130,000	100.00%	15,900	114,100	130,000	Good	No
10565000	1419 Russet St	Daniel P. Johann	0.13	12,800	72,200	85,000	100.00%	12,800	72,200	85,000	Good	No
12346000	1309 Arthur Ave	Daniel Palenik	0.13	18,200	99,800	118,000	100.00%	18,200	99,800	118,000	Good	No
10899000	4025 Wright Ave	Daniel Pflugrad	0.13	14,400	139,600	154,000	100.00%	14,400	139,600	154,000	Average	Yes 0.13
16775000	1648 Grange Ave	Daniel R. Reinders	0.12	18,000	85,000	103,000	100.00%	18,000	85,000	103,000	Good	No
11107000	1531 Monroe Ave	Daniel R. Rodgers	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Average	Yes 0.12
11186000	4120 Thirteenth St	Daniel Reyes Ortega	0.13	27,000	7,000	34,000	100.00%	27,000	7,000	34,000	Average	Yes 0.13
12920000	1539 Grove Ave	Daniel S. Ayala	0.08	16,100	119,900	136,000	100.00%	16,100	119,900	136,000	Good	No
10708000	1227 West Lawn Ave	Daniel S. Dahlke	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Average	Yes 0.12
12513000	1112 Cleveland Ave	Daniel Stachow	0.12	18,000	39,000	57,000	100.00%	18,000	39,000	57,000	Average	Yes 0.12
12521000	1415 Hayes Ave	Daniel T. Atkinson	0.11	17,600	113,400	131,000	100.00%	17,600	113,400	131,000	Average	Yes 0.11
22476000	1254 Illinois St	Daniel W. Cramer	0.43	37,800	135,500	173,300	100.00%	37,800	135,500	173,300	Very Good	No
16769000	1635 Grange Ave	Daniel W. Jarrett	0.11	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Average	Yes 0.11
12735000	1317 Russet St	Daniel W. Kohel	0.13	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Average	Yes 0.13
09913000	2825 Wright Ave	Daniela L. Lehmkuhl	0.10	17,100	133,900	151,000	100.00%	17,100	133,900	151,000	Average	Yes 0.1
10778000	3417 Washington Ave	Danielle G. Rodriguez	0.17	27,800	136,200	164,000	100.00%	27,800	136,200	164,000	Good	No
12188000	1329 Hayes Ave	Danielle Lynae Rouse	0.11	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes 0.11
12639003	1301 Orchard St	Danielle M. Quale	0.22	21,800	160,200	182,000	100.00%	21,800	160,200	182,000	Good	No
22274000	1616 Indiana St	Danielle Macareno	0.13	12,800	57,200	70,000	100.00%	12,800	57,200	70,000	Very Good	No
12671000	1128 Hayes Ave	Daniel's Properties, LLC	0.13	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Average	Yes 0.13
22542000	4514 Wright Ave	Dann F. Steltenpohl	0.21	21,600	134,400	156,000	100.00%	21,600	134,400	156,000	Good	No
22077000	4217 Sixteenth St	Darcele J. Slaasted	0.12	14,400	56,600	71,000	100.00%	14,400	56,600	71,000	Average	Yes 0.12
13112000	1645 West Blvd	Darci Ann Gauger	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No
22501000	1222 Virginia St	Daren T. Wilson	0.15	16,000	137,000	153,000	100.00%	16,000	137,000	153,000	Good	No
10181000	2901 Washington Ave	Darice Griffin	0.11	16,200	141,800	158,000	100.00%	16,200	141,800	158,000	Good	No
22041000	4214 Sixteenth St	Darin Draves	0.12	14,400	91,600	106,000	100.00%	14,400	91,600	106,000	Average	Yes 0.12
22441000	1226 Indiana St	Darin L. Grandberry	0.26	20,500	185,500	206,000	100.00%	20,500	185,500	206,000	Good	No
22005000	1417 Kentucky St	Darin Zimpel	0.12	12,800	79,200	92,000	100.00%	12,800	79,200	92,000	Good	No
09977000	1532 Grange Ave	Darlene Hughes	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Average	Yes 0.12
22356000	1223 Kentucky St	Darlene R. Britson	0.12	12,800	93,200	106,000	100.00%	12,800	93,200	106,000	Good	No
12897000	1527 West Blvd	Darnell Wayne Hoaglund	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Average	Yes 0.12
10401000	1246 Hayes Ave	Darrel L. Rouse Aka Rouse Sr	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes 0.12
12652000	4014 Sixteenth St	Darrell D. King	0.12	14,400	94,600	109,000	100.00%	14,400	94,600	109,000	Average	Yes 0.12
12656000	1529 Orchard St	Darrick Sewell	0.12	12,800	106,200	119,000	100.00%	12,800	106,200	119,000	Good	No
11067002	1325 West Lawn Ave	Darrin Ward	0.11	17,100	117,900	135,000	100.00%	17,100	117,900	135,000	Average	Yes 0.11
12567000	3517 Lindermann Ave	Darrus D. Thomas	0.11	17,600	146,400	164,000	100.00%	17,600	146,400	164,000	Average	Yes 0.11
12627000	4018 Wright Ave	Darryl D. Jeter	0.14	14,400	152,600	167,000	100.00%	14,400	152,600	167,000	Good	No
12632000	1329 Orchard St	Darwin D. Czubin	0.14	14,400	103,600	118,000	100.00%	14,400	103,600	118,000	Average	Yes 0.14
12482000	3522 Victory Ave	Dashawn Jenkins	0.15	21,300	110,700	132,000	100.00%	21,300	110,700	132,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	In Need of Rehabilitation or Conservation		
											Condition	Conservation Acres	
12730000	1337 Russet St	David A. Huck	0.13	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Average	Yes	0.13
11896000	1507 West Lawn Ave	David A. Johnson	0.11	17,500	151,500	169,000	100.00%	17,500	151,500	169,000	Good	No	
12469000	1419 Blaine Ave	David A. Sands	0.12	17,600	91,400	109,000	100.00%	17,600	91,400	109,000	Average	Yes	0.12
22395002	4200 Wright Ave	David A. Wirt	0.22	17,900	304,200	322,100	100.00%	17,900	304,200	322,100	Average	Yes	0.22
22395001	1344 Kentucky St	David A. Wirt	0.20	16,900	112,100	129,000	100.00%	16,900	112,100	129,000	Average	Yes	0.2
10153000	1333 West Blvd	David B. Kowbel	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No	
22070000	1621 Kentucky St	David C. Bybee	0.12	12,800	46,200	59,000	100.00%	12,800	46,200	59,000	Average	Yes	0.12
22457001	1242 Oregon St	David D. O Dell	0.12	12,800	103,200	116,000	100.00%	12,800	103,200	116,000	Fair	Yes	0.12
09968000	1512 Grange Ave	David E R. Morris	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Average	Yes	0.12
22585000	1314 Indiana St	David Emerick	0.17	16,700	129,300	146,000	100.00%	16,700	129,300	146,000	Very Good	No	
12930000	1512 Grove Ave	David F. Poulsen	0.11	18,000	104,000	122,000	100.00%	18,000	104,000	122,000	Very Good	No	
11531000	1510 Monroe Ave	David G and Jean H Sharkozy Revocable Trust	0.11	17,500	38,500	56,000	100.00%	17,500	38,500	56,000	Good	No	
22465000	1214 Oregon St	David G. Caynak	0.12	12,800	43,200	56,000	100.00%	12,800	43,200	56,000	Fair	Yes	0.12
12961000	1528 Hayes Ave	David H. Keller	0.12	18,000	139,000	157,000	100.00%	18,000	139,000	157,000	Average	Yes	0.12
10710000	1230 Cleveland Ave	David Hagemann	0.12	18,000	158,000	176,000	100.00%	18,000	158,000	176,000	Very Good	No	
10329000	1234 Arthur Ave	David J. French	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Average	Yes	0.12
11655000	1315 Grove Ave	David J. Keesey	0.11	17,800	131,200	149,000	100.00%	17,800	131,200	149,000	Good	No	
10330000	1235 Cleveland Ave	David J. Martin	0.12	18,000	131,000	149,000	100.00%	18,000	131,000	149,000	Good	No	
12922008	1528 West Blvd	David J. Moran	0.16	26,800	94,200	121,000	100.00%	26,800	94,200	121,000	Average	Yes	0.16
12590000	1110 Blaine Ave	David J. Nuter	0.13	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Very Good	No	
12401000	1438 Blaine Ave	David J. Potrikus	0.12	17,600	113,400	131,000	100.00%	17,600	113,400	131,000	Good	No	
22140000	1426 Illinois St	David Jon Horonzy	0.12	12,800	127,200	140,000	100.00%	12,800	127,200	140,000	Good	No	
22456000	1250 Oregon St	David Jordan	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Good	No	
11057000	1337 West Lawn Ave	David L. Castaneda	0.12	18,000	135,000	153,000	100.00%	18,000	135,000	153,000	Good	No	
11532000	1512 Monroe Ave	David Lundgren	0.11	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Average	Yes	0.11
10745000	1524 Cleveland Ave	David M Albertini Family Trust	0.12	18,000	84,000	102,000	100.00%	18,000	84,000	102,000	Average	Yes	0.12
12474000	1431 Blaine Ave	David M and Sherri M Beranis Revocable Trust	0.12	17,600	138,400	156,000	100.00%	17,600	138,400	156,000	Average	Yes	0.12
12981000	1520 Blaine Ave	David M. Albertini	0.12	14,600	267,400	282,000	100.00%	14,600	267,400	282,000	Average	Yes	0.12
10698000	3617 Washington Ave	David M. Albertini	0.11	21,100	176,900	198,000	100.00%	21,100	176,900	198,000	Average	Yes	0.11
12673000	1136 Hayes Ave	David M. Franks	0.05	13,200	56,800	70,000	100.00%	13,200	56,800	70,000	Average	Yes	0.05
11048000	1313 West Lawn Ave	David P. Schaller	0.12	18,000	90,000	108,000	100.00%	18,000	90,000	108,000	Average	Yes	0.12
22754000	4404 Victory Ave	David Pias	0.21	21,900	83,100	105,000	100.00%	21,900	83,100	105,000	Good	No	
22372000	1243 Indiana St	David R. Fechner Jr	0.26	21,800	114,200	136,000	100.00%	21,800	114,200	136,000	Average	Yes	0.26
11671000	1501 Monroe Ave	David R. Knudson	0.11	17,500	139,500	157,000	100.00%	17,500	139,500	157,000	Average	Yes	0.11
11094002	3701 Wright Ave	David R. Knudson	0.10	16,200	141,800	158,000	100.00%	16,200	141,800	158,000	Good	No	
12852000	1612 Russet St	David R. Landeau	0.25	20,500	114,500	135,000	100.00%	20,500	114,500	135,000	Average	Yes	0.25
10703000	1218 Cleveland Ave	David R. Tabbert	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Very Good	No	
11198000	4107 Wright Ave	David Sheriff	0.13	14,400	84,600	99,000	100.00%	14,400	84,600	99,000	Good	No	
12884000	1500 Deane Blvd	David V. Price	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Average	Yes	0.12
22286000	1629 Illinois St	David W. Pichelman	0.24	24,900	184,100	209,000	100.00%	24,900	184,100	209,000	Average	Yes	0.24
22284000	1621 Illinois St	David W. Pichelman	0.12	12,800	51,200	64,000	100.00%	12,800	51,200	64,000	Average	Yes	0.12
22146000	4611 Wright Ave	Dawn M. Tucek	0.12	14,100	107,900	122,000	100.00%	14,100	107,900	122,000	Average	Yes	0.12
13030000	1605 Hayes Ave	Dawn Yager	0.11	13,400	98,600	112,000	100.00%	13,400	98,600	112,000	Average	Yes	0.11
22257000	4325 Fifteenth St	Dawson C. Stork	0.11	12,700	63,300	76,000	100.00%	12,700	63,300	76,000	Good	No	
12914000	1515 Grove Ave	DD RE Investments 1, LLC	0.11	17,800	118,200	136,000	100.00%	17,800	118,200	136,000	Good	No	
11200000	1438 Orchard St	Dean F. Ruediger	0.12	16,000	144,000	160,000	100.00%	16,000	144,000	160,000	Average	Yes	0.12
22079000	1613 Indiana St	Dean H. Jensen	0.12	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Good	No	
22428000	1227 Oregon St	Deborah Bryant	0.13	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Fair	Yes	0.13
16764000	2614 Seventeenth St	Deborah Minnis	0.07	12,600	94,400	107,000	100.00%	12,600	94,400	107,000	Good	No	
12602000	1135 Arthur Ave	Debra A Dresen Revocable Living Trust	0.13	18,000	158,000	176,000	100.00%	18,000	158,000	176,000	Very Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22533000	1318 Illinois St	Debra A. Bernhardt	0.21	19,600	86,400	106,000	100.00%	19,600	86,400	106,000	Average	Yes 0.21
12731000	1333 Russet St	Debra Beavers	0.13	12,800	101,200	114,000	100.00%	12,800	101,200	114,000	Average	Yes 0.13
10390000	1228 Hayes Ave	Debra J. Wheeler	0.12	18,000	134,000	152,000	100.00%	18,000	134,000	152,000	Average	Yes 0.12
11043000	1308 Cleveland Ave	Debra L. Griffiths	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Good	No
09484000	1537 Grange Ave	Debra Mrozek	0.11	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes 0.11
22062000	1509 Kentucky St	Debra Wilson	0.12	12,800	128,200	141,000	100.00%	12,800	128,200	141,000	Average	Yes 0.12
10911000	1422 Russet St	Delia E. Mathieus	0.12	12,800	88,200	101,000	100.00%	12,800	88,200	101,000	Average	Yes 0.12
13007000	1620 Blaine Ave	Dena L. Vachuska	0.12	13,400	108,600	122,000	100.00%	13,400	108,600	122,000	Average	Yes 0.12
22098000	1429 Oregon St	Denise Coleman	0.19	17,300	155,700	173,000	100.00%	17,300	155,700	173,000	Good	No
12950000	1508 Hayes Ave	Denise L. Norby	0.12	18,000	70,000	88,000	100.00%	18,000	70,000	88,000	Good	No
11109000	1521 Monroe Ave	Denise Phillips	0.12	18,000	74,000	92,000	100.00%	18,000	74,000	92,000	Good	No
11976000	1311 Monroe Ave	Dennis A. Homolka	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Average	Yes 0.12
12049000	1627 Cleveland Ave	Dennis A. Homolka	0.12	13,600	104,400	118,000	100.00%	13,600	104,400	118,000	Good	No
12387000	1415 Arthur Ave	Dennis A. Homolka	0.12	17,600	128,400	146,000	100.00%	17,600	128,400	146,000	Good	No
09916000	1418 Thurston Ave	Dennis A. Mc Combs	0.11	17,600	113,400	131,000	100.00%	17,600	113,400	131,000	Average	Yes 0.11
12589000	1106 Blaine Ave	Dennis H. Mulder	0.13	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No
13036000	1616 Grove Ave	Dennis J. Meyers	0.11	13,400	128,600	142,000	100.00%	13,400	128,600	142,000	Average	Yes 0.11
12110005	4619 Washington Ave	Dennis M. Bertz	0.14	51,400	28,600	80,000	100.00%	51,400	28,600	80,000	Fair	Yes 0.14
10203000	1327 Deane Blvd	Dennis W. Hankinson and Jessica A. Hankinson Family Tr	0.08	19,300	98,700	118,000	100.00%	19,300	98,700	118,000	Good	No
22529000	1300 Illinois St	Denton D. Richards	0.12	12,800	123,200	136,000	100.00%	12,800	123,200	136,000	Very Good	No
22418000	1325 Kentucky St	Denver R. Stewart	0.12	12,800	68,200	81,000	100.00%	12,800	68,200	81,000	Average	Yes 0.12
09998000	1522 Thurston Ave	Derek Alcala	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Average	Yes 0.12
22318000	1629 Ohio St	Derek L. Anderson	0.12	12,400	126,600	139,000	100.00%	12,400	126,600	139,000	Average	Yes 0.12
12033000	1514 Arthur Ave	Derek M. Orton	0.11	17,500	95,500	113,000	100.00%	17,500	95,500	113,000	Average	Yes 0.11
13105000	1644 Deane Blvd	Derek Witt	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Good	No
12756000	1529 Russet St	Devan Charles Stolzoff	0.13	12,800	98,200	111,000	100.00%	12,800	98,200	111,000	Good	No
22281000	4425 Sixteenth St	Dia C. Chavours	0.12	14,400	92,600	107,000	100.00%	14,400	92,600	107,000	Average	Yes 0.12
22151000	1417 Ohio St	Diamond Holdings, LLC	0.13	13,800	101,200	115,000	100.00%	13,800	101,200	115,000	Average	Yes 0.13
12642000	1508 Russet St	Diamond Holdings, LLC	0.12	12,800	109,200	122,000	100.00%	12,800	109,200	122,000	Average	Yes 0.12
22384007	1348 Indiana St	Diane A. Christensen	0.18	18,000	139,000	157,000	100.00%	18,000	139,000	157,000	Very Good	No
13058000	1604 Deane Blvd	Diane H. Hoaglund	0.08	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Very Good	No
13004000	1616 Blaine Ave	Diane L. Breheim	0.12	13,400	78,600	92,000	100.00%	13,400	78,600	92,000	Average	Yes 0.12
22154000	1431 Ohio St	Diep T. Estep	0.12	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Average	Yes 0.12
12996000	3411 Sixteenth St	Dilia Blondin	0.07	11,800	89,200	101,000	100.00%	11,800	89,200	101,000	Average	Yes 0.07
22089000	1400 Indiana St	Dillon J. Etie	0.13	14,800	147,200	162,000	100.00%	14,800	147,200	162,000	Good	No
12195000	1341 Hayes Ave	Dillon James Stewart	0.11	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Good	No
12348000	1312 Blaine Ave	Dillon T. Gouff	0.13	18,900	165,100	184,000	100.00%	18,900	165,100	184,000	Very Good	No
10802000	3412 Thirteenth St	Dixie Avila	0.08	17,700	114,300	132,000	100.00%	17,700	114,300	132,000	Good	No
16788000	1646 Thurston Ave	Dixit R. Patel	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes 0.12
11641000	1234 Monroe Ave	Dm Properties of Racine, LLC	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Average	Yes 0.12
09207000	1325 Thurston Ave	Dmc Homes, LLC	0.09	20,800	83,200	104,000	100.00%	20,800	83,200	104,000	Average	Yes 0.09
13002000	1613 Arthur Ave	Domingo Pedrosa	0.12	13,400	108,600	122,000	100.00%	13,400	108,600	122,000	Average	Yes 0.12
12866000	1509 Deane Blvd	Dominic J. Cibrario	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No
11098000	1532 West Lawn Ave	Dominick Johnston	0.12	18,000	131,000	149,000	100.00%	18,000	131,000	149,000	Average	Yes 0.12
22014000	4219 Wright Ave	Don Dumas	0.13	14,400	140,600	155,000	100.00%	14,400	140,600	155,000	Average	Yes 0.13
22384009	1336 Indiana St	Don R. Croson	0.13	13,500	154,500	168,000	100.00%	13,500	154,500	168,000	Very Good	No
22058000	1525 Kentucky St	Donald A and Darlene A Mitchell Family Trust	0.12	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Average	Yes 0.12
22547000	1329 Virginia St	Donald E and Betty J Hoffmann Rev Liv Tr Pl	0.19	19,200	135,800	155,000	100.00%	19,200	135,800	155,000	Average	Yes 0.19
11978000	1316 West Lawn Ave	Donald H. Mundt Jr	0.12	18,000	106,000	124,000	100.00%	18,000	106,000	124,000	Good	No
12893000	1517 West Blvd	Donald J. Drea	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Rehabilitation or Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
12540000	1320 Orchard St	Donald L. Beres	0.19	17,300	120,700	138,000	100.00%	17,300	120,700	138,000	Average	Yes	0.19
12026000	1515 Cleveland Ave	Donald R Dorff Revocable Trust	0.13	20,300	78,700	99,000	100.00%	20,300	78,700	99,000	Average	Yes	0.13
12234000	1321 Blaine Ave	Donald R. Erdman	0.13	18,900	101,100	120,000	100.00%	18,900	101,100	120,000	Average	Yes	0.13
22562000	1340 Oregon St	Donna E. Smith	0.12	13,500	136,500	150,000	100.00%	13,500	136,500	150,000	Average	Yes	0.12
22195000	1532 Illinois St	Donna J. Umberger	0.12	12,800	75,200	88,000	100.00%	12,800	75,200	88,000	Good	No	
11519000	1246 West Lawn Ave	Donna L. Jacquart	0.12	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Very Good	No	
12821000	1613 Russet St	Donna R. Petersen	0.13	12,800	107,200	120,000	100.00%	12,800	107,200	120,000	Good	No	
11288000	1308 Arthur Ave	Donte H. Cosey	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Very Good	No	
12998000	1605 Arthur Ave	Dontre L. Mcgrone	0.12	13,400	157,600	171,000	100.00%	13,400	157,600	171,000	Very Good	No	
13083000	1621 Deane Blvd	Dora A. Garcia	0.11	17,800	98,200	116,000	100.00%	17,800	98,200	116,000	Average	Yes	0.11
10164000	1328 Deane Blvd	Dora A. Garcia	0.11	18,000	164,000	182,000	100.00%	18,000	164,000	182,000	Good	No	
12230000	1311 Blaine Ave	Dorothy L. Clark	0.13	18,900	156,100	175,000	100.00%	18,900	156,100	175,000	Good	No	
12784000	1117 Hayes Ave	Douglas M. Littleton	0.11	18,000	76,000	94,000	100.00%	18,000	76,000	94,000	Average	Yes	0.11
12445000	1125 Monroe Ave	Douglas R. Kauth	0.12	18,000	146,000	164,000	100.00%	18,000	146,000	164,000	Average	Yes	0.12
10712000	1235 West Lawn Ave	Douglas Sawicki	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Average	Yes	0.12
11304000	1340 Arthur Ave	Duane A Huth	0.12	18,000	168,000	186,000	100.00%	18,000	168,000	186,000	Very Good	No	
22153000	1427 Ohio St	Duffeck Rentals, LLC	0.12	12,800	133,200	146,000	100.00%	12,800	133,200	146,000	Average	Yes	0.12
22002000	4119 Wright Ave	Dustin R. Morrison	0.13	14,400	112,600	127,000	100.00%	14,400	112,600	127,000	Average	Yes	0.13
22393000	1336 Kentucky St	Dwayne N. Eastman	0.12	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Good	No	
22392000	1332 Kentucky St	Dwayne N. Eastman	0.37	30,800	123,200	154,000	100.00%	30,800	123,200	154,000	Good	No	
11851000	1304 Monroe Ave	Dwight A. Treiber II	0.12	18,000	97,000	115,000	100.00%	18,000	97,000	115,000	Good	No	
09478000	1515 Grange Ave	Dwight R. Ratliff	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.11
12421000	1128 Monroe Ave	Dylan Runge	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No	
13132024	5016 Washington Ave	E and S Properties	0.65	327,900	142,100	470,000	100.00%	327,900	142,100	470,000	Very Good	No	
13132048	5220 Washington Ave	Eagle of Southeastern WI, LLC	1.21	464,400	260,600	725,000	100.00%	464,400	260,600	725,000	Very Good	No	
12859000	1616 Orchard St	Earl Booker	0.25	21,800	120,200	142,000	100.00%	21,800	120,200	142,000	Average	Yes	0.25
10392000	1231 Blaine Ave	Eddie L. Johnson	0.12	18,000	135,000	153,000	100.00%	18,000	135,000	153,000	Average	Yes	0.12
09354000	2816 Wright Ave	Edilberto Martinez	0.10	17,100	115,900	133,000	100.00%	17,100	115,900	133,000	Good	No	
10007000	1540 Thurston Ave	Edward A Wytonick Revocable Trust	0.07	12,600	99,400	112,000	100.00%	12,600	99,400	112,000	Average	Yes	0.07
22541000	4510 Wright Ave	Edward A. Gleason	0.14	14,400	132,600	147,000	100.00%	14,400	132,600	147,000	Good	No	
22061000	1513 Kentucky St	Edward Cruz	0.12	12,800	120,200	133,000	100.00%	12,800	120,200	133,000	Good	No	
10775000	3403 Washington Ave	Edward H. Speer	0.11	18,700	134,300	153,000	100.00%	18,700	134,300	153,000	Good	No	
09914000	1415 Quincy Ave	Edward J. Simon	0.11	17,600	128,400	146,000	100.00%	17,600	128,400	146,000	Average	Yes	0.11
12871000	1523 Deane Blvd	Edward L. Martini	0.17	27,000	113,000	140,000	100.00%	27,000	113,000	140,000	Average	Yes	0.17
11076000	1431 Monroe Ave	Edward O. Smith	0.11	17,500	101,500	119,000	100.00%	17,500	101,500	119,000	Good	No	
11310000	3510 Wright Ave	Edwin Anthony Ferrer	0.11	17,600	102,400	120,000	100.00%	17,600	102,400	120,000	Good	No	
22489000	1237 Ohio St	Edwina M. Eldridge	0.12	12,800	111,200	124,000	100.00%	12,800	111,200	124,000	Good	No	
09554000	2639 Wright Ave	EE Kenosha Properties,, LLC	0.11	27,000	93,000	120,000	100.00%	27,000	93,000	120,000	Average	Yes	0.11
12609000	1105 Arthur Ave	Eileen M. Kindig	0.08	16,500	85,500	102,000	100.00%	16,500	85,500	102,000	Good	No	
22124000	1412 Oregon St	Eileen M. Zanella	0.12	12,800	68,200	81,000	100.00%	12,800	68,200	81,000	Fair	Yes	0.12
09942000	1423 Thurston Ave	Eisenman Family Trust Dated 02/10/2022	0.11	17,600	136,400	154,000	100.00%	17,600	136,400	154,000	Average	Yes	0.11
10511000	1202 Lathrop Ave	Ekman Motors, LLC	0.25	108,800	154,200	263,000	100.00%	108,800	154,200	263,000	Very Good	No	
22135000	1431 Virginia St	El Patio, LLC	0.25	20,500	79,500	100,000	100.00%	20,500	79,500	100,000	Fair	Yes	0.25
22247000	4312 Sixteenth St	Elaina D. Mc Lain	0.13	14,800	127,200	142,000	100.00%	14,800	127,200	142,000	Good	No	
12899000	1534 Deane Blvd	Elaine E. Bullis	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Average	Yes	0.12
12844000	1617 Orchard St	Elbin Servilla	0.12	12,800	108,200	121,000	100.00%	12,800	108,200	121,000	Average	Yes	0.12
12523000	1418 Grove Ave	Eleanor C. Burge	0.11	17,600	89,400	107,000	100.00%	17,600	89,400	107,000	Average	Yes	0.11
12228000	1306 Hayes Ave	Eleanor J. Lahr	0.13	19,100	116,900	136,000	100.00%	19,100	116,900	136,000	Average	Yes	0.13
22068000	1613 Kentucky St	Elena Garcia	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Average	Yes	0.12
22145000	4607 Wright Ave	Elena M. Kopecky	0.12	14,100	99,900	114,000	100.00%	14,100	99,900	114,000	Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
09558000	1421 Grange Ave	Elias E. Ceballos	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.11
22176000	4620 Sixteenth St	Elida A. Chavez	0.12	14,400	88,600	103,000	100.00%	14,400	88,600	103,000	Average	Yes	0.12
13021000	1617 Blaine Ave	Elise R. Martinez	0.12	13,400	125,600	139,000	100.00%	13,400	125,600	139,000	Average	Yes	0.12
10357000	3516 Sixteenth St	Elizabeth C. Quasius	0.10	17,100	124,900	142,000	100.00%	17,100	124,900	142,000	Good	No	
16782000	1641 Thurston Ave	Elizabeth J. Dahlstrom	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Average	Yes	0.12
11535000	3024 Wright Ave	Elizabeth M. Navarro	0.07	14,500	96,500	111,000	100.00%	14,500	96,500	111,000	Average	Yes	0.07
10011000	1544 Thurston Ave	Elizabeth N. Meinholz	0.07	12,600	93,400	106,000	100.00%	12,600	93,400	106,000	Average	Yes	0.07
22246000	4306 Sixteenth St	Elizabeth Torres Martinez	0.13	14,800	117,200	132,000	100.00%	14,800	117,200	132,000	Average	Yes	0.13
13129002	3918 Victory Ave	Elliott M. Daus	0.10	13,900	121,100	135,000	100.00%	13,900	121,100	135,000	Average	Yes	0.1
12051000	1630 Arthur Ave	Elsebet Hoffman	0.12	13,600	105,400	119,000	100.00%	13,600	105,400	119,000	Average	Yes	0.12
22577000	1305 Illinois St	Emil P Mrkvicka Revocable Trust	0.15	16,000	142,000	158,000	100.00%	16,000	142,000	158,000	Good	No	
10803011	4620 Washington Ave	Emro Marketing	0.43	216,800	403,200	620,000	100.00%	216,800	403,200	620,000	Average	Yes	0.43
09987000	1500 Thurston Ave	Enrico Serra	0.12	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Average	Yes	0.12
12507000	3602 Washington Ave	Enrique Alba	0.14	20,700	115,300	136,000	100.00%	20,700	115,300	136,000	Average	Yes	0.14
13090000	1636 Quincy Ave	Enrique Faz	0.12	18,000	70,000	88,000	100.00%	18,000	70,000	88,000	Good	No	
22575000	1313 Illinois St	Eric Christman	0.22	17,900	106,100	124,000	100.00%	17,900	106,100	124,000	Average	Yes	0.22
22228000	1529 Illinois St	Eric Goodland	0.12	12,800	136,200	149,000	100.00%	12,800	136,200	149,000	Good	No	
14206000	1617 Grange Ave	Eric Hamilton	0.10	17,100	99,900	117,000	100.00%	17,100	99,900	117,000	Average	Yes	0.1
11308000	3516 Wright Ave	Eric J. Kellner	0.11	17,600	91,400	109,000	100.00%	17,600	91,400	109,000	Average	Yes	0.11
12479000	1439 Blaine Ave	Eric L. Fitch	0.12	17,600	74,400	92,000	100.00%	17,600	74,400	92,000	Fair	Yes	0.12
09201000	2711 Washington Ave	Eric L. Waller	0.14	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Average	Yes	0.14
12354000	1325 Arthur Ave	Eric M. Olson	0.12	17,600	104,400	122,000	100.00%	17,600	104,400	122,000	Average	Yes	0.12
11981000	1320 West Lawn Ave	Eric Pieper	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Average	Yes	0.12
10901000	1419 Orchard St	Eric R. Lauterbach	0.12	12,800	108,200	121,000	100.00%	12,800	108,200	121,000	Very Good	No	
12922001	1545 Grove Ave	Eric Rivera	0.08	16,100	123,900	140,000	100.00%	16,100	123,900	140,000	Average	Yes	0.08
22306000	1618 Illinois St	Eric W. Schuster	0.12	12,800	87,200	100,000	100.00%	12,800	87,200	100,000	Average	Yes	0.12
12620000	1332 Russet St	Eric W. Schuster	0.12	12,800	50,200	63,000	100.00%	12,800	50,200	63,000	Average	Yes	0.12
12898000	1529 West Blvd	Eric Wilson	0.12	18,000	134,000	152,000	100.00%	18,000	134,000	152,000	Good	No	
12839000	4013 Sixteenth St	Erich R. Wagner	0.12	14,400	97,600	112,000	100.00%	14,400	97,600	112,000	Good	No	
12919000	1533 Grove Ave	Erika Hopkins	0.11	17,800	80,200	98,000	100.00%	17,800	80,200	98,000	Good	No	
12489000	1100 Cleveland Ave	Erika M. Petersen	0.11	17,600	164,400	182,000	100.00%	17,600	164,400	182,000	Average	Yes	0.11
10701000	1217 West Lawn Ave	Erin E. Morey	0.12	18,000	154,000	172,000	100.00%	18,000	154,000	172,000	Good	No	
13106000	1648 Deane Blvd	Erin M. Tussler	0.12	18,000	89,000	107,000	100.00%	18,000	89,000	107,000	Average	Yes	0.12
22394000	1340 Kentucky St	Ernest J. Malacara	0.12	12,800	96,200	109,000	100.00%	12,800	96,200	109,000	Average	Yes	0.12
22134000	1427 Virginia St	Ernest M. Cobb Jr	0.12	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Average	Yes	0.12
10405001	3309 Washington Ave	Ernest V and Patricia R Hutchinson Revocable Trust	0.11	48,000	211,000	259,000	100.00%	48,000	211,000	259,000	Average	Yes	0.11
10382000	3313 Washington Ave	Ernest V Hutchinson Revocable Trust	0.11	49,800	240,200	290,000	100.00%	49,800	240,200	290,000	Average	Yes	0.11
22322000	1616 Virginia St	Ernie Chavez	0.12	12,800	56,200	69,000	100.00%	12,800	56,200	69,000	Good	No	
12458002	3716 Washington Ave	Eugene H. Herrick	0.13	26,700	171,300	198,000	100.00%	26,700	171,300	198,000	Good	No	
12399000	1439 Arthur Ave	Eugene J. Heintz Jr	0.09	17,600	96,400	114,000	100.00%	17,600	96,400	114,000	Good	No	
11235004	1521 Lathrop Ave	Eugenio Peralta Sanchez	0.16	24,100	102,900	127,000	100.00%	24,100	102,900	127,000	Good	No	
12438000	3713 Lindermann Ave	Eva Christman-Ibarra	0.11	17,600	177,400	195,000	100.00%	17,600	177,400	195,000	Very Good	No	
10564000	1423 Russet St	Evan J. Sawatzki	0.19	19,200	76,800	96,000	100.00%	19,200	76,800	96,000	Average	Yes	0.19
11509000	1227 Monroe Ave	Evan R. Luell	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes	0.12
22129000	4519 Wright Ave	Eyad M. Museteif	0.13	14,400	113,600	128,000	100.00%	14,400	113,600	128,000	Average	Yes	0.13
10006000	1536 Thurston Ave	Fabian F. Brkovic	0.12	18,000	39,000	57,000	100.00%	18,000	39,000	57,000	Fair	Yes	0.12
11324001	1415 Lathrop Ave	Fabiola Guadalupe Posadas	0.13	20,300	92,700	113,000	100.00%	20,300	92,700	113,000	Average	Yes	0.13
09620000	1501 Grange Ave	Felicia V. Jennings	0.11	18,000	97,000	115,000	100.00%	18,000	97,000	115,000	Average	Yes	0.11
12175000	1301 Hayes Ave	Felicia Vaughn	0.11	18,900	163,100	182,000	100.00%	18,900	163,100	182,000	Good	No	
11185000	4111 Washington Ave	Felix Servantez	0.14	14,400	124,600	139,000	100.00%	14,400	124,600	139,000	Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22504000	1300 Virginia St	Feng Chen	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Good	No
11063000	3618 Wright Ave	Fermin Cristo Gonzalez	0.11	17,600	90,400	108,000	100.00%	17,600	90,400	108,000	Average	Yes
22422000	1309 Kentucky St	Fermin Cristo Gonzalez	0.12	12,800	108,200	121,000	100.00%	12,800	108,200	121,000	Good	No
10720000	1251 West Lawn Ave	Fernando Blancarte	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Good	No
13010000	1629 Arthur Ave	Florencia Pacheco	0.12	13,500	78,500	92,000	100.00%	13,500	78,500	92,000	Good	No
22528000	4615 Thirteenth St	Floyd J. Lucas	0.12	18,400	51,600	70,000	100.00%	18,400	51,600	70,000	Fair	Yes
22527000	1301 Ohio St	Floyd J. Lucas	0.13	18,400	82,600	101,000	100.00%	18,400	82,600	101,000	Good	No
10010000	1545 Quincy Ave	Forrest G. Norton	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes
11852000	1308 Monroe Ave	Francesca B. Cariello	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No
12729000	1341 Russet St	Francesco Geraci	0.13	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Average	Yes
11664000	1353 Grove Ave	Francisco J. Espadas	0.08	15,900	106,100	122,000	100.00%	15,900	106,100	122,000	Very Good	No
12696000	3021 Wright Ave	Francisco J. Garcia	0.08	15,000	87,000	102,000	100.00%	15,000	87,000	102,000	Average	Yes
11665004	1314 West Blvd	Francisco Javier Estrada	0.13	22,600	116,400	139,000	100.00%	22,600	116,400	139,000	Very Good	No
11952006	4525 Washington Ave	Frank E. Sterbin	0.28	28,800	76,200	105,000	100.00%	28,800	76,200	105,000	Average	Yes
11952004	4515 Washington Ave	Frank E. Sterbin	0.14	14,400	33,600	48,000	100.00%	14,400	33,600	48,000	Fair	Yes
11952001	4501 Washington Ave	Frank E. Sterbin	0.42	184,600	404,400	589,000	100.00%	184,600	404,400	589,000	Very Good	No
10351000	1528 Arthur Ave	Frank L. Krutke	0.12	18,000	181,000	199,000	100.00%	18,000	181,000	199,000	Good	No
22276000	4401 Sixteenth St	Frank S. Lucky	0.12	14,400	89,600	104,000	100.00%	14,400	89,600	104,000	Average	Yes
16704000	1608 Grange Ave	Frank V. Sanchez	0.11	17,800	88,200	106,000	100.00%	17,800	88,200	106,000	Average	Yes
11874000	3814 Wright Ave	Frankie G. Nevez-Simmonds	0.11	17,600	114,400	132,000	100.00%	17,600	114,400	132,000	Very Good	No
22308000	4601 Sixteenth St	Franklin Homes, LLC	0.19	21,600	107,400	129,000	100.00%	21,600	107,400	129,000	Average	Yes
11528000	3815 Fifteenth St	Franklin Homes, LLC	0.11	23,700	108,300	132,000	100.00%	23,700	108,300	132,000	Average	Yes
12746000	1524 Lathrop Ave	Franklin Homes, LLC	0.13	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Average	Yes
16792000	1651 Quincy Ave	Freddie W. Bermudez	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Good	No
11503000	1214 West Lawn Ave	Frederic B. Jacobson	0.12	18,000	149,000	167,000	100.00%	18,000	149,000	167,000	Good	No
11106000	1535 Monroe Ave	Frederick C. Valukas	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes
10346000	1428 Arthur Ave	Frederick M. Ettner	0.13	20,300	104,700	125,000	100.00%	20,300	104,700	125,000	Good	No
12600000	3420 Washington Ave	Fredric R and Lorraine B Brewer Trust	0.12	22,700	175,300	198,000	100.00%	22,700	175,300	198,000	Good	No
12002000	3213 Washington Ave	G and G Partners, LLC	0.12	51,600	208,400	260,000	100.00%	51,600	208,400	260,000	Good	No
11542000	1374 Deane Blvd	G and J Racine Investments, LLC	0.07	15,500	79,500	95,000	100.00%	15,500	79,500	95,000	Average	Yes
12555000	1524 Orchard St	Gabriel Miguel	0.19	17,300	137,700	155,000	100.00%	17,300	137,700	155,000	Good	No
12837000	4001 Sixteenth St	Gabriella Grace Belmares	0.12	14,400	70,600	85,000	100.00%	14,400	70,600	85,000	Average	Yes
12549000	1500 Orchard St	Gabrielle A. Clapp	0.25	20,500	131,500	152,000	100.00%	20,500	131,500	152,000	Good	No
12514000	3201 Wright Ave	Gail L. Geisler	0.10	16,200	122,800	139,000	100.00%	16,200	122,800	139,000	Good	No
11347000	1301 Blaine Ave	Garrett Pfarr	0.21	30,300	174,700	205,000	100.00%	30,300	174,700	205,000	Good	No
10344000	3509 Wright Ave	Gary D. Engel	0.11	18,000	59,990	77,990	100.00%	18,000	60,000	78,000	Fair	Yes
12034000	1518 Arthur Ave	Gary Hopkins	0.11	17,500	126,500	144,000	100.00%	17,500	126,500	144,000	Good	No
11877000	1350 Monroe Ave	Gary L. Czechowicz	0.11	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Good	No
10155000	1339 West Blvd	Gary L. Kennedy	0.13	19,400	85,600	105,000	100.00%	19,400	85,600	105,000	Good	No
12887000	1504 Deane Blvd	Gary P. Ahrens	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No
11803000	4100 Victory Ave	Gary T. Treffert	0.12	16,400	99,600	116,000	100.00%	16,400	99,600	116,000	Good	No
10365000	3514 Fifteenth St	Gary Villwock	0.07	15,600	87,400	103,000	100.00%	15,600	87,400	103,000	Good	No
11047000	1316 Cleveland Ave	Gary W and Sharon L Haas	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Good	No
22592000	1330 Indiana St	Gaylord L. Galligan	0.19	19,200	87,800	107,000	100.00%	19,200	87,800	107,000	Good	No
13043003	1600 Grove Ave	GC Capital, LLC	0.11	15,000	255,000	270,000	100.00%	15,000	255,000	270,000	Average	Yes
12598000	3412 Washington Ave	GCR Properties, LLC	0.14	22,500	179,500	202,000	100.00%	22,500	179,500	202,000	Good	No
10791000	1234 Blaine Ave	Gene A. Bock	0.12	18,000	157,000	175,000	100.00%	18,000	157,000	175,000	Good	No
13132020	4810 Washington Ave	George D. Hanus Trustee	1.64	819,900	1,876,100	2,696,000	100.00%	819,900	1,876,100	2,696,000	Good	No
13080000	1614 Quincy Ave	George E. Le Rette	0.11	17,800	62,200	80,000	100.00%	17,800	62,200	80,000	Average	Yes
12467000	1414 Hayes Ave	George W. Kinney	0.12	17,600	139,400	157,000	100.00%	17,600	139,400	157,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11196003	4123 Washington Ave	George W. Schemel Jr	0.14	14,400	135,600	150,000	100.00%	14,400	135,600	150,000	Good	No
11665008	1318 West Blvd	Gerald C. Moss	0.13	22,300	111,700	134,000	100.00%	22,300	111,700	134,000	Average	Yes
10375000	3513 Wright Ave	Gerald E. Jamieson	0.10	16,900	165,100	182,000	100.00%	16,900	165,100	182,000	Good	No
11506000	1223 Monroe Ave	Gerald F. McCarthy II	0.12	18,000	168,000	186,000	100.00%	18,000	168,000	186,000	Average	Yes
22474000	1251 Virginia St	Gerald J. Schoemann	0.12	12,800	141,200	154,000	100.00%	12,800	141,200	154,000	Very Good	No
12684000	1121 Blaine Ave	Geraldine R. Logan	0.13	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes
12736000	1311 Russet St	Gerard A. David	0.19	19,200	116,800	136,000	100.00%	19,200	116,800	136,000	Average	Yes
09556000	1415 Grange Ave	Gilberto Rivas	0.06	11,300	71,700	83,000	100.00%	11,300	71,700	83,000	Average	Yes
12393000	1426 Blaine Ave	Giles F. Hargrove	0.12	17,600	113,400	131,000	100.00%	17,600	113,400	131,000	Average	Yes
11378000	1426 Monroe Ave	Giles F. Hargrove	0.11	17,500	114,500	132,000	100.00%	17,500	114,500	132,000	Very Good	No
22093001	4321 Wright Ave	Giovanni Feliciano	0.13	14,800	147,200	162,000	100.00%	14,800	147,200	162,000	Average	Yes
22696000	4202 Victory Ave	Glen M. Deschler	0.10	13,700	61,300	75,000	100.00%	13,700	61,300	75,000	Fair	Yes
11700000	3711 Sixteenth St	Glenn Thomas Ingersoll	0.09	12,500	117,500	130,000	100.00%	12,500	117,500	130,000	Average	Yes
09950000	1441 Thurston Ave	Gloria E. Maru	0.11	17,600	123,400	141,000	100.00%	17,600	123,400	141,000	Average	Yes
12816000	1628 Lathrop Ave	Gloria J. Briggs	0.21	20,200	155,800	176,000	100.00%	20,200	155,800	176,000	Good	No
11913000	1618 Cleveland Ave	Gloria Jean Hansen	0.12	13,600	96,400	110,000	100.00%	13,600	96,400	110,000	Average	Yes
10782000	1212 Blaine Ave	Golf and Lake Rentals, LLC	0.12	18,000	179,000	197,000	100.00%	18,000	179,000	197,000	Good	No
12713000	1308 Lathrop Ave	Gordian 2020, LLC	0.38	66,400	131,600	198,000	100.00%	66,400	131,600	198,000	Good	No
09548000	2601 Washington Ave	Gordon A. Mc Intosh Sr	0.18	27,000	122,000	149,000	100.00%	27,000	122,000	149,000	Average	Yes
10322000	1219 Cleveland Ave	Gordon J. Weidner	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Average	Yes
22025000	1430 Kentucky St	Gordon T. Wright	0.12	12,800	103,200	116,000	100.00%	12,800	103,200	116,000	Average	Yes
10799000	1250 Blaine Ave	Grace E. Lahti	0.12	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Good	No
12452000	3700 Washington Ave	Grace English Evangelical, Lutheran Church	0.67	0	0	0	100.00%	0	0	0	Average	Yes
12446000	1129 Monroe Ave	Grace Evang Luth Church	0.12	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Good	No
22038000	4200 Sixteenth St	Grant S. Hellman	0.12	14,400	75,600	90,000	100.00%	14,400	75,600	90,000	Average	Yes
11632000	1214 Monroe Ave	Gregg A. Creuziger	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes
12739000	1301 Russet St	Gregg A. Reilly	0.16	16,000	135,000	151,000	100.00%	16,000	135,000	151,000	Average	Yes
12439000	3717 Lindermann Ave	Gregory Allan Silvers Jr	0.11	17,600	151,400	169,000	100.00%	17,600	151,400	169,000	Good	No
22468000	1227 Virginia St	Gregory F. Carroll	0.12	12,800	133,200	146,000	100.00%	12,800	133,200	146,000	Very Good	No
22479000	1240 Illinois St	Gregory G. Olsen	0.19	17,300	84,700	102,000	100.00%	17,300	84,700	102,000	Average	Yes
22165000	4611 Fifteenth St	Gregory Haertle	0.12	18,900	117,100	136,000	100.00%	18,900	117,100	136,000	Good	No
12596000	3400 Washington Ave	Gregory P. Guilette	0.12	18,900	116,100	135,000	100.00%	18,900	116,100	135,000	Good	No
12709000	1435 West Blvd	Gregory R. Sanders	0.11	17,600	81,400	99,000	100.00%	17,600	81,400	99,000	Good	No
10729000	1413 West Lawn Ave	Gregory S. Poplawski Jr	0.11	17,500	74,500	92,000	100.00%	17,500	74,500	92,000	Good	No
11105000	1543 Monroe Ave	Gregory Wilkinson	0.10	17,000	136,000	153,000	100.00%	17,000	136,000	153,000	Good	No
10568000	1407 Russet St	Grt, LLC	0.14	14,100	126,900	141,000	100.00%	14,100	126,900	141,000	Average	Yes
22239000	1514 Indiana St	Grt, LLC	0.25	20,500	71,500	92,000	100.00%	20,500	71,500	92,000	Average	Yes
22487000	1227 Ohio St	Grt, LLC	0.12	12,800	57,200	70,000	100.00%	12,800	57,200	70,000	Good	No
11634000	1219 Lathrop Ave	Grt, LLC	0.12	18,000	90,000	108,000	100.00%	18,000	90,000	108,000	Good	No
12436000	3707 Lindermann Ave	Grt, LLC	0.11	17,600	109,400	127,000	100.00%	17,600	109,400	127,000	Fair	Yes
11897000	1503 West Lawn Ave	Grt, LLC	0.11	17,500	70,500	88,000	100.00%	17,500	70,500	88,000	Average	Yes
11318000	3823 Wright Ave	Grt, LLC	0.10	17,100	77,900	95,000	100.00%	17,100	77,900	95,000	Average	Yes
12654000	1545 Orchard St	Guadalupe Hernandez	0.12	14,400	103,600	118,000	100.00%	14,400	103,600	118,000	Good	No
09938000	1415 Thurston Ave	Guadalupe Luis-Jiminez	0.11	17,600	102,400	120,000	100.00%	17,600	102,400	120,000	Average	Yes
10156000	3001 Washington Ave	Guy Lloyd, Inc	0.12	33,900	175,100	209,000	100.00%	33,900	175,100	209,000	Good	No
12969000	1546 Hayes Ave	Gwen M. Langdon	0.12	18,000	121,000	139,000	100.00%	18,000	121,000	139,000	Good	No
13132126	5019 Washington Ave	Halle Properties, LLC	1.23	803,000	448,583	1,251,583	100.00%	803,000	448,600	1,251,600	Average	Yes
11512000	1234 West Lawn Ave	Hanson Revocable Trust	0.12	18,000	157,000	175,000	100.00%	18,000	157,000	175,000	Good	No
22271000	1628 Indiana St	Hardy and Jensen Properties, LLC	0.12	20,400	21,600	42,000	100.00%	20,400	21,600	42,000	Very Good	No
22272000	1624 Indiana St	Hardy and Jensen Properties, LLC	0.13	12,800	56,200	69,000	100.00%	12,800	56,200	69,000	Very Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or	In Need of Conservation
												Conservation	Acres
11858000	1321 Lathrop Ave	Harrison W. Spalding	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes	0.12
11859000	1320 Monroe Ave	Hartman Trust	0.12	18,000	142,000	160,000	100.00%	18,000	142,000	160,000	Very Good	No	
12798000	1421 Deane Blvd	Heather Bartholomew	0.11	17,600	107,400	125,000	100.00%	17,600	107,400	125,000	Average	Yes	0.11
11078000	1423 Monroe Ave	Heather Rose Thurmann	0.11	17,500	144,500	162,000	100.00%	17,500	144,500	162,000	Good	No	
22409000	1309 Indiana St	Hector L. Maisonet	0.12	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Good	No	
11526000	1509 Lathrop Ave	Heidi A. Gehrke	0.17	26,300	81,700	108,000	100.00%	26,300	81,700	108,000	Good	No	
22420000	1317 Kentucky St	Heidi Christensen	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Good	No	
13000000	1610 Blaine Ave	Heintz G. Richter	0.12	13,400	82,600	96,000	100.00%	13,400	82,600	96,000	Average	Yes	0.12
13098000	1645 Deane Blvd	Henry B. Kral	0.12	18,000	95,000	113,000	100.00%	18,000	95,000	113,000	Good	No	
10321000	1216 Arthur Ave	Henry J. Turkowski	0.24	28,800	211,200	240,000	100.00%	28,800	211,200	240,000	Good	No	
12012000	1231 Hayes Ave	Hidalga Gutierrez	0.11	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes	0.11
12464000	3325 Wright Ave	Higgins Equity, LLC	0.11	18,600	152,400	171,000	100.00%	18,600	152,400	171,000	Fair	Yes	0.11
09963000	1500 Grange Ave	Higher Dimensions Church, Inc	0.35	0	0	0	100.00%	0	0	0	Average	Yes	0.35
14215000	1608 Flett Ave	Hilario Ascencio	0.11	17,800	100,200	118,000	100.00%	17,800	100,200	118,000	Average	Yes	0.11
22147000	4615 Wright Ave	Holly A. Sandberg	0.12	14,100	120,900	135,000	100.00%	14,100	120,900	135,000	Fair	Yes	0.12
12972000	1505 Arthur Ave	Holly Mae Garcia	0.11	17,900	99,100	117,000	100.00%	17,900	99,100	117,000	Average	Yes	0.11
22416000	1333 Kentucky St	Holly R. Haigh	0.12	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Good	No	
12174000	1300 Grove Ave	Home Connections, LLC	0.11	18,900	117,100	136,000	100.00%	18,900	117,100	136,000	Good	No	
22824000	4614 Victory Ave	Howard D Cook	0.10	13,700	98,300	112,000	100.00%	13,700	98,300	112,000	Good	No	
22367000	1223 Indiana St	Howard D. Miller	0.12	12,800	79,200	92,000	100.00%	12,800	79,200	92,000	Good	No	
22021000	1435 Indiana St	Howard E. Jackson	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Average	Yes	0.12
22729000	4324 Victory Ave	Howard J. Borchardt	0.11	14,000	66,000	80,000	100.00%	14,000	66,000	80,000	Average	Yes	0.11
11665005	1344 West Blvd	Howard J. Greene III	0.13	22,600	117,400	140,000	100.00%	22,600	117,400	140,000	Good	No	
12948000	3325 Fifteenth St	Hsuan-Yin Yang Carlson	0.08	17,700	114,300	132,000	100.00%	17,700	114,300	132,000	Average	Yes	0.08
11665012	1340 West Blvd	Hugo Zavala-Guzman	0.13	22,500	151,500	174,000	100.00%	22,500	151,500	174,000	Very Good	No	
22044000	1533 Indiana St	Humberto Delgado	0.12	12,800	105,200	118,000	100.00%	12,800	105,200	118,000	Average	Yes	0.12
22455000	1254 Oregon St	Ian Hamilton	0.12	12,800	132,200	145,000	100.00%	12,800	132,200	145,000	Good	No	
11307000	3520 Wright Ave	Ian M. Holmgren	0.11	17,300	85,700	103,000	100.00%	17,300	85,700	103,000	Good	No	
12017000	1236 Grove Ave	III, Mauricio Martinez	0.11	18,000	90,000	108,000	100.00%	18,000	90,000	108,000	Average	Yes	0.11
12775000	3204 Washington Ave	Infusino Rentals, LLC	0.12	50,400	183,600	234,000	100.00%	50,400	183,600	234,000	Average	Yes	0.12
10379000	3301 Washington Ave	Infusino's Pizza Carryout	0.11	49,800	236,200	286,000	100.00%	49,800	236,200	286,000	Very Good	No	
12380000	3405 Wright Ave	Ira B. Henning	0.08	16,400	75,600	92,000	100.00%	16,400	75,600	92,000	Good	No	
12606000	1117 Arthur Ave	Irene L. Parent	0.13	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No	
12434000	1636 Blaine Ave	Irene O. Bernal	0.08	13,600	109,400	123,000	100.00%	13,600	109,400	123,000	Good	No	
16784000	1633 Thurston Ave	Ironleaf, LLC	0.12	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.12
12520000	3223 Wright Ave	Isaac Chavez	0.10	16,700	147,300	164,000	100.00%	16,700	147,300	164,000	Good	No	
13056000	3021 Sixteenth St	Isaias Brito	0.08	16,400	81,600	98,000	100.00%	16,400	81,600	98,000	Average	Yes	0.08
11667000	1517 Monroe Ave	Island Properties, Inc, A California Corp	0.11	17,500	101,500	119,000	100.00%	17,500	101,500	119,000	Good	No	
22071000	1625 Kentucky St	Ivan Perez	0.24	19,800	89,200	109,000	100.00%	19,800	89,200	109,000	Average	Yes	0.24
22421000	1315 Kentucky St	Iyad M. Alabed	0.12	12,800	76,200	89,000	100.00%	12,800	76,200	89,000	Good	No	
09197000	1300 Grange Ave	J & Ma Miller Properties, LLC	0.14	22,300	279,700	302,000	100.00%	22,300	279,700	302,000	Average	Yes	0.14
09198000	2703 Washington Ave	J & Ma Miller Properties, LLC	0.03	5,600	102,400	108,000	100.00%	5,600	102,400	108,000	Fair	Yes	0.03
11624000	3801 Washington Ave	J G Ventures, LLC	0.11	31,600	167,400	199,000	100.00%	31,600	167,400	199,000	Good	No	
22494000	1254 Virginia St	Jack and Rosemary Young Revocable Trust	0.12	12,800	37,200	50,000	100.00%	12,800	37,200	50,000	Average	Yes	0.12
22495000	1250 Virginia St	Jack and Rosemary Young Revocable Trust	0.12	12,800	120,200	133,000	100.00%	12,800	120,200	133,000	Average	Yes	0.12
12504000	3616 Washington Ave	Jackie B. Waters Jr	0.12	17,600	140,400	158,000	100.00%	17,600	140,400	158,000	Average	Yes	0.12
11064000	3612 Wright Ave	Jacob A. Thomas	0.11	17,600	129,400	147,000	100.00%	17,600	129,400	147,000	Good	No	
11675000	1512 West Lawn Ave	Jacob L. Aukland	0.11	17,500	122,500	140,000	100.00%	17,500	122,500	140,000	Average	Yes	0.11
22224000	4414 Sixteenth St	Jacob L. Nygren	0.12	14,400	143,600	158,000	100.00%	14,400	143,600	158,000	Very Good	No	
12570000	1113 Cleveland Ave	Jacob M. Andersen	0.13	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Average	Yes	0.13

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22189000	1508 Illinois St	Jacob M. Lalonde	0.12	12,800	89,200	102,000	100.00%	12,800	89,200	102,000	Good	No
22319000	1628 Virginia St	Jacob P. Scharding	0.24	25,100	176,900	202,000	100.00%	25,100	176,900	202,000	Average	Yes
10148000	1315 West Blvd	Jacob R. Heller	0.11	17,600	106,400	124,000	100.00%	17,600	106,400	124,000	Average	Yes
12356000	1328 Blaine Ave	Jacob Rombak	0.13	18,900	124,100	143,000	100.00%	18,900	124,100	143,000	Average	Yes
12727000	1349 Russet St	Jacqueline O'Connor	0.13	12,800	97,200	110,000	100.00%	12,800	97,200	110,000	Good	No
10508000	1111 Russet St	Jaime Luther Allen	0.14	18,000	150,000	168,000	100.00%	18,000	150,000	168,000	Average	Yes
16698000	1628 Thurston Ave	Jaime Ramos	0.12	17,900	81,100	99,000	100.00%	17,900	81,100	99,000	Average	Yes
11453004	4213 Washington Ave	Jaime Torres	0.14	14,400	172,600	187,000	100.00%	14,400	172,600	187,000	Good	No
11095000	1520 West Lawn Ave	Jake R. Towers	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
11870000	1347 Lathrop Ave	Jalil M. Mian	0.22	57,200	281,800	339,000	100.00%	57,200	281,800	339,000	Average	Yes
11909000	3625 Sixteenth St	Jalil M. Mian	0.27	42,500	142,500	185,000	100.00%	42,500	142,500	185,000	Average	Yes
12001000	3209 Washington Ave	Jalil M. Mian	0.11	48,000	180,000	228,000	100.00%	48,000	180,000	228,000	Average	Yes
10185000	1314 Quincy Ave	James A. Mc Intyre	0.11	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Average	Yes
09975000	1529 Thurston Ave	James A. Mc Kellips Jr	0.10	15,800	117,200	133,000	100.00%	15,800	117,200	133,000	Average	Yes
11529000	1500 Monroe Ave	James A. Morgenroth	0.11	17,500	124,500	142,000	100.00%	17,500	124,500	142,000	Average	Yes
12526000	1422 Grove Ave	James A. Ostergaard	0.11	17,600	99,400	117,000	100.00%	17,600	99,400	117,000	Average	Yes
13129001	1637 Russet St	James A. Pirk	0.10	13,900	135,100	149,000	100.00%	13,900	135,100	149,000	Average	Yes
22525000	1313 Ohio St	James A. Schuldt	0.12	12,800	85,200	98,000	100.00%	12,800	85,200	98,000	Average	Yes
11497000	3711 Washington Ave	James A. Sturgeon	0.16	26,300	144,700	171,000	100.00%	26,300	144,700	171,000	Good	No
13089000	1632 Quincy Ave	James A. Trones	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Good	No
09970000	1519 Thurston Ave	James Acker	0.12	18,000	79,000	97,000	100.00%	18,000	79,000	97,000	Average	Yes
11202000	1430 Orchard St	James C. Kopecky	0.25	20,200	124,800	145,000	100.00%	20,200	124,800	145,000	Very Good	No
22584000	1317 Oregon St	James C. Maynard	0.13	12,800	59,200	72,000	100.00%	12,800	59,200	72,000	Fair	Yes
22583000	1313 Oregon St	James C. Maynard	0.13	12,800	85,200	98,000	100.00%	12,800	85,200	98,000	Average	Yes
09621000	1505 Grange Ave	James C. Mc Clain	0.11	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Average	Yes
10906000	1439 Orchard St	James C. Williams	0.12	12,800	109,200	122,000	100.00%	12,800	109,200	122,000	Good	No
11855000	1312 Monroe Ave	James D. Bowman	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Average	Yes
11974000	1306 West Lawn Ave	James D. Wheeler	0.12	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Good	No
10371000	1415 Cleveland Ave	James Davidson	0.11	17,500	121,500	139,000	100.00%	17,500	121,500	139,000	Good	No
10563000	1427 Russet St	James Davidson	0.13	12,800	97,200	110,000	100.00%	12,800	97,200	110,000	Average	Yes
22035000	1524 Kentucky St	James E. Carodine	0.12	12,800	119,200	132,000	100.00%	12,800	119,200	132,000	Good	No
22125000	1400 Illinois St	James E. Strasser	0.13	14,400	113,600	128,000	100.00%	14,400	113,600	128,000	Average	Yes
22363000	1251 Kentucky St	James H. Kjell	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Average	Yes
12641000	1504 Russet St	James H. Meekma Jr	0.12	12,800	87,200	100,000	100.00%	12,800	87,200	100,000	Good	No
10373000	3521 Wright Ave	James H. Stratman	0.10	16,900	146,100	163,000	100.00%	16,900	146,100	163,000	Very Good	No
22408000	1313 Indiana St	James K. Fix	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Good	No
12647000	1528 Russet St	James M. Cloutier	0.12	12,800	105,200	118,000	100.00%	12,800	105,200	118,000	Average	Yes
11352000	1528 Monroe Ave	James M. Dipasquale	0.24	28,800	121,200	150,000	100.00%	28,800	121,200	150,000	Good	No
22053000	4114 Sixteenth St	James M. Straka	0.12	14,400	109,600	124,000	100.00%	14,400	109,600	124,000	Very Good	No
16770000	1633 Grange Ave	James Maki	0.11	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Average	Yes
11342000	2912 Wright Ave	James Martin Hach	0.10	17,100	125,900	143,000	100.00%	17,100	125,900	143,000	Average	Yes
10350000	1524 Arthur Ave	James Mathias Ahlgren	0.12	18,000	130,000	148,000	100.00%	18,000	130,000	148,000	Good	No
22046000	1527 Indiana St	James Phipps	0.12	12,800	49,200	62,000	100.00%	12,800	49,200	62,000	Average	Yes
22109000	4415 Wright Ave	James Price	0.13	14,400	130,600	145,000	100.00%	14,400	130,600	145,000	Good	No
10736000	3601 Wright Ave	James R. Friso	0.11	17,500	150,500	168,000	100.00%	17,500	150,500	168,000	Good	No
11980000	1319 Monroe Ave	James R. Harris III	0.12	18,000	79,000	97,000	100.00%	18,000	79,000	97,000	Average	Yes
11987000	1331 Monroe Ave	James R. Harris III	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Good	No
22579000	1302 Indiana St	James R. Leger	0.20	20,400	144,600	165,000	100.00%	20,400	144,600	165,000	Good	No
12873000	1526 Quincy Ave	James R. Marcotte	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes
12814000	1620 Lathrop Ave	James R. Stratman	0.19	17,300	136,700	154,000	100.00%	17,300	136,700	154,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22496000	1246 Virginia St	James Robert Joling	0.19	19,200	112,800	132,000	100.00%	19,200	112,800	132,000	Good	No
12865000	1508 Quincy Ave	James Sewell	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes
12025001	3217 Washington Ave	James T Spangenberg Jr Family Trust	0.25	108,000	478,000	586,000	100.00%	108,000	478,000	586,000	Good	No
12587000	1112 Arthur Ave	James T. Meyers	0.13	18,000	78,000	96,000	100.00%	18,000	78,000	96,000	Good	No
16786000	1636 Thurston Ave	James T. Roberts	0.12	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Average	Yes
22074000	4207 Sixteenth St	James W. Ashley	0.12	16,400	0	16,400	100.00%	16,400	0	16,400	Average	Yes
22075000	4211 Sixteenth St	James W. Ashley	0.25	23,000	118,000	141,000	100.00%	23,000	118,000	141,000	Average	Yes
11314000	3805 Wright Ave	James W. Pernsteiner	0.10	17,100	116,900	134,000	100.00%	17,100	116,900	134,000	Average	Yes
11866000	1337 Lathrop Ave	James W. Stanger	0.11	17,600	89,400	107,000	100.00%	17,600	89,400	107,000	Average	Yes
11089000	1420 West Lawn Ave	Jamie Dieter	0.11	17,500	135,500	153,000	100.00%	17,500	135,500	153,000	Average	Yes
11523000	3710 Thirteenth St	Jamie L. Heieren	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Average	Yes
22174000	4600 Sixteenth St	Jamillah Ghani	0.19	19,200	131,800	151,000	100.00%	19,200	131,800	151,000	Good	No
16706000	1613 Thurston Ave	Jammie Daniel	0.11	17,800	104,200	122,000	100.00%	17,800	104,200	122,000	Average	Yes
11663000	1349 Grove Ave	Janann M. Braun	0.08	15,900	102,100	118,000	100.00%	15,900	102,100	118,000	Good	No
12988000	1537 Arthur Ave	Jane J. Ramig	0.12	18,000	61,000	79,000	100.00%	18,000	61,000	79,000	Good	No
12753000	3916 Sixteenth St	Jane M. Kopecky	0.10	17,600	84,400	102,000	100.00%	17,600	84,400	102,000	Average	Yes
16685000	2823 Sixteenth St	Janel Coleman	0.08	13,800	105,200	119,000	100.00%	13,800	105,200	119,000	Average	Yes
11521000	1251 Monroe Ave	Janet Baecker	0.12	18,000	142,000	160,000	100.00%	18,000	142,000	160,000	Average	Yes
09990000	1504 Thurston Ave	Janet E. Carre	0.12	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Average	Yes
11713000	1631 Monroe Ave	Janet L Behrens Revocable Trust	0.12	13,600	75,400	89,000	100.00%	13,600	75,400	89,000	Average	Yes
22123000	1418 Oregon St	Janet L. Winter	0.12	12,800	131,200	144,000	100.00%	12,800	131,200	144,000	Good	No
09996000	1517 Quincy Ave	Janet Vogelmann	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes
10493000	1114 Lathrop Ave	Janet Yust	0.28	28,800	131,200	160,000	100.00%	28,800	131,200	160,000	Good	No
09356001	1320 Thurston Ave	Janice R. Bergstrom	0.07	12,000	64,000	76,000	100.00%	12,000	64,000	76,000	Average	Yes
10706000	1222 Cleveland Ave	Janis L. Barker	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Good	No
10190000	1334 Quincy Ave	January Gilmore	0.10	15,800	104,200	120,000	100.00%	15,800	104,200	120,000	Average	Yes
22516001	1347 Ohio St	Jaquetta M. Cameron	0.15	15,000	136,000	151,000	100.00%	15,000	136,000	151,000	Good	No
11984000	1329 Monroe Ave	Jared Luell	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
13076000	1604 Quincy Ave	Jasmine Arianna Delotell	0.08	12,800	93,200	106,000	100.00%	12,800	93,200	106,000	Average	Yes
14204000	1609 Grange Ave	Jason Austin	0.11	17,800	114,200	132,000	100.00%	17,800	114,200	132,000	Good	No
10722000	1254 Cleveland Ave	Jason Borremans	0.12	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Average	Yes
12938000	1534 Grove Ave	Jason C. Price	0.11	18,000	101,000	119,000	100.00%	18,000	101,000	119,000	Good	No
12703000	1422 Deane Blvd	Jason D. Zabel	0.11	17,600	153,400	171,000	100.00%	17,600	153,400	171,000	Average	Yes
16794000	1645 Quincy Ave	Jason Durham	0.12	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes
11040000	1301 West Lawn Ave	Jason E. Louttit	0.12	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Good	No
12199000	3208 Wright Ave	Jason M. Haubrich	0.10	16,200	130,800	147,000	100.00%	16,200	130,800	147,000	Good	No
22093002	1401 Oregon St	Jason Mcmillian	0.14	14,800	142,200	157,000	100.00%	14,800	142,200	157,000	Good	No
22138000	1432 Illinois St	Jason Thomas Ledanski	0.25	20,500	182,500	203,000	100.00%	20,500	182,500	203,000	Very Good	No
22587000	1321 Oregon St	Jason W. Roushia	0.13	12,800	133,200	146,000	100.00%	12,800	133,200	146,000	Very Good	No
11990000	1340 West Lawn Ave	Jason Williams	0.24	36,000	133,000	169,000	100.00%	36,000	133,000	169,000	Very Good	No
22419000	1321 Kentucky St	Javier Acosta Hidrogo	0.12	12,800	139,200	152,000	100.00%	12,800	139,200	152,000	Average	Yes
12392000	1422 Blaine Ave	Javier Luna-Blanco	0.12	17,600	131,400	149,000	100.00%	17,600	131,400	149,000	Good	No
13040000	1624 Grove Ave	Javier Santos	0.11	13,400	92,600	106,000	100.00%	13,400	92,600	106,000	Average	Yes
13091000	1640 Quincy Ave	Javier Z. Arizmendi	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes
09337000	1310 Thurston Ave	Jay D. Welch	0.12	14,100	279,900	294,000	100.00%	14,100	279,900	294,000	Average	Yes
12008000	1221 Hayes Ave	Jay H. Wood	0.11	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Average	Yes
22588000	1323 Oregon St	Jay R. Holland	0.13	12,800	140,200	153,000	100.00%	12,800	140,200	153,000	Good	No
13066000	1620 Deane Blvd	Jean E. Fuentes	0.11	17,800	112,200	130,000	100.00%	17,800	112,200	130,000	Good	No
22560000	1328 Oregon St	Jeanee Littleton-Nelson	0.19	19,200	61,800	81,000	100.00%	19,200	61,800	81,000	Average	Yes
22417000	1329 Kentucky St	Jeanette A. Hoffman	0.12	12,800	147,200	160,000	100.00%	12,800	147,200	160,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11973000	1304 West Lawn Ave	Jeanne E. Ballantyne	0.12	18,000	149,000	167,000	100.00%	18,000	149,000	167,000	Good	No
22112000	1413 Illinois St	Jeanne M. Powers	0.12	12,800	53,200	66,000	100.00%	12,800	53,200	66,000	Average	Yes
12925000	1505 Hayes Ave	Jefferey J. Kornas	0.11	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Average	Yes
12744000	1518 Lathrop Ave	Jeffery A. Iverson	0.13	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Very Good	No
12395000	1431 Arthur Ave	Jeffery L. Ventura	0.12	17,600	123,400	141,000	100.00%	17,600	123,400	141,000	Good	No
13003000	1612 Blaine Ave	Jeffrey Anderson	0.12	13,400	115,600	129,000	100.00%	13,400	115,600	129,000	Average	Yes
22255000	1517 Oregon St	Jeffrey C. Behrens	0.26	20,500	102,500	123,000	100.00%	20,500	102,500	123,000	Average	Yes
10509000	1107 Russet St	Jeffrey G and Katherine V Nelson Revocable Trust	0.14	18,000	197,000	215,000	100.00%	18,000	197,000	215,000	Very Good	No
12398000	1435 Arthur Ave	Jeffrey Gapanowicz	0.09	16,400	88,600	105,000	100.00%	16,400	88,600	105,000	Very Good	No
22065000	4115 Sixteenth St	Jeffrey Gursky	0.12	14,400	139,600	154,000	100.00%	14,400	139,600	154,000	Good	No
12579000	3508 Washington Ave	Jeffrey J. Sytsma	0.14	20,300	173,700	194,000	100.00%	20,300	173,700	194,000	Average	Yes
22060000	1517 Kentucky St	Jeffrey L. Johnson	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No
12700000	1416 Deane Blvd	Jeffrey Lotz	0.11	17,600	95,400	113,000	100.00%	17,600	95,400	113,000	Average	Yes
10558000	1438 Lathrop Ave	Jeffrey M. Callewaert	0.32	25,600	139,400	165,000	100.00%	25,600	139,400	165,000	Good	No
16785000	1632 Thurston Ave	Jeffrey M. Lipp	0.12	18,000	84,000	102,000	100.00%	18,000	84,000	102,000	Average	Yes
12875000	1528 Quincy Ave	Jeffrey M. Macemon	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes
10796000	1243 Arthur Ave	Jeffrey Quella	0.12	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Average	Yes
22130000	1401 Virginia St	Jeffrey R. Platt	0.13	14,400	126,600	141,000	100.00%	14,400	126,600	141,000	Good	No
14209000	1629 Grange Ave	Jeffrey S. Beaton	0.11	17,900	84,100	102,000	100.00%	17,900	84,100	102,000	Average	Yes
12649000	4000 Sixteenth St	Jeffrey S. Longo	0.25	23,000	124,000	147,000	100.00%	23,000	124,000	147,000	Good	No
11673000	1504 West Lawn Ave	Jeffrey T. Gesler	0.11	17,500	127,500	145,000	100.00%	17,500	127,500	145,000	Average	Yes
12251000	3304 Wright Ave	Jeffrey T. Slaasted	0.11	18,600	126,400	145,000	100.00%	18,600	126,400	145,000	Average	Yes
11235005	1539 Lathrop Ave	Jennifer Ann Meyer	0.16	24,800	96,200	121,000	100.00%	24,800	96,200	121,000	Average	Yes
22535000	1328 Illinois St	Jennifer Annette Cook	0.19	17,300	142,700	160,000	100.00%	17,300	142,700	160,000	Average	Yes
09965000	1505 Thurston Ave	Jennifer Haase	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes
10395000	1237 Blaine Ave	Jennifer Hinson	0.12	18,000	148,000	166,000	100.00%	18,000	148,000	166,000	Very Good	No
16796000	1637 Quincy Ave	Jennifer J. Bassinger	0.12	18,000	66,000	84,000	100.00%	18,000	66,000	84,000	Average	Yes
12695000	1409 West Blvd	Jennifer J. Marx	0.05	15,400	101,600	117,000	100.00%	15,400	101,600	117,000	Very Good	No
12478000	1435 Blaine Ave	Jennifer L. Dieter	0.12	17,600	142,400	160,000	100.00%	17,600	142,400	160,000	Good	No
11994000	3718 Wright Ave	Jennifer Willing	0.11	17,600	131,400	149,000	100.00%	17,600	131,400	149,000	Average	Yes
22169000	1520 Virginia St	Jerad L. Burdick	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Good	No
12404000	3809 Lindermann Ave	Jeramy F. Villarreal	0.11	17,600	115,400	133,000	100.00%	17,600	115,400	133,000	Good	No
10492000	1110 Lathrop Ave	Jeremiah DiBlasio	0.14	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Average	Yes
12010000	1226 Grove Ave	Jeremiah J. Gulley	0.11	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Good	No
10752000	3616 Sixteenth St	Jeremy Jon Rediske	0.09	16,000	118,000	134,000	100.00%	16,000	118,000	134,000	Good	No
22036000	1532 Kentucky St	Jermaine Ivey	0.25	29,800	82,200	112,000	100.00%	29,800	82,200	112,000	Good	No
12597000	3406 Washington Ave	Jermaine Sorenson	0.12	18,900	157,100	176,000	100.00%	18,900	157,100	176,000	Good	No
22249000	4320 Sixteenth St	Jerome A. Dzindzeleta	0.13	14,800	121,200	136,000	100.00%	14,800	121,200	136,000	Fair	Yes
09549000	2609 Washington Ave	Jerry A. Frankenberger	0.14	22,500	107,500	130,000	100.00%	22,500	107,500	130,000	Average	Yes
22231000	1517 Illinois St	Jerry E. Hipper	0.19	17,300	109,700	127,000	100.00%	17,300	109,700	127,000	Average	Yes
11041000	1305 West Lawn Ave	Jerry M. Hardacre III	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes
10490000	3901 Lindermann Ave	Jess F. Sedgwick	0.14	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Good	No
09338000	1306 Thurston Ave	Jessa Eisel	0.09	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Average	Yes
22023000	4208 Fifteenth St	Jesse E. Ocanas	0.13	17,600	60,400	78,000	100.00%	17,600	60,400	78,000	Fair	Yes
22388000	1312 Kentucky St	Jesse Sosa	0.25	20,500	153,500	174,000	100.00%	20,500	153,500	174,000	Very Good	No
10757000	1521 West Lawn Ave	Jessica Bergmann	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Good	No
09944000	1426 Grange Ave	Jessica K Laursen	0.11	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Average	Yes
12365000	3416 Wright Ave	Jessica L. Bates	0.11	18,700	112,300	131,000	100.00%	18,700	112,300	131,000	Average	Yes
12922003	3118 Sixteenth St	Jessica N. Servantez	0.06	12,600	66,400	79,000	100.00%	12,600	66,400	79,000	Average	Yes
22209000	1507 Virginia St	Jessica Smits	0.18	17,300	141,700	159,000	100.00%	17,300	141,700	159,000	Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
10313000	3501 Washington Ave	Jestine E. Zimmerman	0.11	17,600	170,400	188,000	100.00%	17,600	170,400	188,000	Very Good	No
12911000	1505 Grove Ave	Jesus Guadarrama	0.07	15,800	124,200	140,000	100.00%	15,800	124,200	140,000	Good	No
11187000	1250 Orchard St	Jesus Hernandez	0.12	13,500	105,500	119,000	100.00%	13,500	105,500	119,000	Average	Yes
22029000	1414 Kentucky St	Jesus Santos Jr	0.12	12,800	133,200	146,000	100.00%	12,800	133,200	146,000	Good	No
11108000	1525 Monroe Ave	Jill M. Bassinger	0.12	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Good	No
11635000	1223 Lathrop Ave	Jill Rene Boyd	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Good	No
12375000	3310 Victory Ave	Jimmy E. Beaulieu	0.15	21,300	116,700	138,000	100.00%	21,300	116,700	138,000	Good	No
12432000	3404 Victory Ave	Jimmy E. Beaulieu	0.15	21,300	116,700	138,000	100.00%	21,300	116,700	138,000	Good	No
22480000	1234 Illinois St	Jnai, LLC	0.14	14,400	84,600	99,000	100.00%	14,400	84,600	99,000	Good	No
13132036	5100 Washington Ave	Jnb Investments, LLC	0.50	250,100	523,900	774,000	100.00%	250,100	523,900	774,000	Average	Yes
22051000	4221 Fifteenth St	Jo L. Bengston	0.12	14,400	79,600	94,000	100.00%	14,400	79,600	94,000	Average	Yes
12409000	1113 Lathrop Ave	Joan L. Davies	0.12	18,000	121,000	139,000	100.00%	18,000	121,000	139,000	Average	Yes
10345000	1438 Arthur Ave	Joan M. Feil	0.10	14,700	124,639	139,339	100.00%	14,700	124,600	139,300	Good	No
22375000	1254 Kentucky St	Joan Marie Feest	0.12	12,800	136,200	149,000	100.00%	12,800	136,200	149,000	Good	No
09979000	1537 Thurston Ave	Joann K. Lomo	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Average	Yes
10141000	1245 West Blvd	Joanna M. Margosian	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Very Good	No
22217000	1520 Oregon St	Joanne M. Martin	0.19	17,300	136,700	154,000	100.00%	17,300	136,700	154,000	Good	No
09920000	1422 Thurston Ave	Joaquin R. Perez	0.13	20,900	89,100	110,000	100.00%	20,900	89,100	110,000	Average	Yes
11079000	1417 Monroe Ave	Jodi L. Hartley	0.23	28,000	53,000	81,000	100.00%	28,000	53,000	81,000	Good	No
12198000	3212 Wright Ave	Joe N. Lindsey III	0.10	16,200	113,800	130,000	100.00%	16,200	113,800	130,000	Good	No
10894000	1400 Russet St	Joe Vallin Jr	0.13	14,400	138,600	153,000	100.00%	14,400	138,600	153,000	Good	No
12361000	1340 Blaine Ave	Joel Martin Roher Revocable Living Trust	0.13	18,900	144,100	163,000	100.00%	18,900	144,100	163,000	Good	No
22121000	1424 Oregon St	Joellen Kay Schmeckel	0.12	12,800	85,200	98,000	100.00%	12,800	85,200	98,000	Fair	Yes
12586000	1116 Arthur Ave	Joey A. Kneiszel	0.13	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Good	No
12856000	1626 Orchard St	John A. Atkinson	0.24	20,800	113,200	134,000	100.00%	20,800	113,200	134,000	Good	No
12050000	1631 Cleveland Ave	John A. Johnson Jr	0.12	13,600	125,400	139,000	100.00%	13,600	125,400	139,000	Good	No
10780000	3427 Washington Ave	John Ballard	0.11	18,700	192,300	211,000	100.00%	18,700	192,300	211,000	Good	No
11674000	1508 West Lawn Ave	John C. Christensen	0.11	17,500	104,500	122,000	100.00%	17,500	104,500	122,000	Average	Yes
16682000	1600 Thurston Ave	John Conner Properties, LLC	0.11	17,800	88,200	106,000	100.00%	17,800	88,200	106,000	Average	Yes
10719000	1250 Cleveland Ave	John D. Janes	0.12	18,000	121,000	139,000	100.00%	18,000	121,000	139,000	Average	Yes
12788000	1101 Hayes Ave	John D. Kelley	0.11	18,000	0	18,000	100.00%	18,000	0	18,000	Average	Yes
11710000	1620 West Lawn Ave	John D. Mewaldt	0.19	18,400	111,600	130,000	100.00%	18,400	111,600	130,000	Good	No
12000000	3207 Washington Ave	John Dunk	0.07	30,000	170,000	200,000	100.00%	30,000	170,000	200,000	Good	No
09921000	1429 Quincy Ave	John E. Beyer	0.11	17,600	99,400	117,000	100.00%	17,600	99,400	117,000	Average	Yes
12610000	3417 Lindermann Ave	John E. Washington	0.09	18,900	80,100	99,000	100.00%	18,900	80,100	99,000	Good	No
12410000	1117 Lathrop Ave	John G. Navis	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Good	No
10783000	1218 Blaine Ave	John Gares Martin III	0.12	18,000	135,000	153,000	100.00%	18,000	135,000	153,000	Good	No
10158000	3015 Washington Ave	John H. Apple	0.28	42,200	0	42,200	100.00%	42,200	0	42,200	Average	Yes
22789000	4518 Victory Ave	John H. Jones	0.10	13,700	110,300	124,000	100.00%	13,700	110,300	124,000	Good	No
11626000	3823 Washington Ave	John J Longo Revocable Trust	0.11	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Good	No
10404000	1253 Blaine Ave	John J. Langenfeld	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes
16686000	1604 Thurston Ave	John J. Richter	0.11	17,800	89,200	107,000	100.00%	17,800	89,200	107,000	Average	Yes
22052000	4215 Fifteenth St	John J. Zittel III	0.12	14,400	70,600	85,000	100.00%	14,400	70,600	85,000	Average	Yes
10367000	1431 Cleveland Ave	John L. Monks	0.11	17,500	92,500	110,000	100.00%	17,500	92,500	110,000	Average	Yes
11996000	3710 Wright Ave	John M and Sandra L Carlson Revocable Trust	0.11	17,600	88,400	106,000	100.00%	17,600	88,400	106,000	Good	No
10897000	4017 Wright Ave	John M. Knue	0.13	14,400	79,600	94,000	100.00%	14,400	79,600	94,000	Fair	Yes
11983000	1325 Monroe Ave	John O. Jacobsen	0.12	18,000	85,000	103,000	100.00%	18,000	85,000	103,000	Average	Yes
10348000	1418 Arthur Ave	John P. Haluska	0.10	15,800	75,200	91,000	100.00%	15,800	75,200	91,000	Good	No
22360000	1239 Kentucky St	John Prentice	0.12	12,800	55,200	68,000	100.00%	12,800	55,200	68,000	Average	Yes
22360001	1235 Kentucky St	John Prentice	0.12	14,800	14,200	29,000	100.00%	14,800	14,200	29,000	Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
12840000	4017 Sixteenth St	John R. Floyd	0.12	14,400	9,800	24,200	100.00%	14,400	9,800	24,200	Average	Yes 0.12
12843000	1613 Orchard St	John R. Floyd	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Average	Yes 0.12
12584000	1124 Arthur Ave	John R. Henigan	0.13	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Good	No
12786000	1107 Hayes Ave	John R. Prudhomme	0.11	18,000	151,000	169,000	100.00%	18,000	151,000	169,000	Average	Yes 0.11
22354000	1217 Kentucky St	John R. Spotts	0.12	14,800	12,200	27,000	100.00%	14,800	12,200	27,000	Average	Yes 0.12
12959000	1525 Blaine Ave	John R. Wick	0.12	18,000	72,000	90,000	100.00%	18,000	72,000	90,000	Good	No
12983000	1525 Arthur Ave	John Sosa	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes 0.12
11893003	1254 West Blvd	John U. Schneider	0.21	46,400	301,600	348,000	100.00%	46,400	301,600	348,000	Average	Yes 0.21
10739000	1422 Cleveland Ave	John W. Dresen	0.11	17,500	107,500	125,000	100.00%	17,500	107,500	125,000	Average	Yes 0.11
12038000	3513 Sixteenth St	John W. Martin	0.09	12,600	103,400	116,000	100.00%	12,600	103,400	116,000	Very Good	No
12490000	3607 Lindermann Ave	John-Mark W. Holland	0.11	17,600	109,400	127,000	100.00%	17,600	109,400	127,000	Good	No
22280000	4419 Sixteenth St	Johnny R. Otowska	0.12	14,400	99,600	114,000	100.00%	14,400	99,600	114,000	Average	Yes 0.12
13062000	1612 Deane Blvd	Jolie A. Schultz	0.11	17,800	100,200	118,000	100.00%	17,800	100,200	118,000	Average	Yes 0.11
13032000	1610 Grove Ave	Jon C. Hermes	0.11	13,400	96,600	110,000	100.00%	13,400	96,600	110,000	Good	No
11868000	1340 Monroe Ave	Jon D. Leischow	0.12	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Good	No
09933000	2709 Wright Ave	Jon J. Christian	0.10	17,100	103,900	121,000	100.00%	17,100	103,900	121,000	Average	Yes 0.1
10734000	3611 Wright Ave	Jon L. Ludwig Trustee	0.11	17,500	120,500	138,000	100.00%	17,500	120,500	138,000	Average	Yes 0.11
12640000	4001 Fifteenth St	Jon R. Londre	0.12	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Average	Yes 0.12
11375000	1414 Monroe Ave	Jonah A. Eisel	0.11	17,500	67,500	85,000	100.00%	17,500	67,500	85,000	Good	No
12249000	3314 Wright Ave	Jonathan C. Adams	0.11	24,400	140,600	165,000	100.00%	24,400	140,600	165,000	Good	No
12693000	3013 Wright Ave	Jonathan E. Hughes	0.10	17,100	128,900	146,000	100.00%	17,100	128,900	146,000	Average	Yes 0.1
10526002	1247 Russet St	Jonathan E. Hyde	0.11	17,700	143,300	161,000	100.00%	17,700	143,300	161,000	Average	Yes 0.11
12020000	1247 Hayes Ave	Jonathan L. Yuhas	0.11	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Good	No
10397000	1238 Hayes Ave	Jonathan P. Allred	0.12	18,000	172,000	190,000	100.00%	18,000	172,000	190,000	Good	No
09934000	2713 Wright Ave	Jonathan Wright	0.10	17,100	94,900	112,000	100.00%	17,100	94,900	112,000	Average	Yes 0.1
12922011	1546 West Blvd	Jonathan D. Lang	0.16	26,800	193,200	220,000	100.00%	26,800	193,200	220,000	Good	No
09203000	2717 Washington Ave	Jonathan E. Kim	0.11	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Average	Yes 0.11
11781004	4415 Washington Ave	Jordan L. Johnson	0.28	24,500	148,500	173,000	100.00%	24,500	148,500	173,000	Average	Yes 0.28
16787000	1640 Thurston Ave	Jorge Armando	0.12	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Average	Yes 0.12
12501000	1131 West Lawn Ave	Jorge Elias	0.12	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Good	No
12892000	1516 Deane Blvd	Jorge Elvis Antonio Martinez	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Good	No
11058000	1336 Cleveland Ave	Jorge L. Garcia	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Good	No
13095000	2916 Seventeenth St	Jose A. Viera	0.08	13,200	83,800	97,000	100.00%	13,200	83,800	97,000	Good	No
09909000	2809 Wright Ave	Jose Angel Faz	0.10	17,100	102,900	120,000	100.00%	17,100	102,900	120,000	Average	Yes 0.1
22045000	1529 Indiana St	Jose B. Salgado	0.12	12,800	50,200	63,000	100.00%	12,800	50,200	63,000	Average	Yes 0.12
22160000	1426 Virginia St	Jose Casillas Marin	0.12	12,800	111,200	124,000	100.00%	12,800	111,200	124,000	Good	No
10347000	1422 Arthur Ave	Jose D. Soto	0.12	18,000	80,010	98,010	100.00%	18,000	80,000	98,000	Average	Yes 0.12
13119012	1635 Monroe Ave	Jose De Jesus Rapeta Medina	0.15	17,000	137,000	154,000	100.00%	17,000	137,000	154,000	Average	Yes 0.15
13077000	1608 Quincy Ave	Jose J. Flores	0.11	17,800	77,200	95,000	100.00%	17,800	77,200	95,000	Average	Yes 0.11
11209000	4008 Victory Ave	Jose Manual Castaned Diaz	0.15	20,500	124,500	145,000	100.00%	20,500	124,500	145,000	Good	No
10728000	1421 West Lawn Ave	Jose Mendoza	0.11	17,500	101,500	119,000	100.00%	17,500	101,500	119,000	Average	Yes 0.11
11991000	1341 Monroe Ave	Jose R. Arroyo	0.12	17,000	134,000	151,000	100.00%	17,000	134,000	151,000	Good	No
09945000	1427 Thurston Ave	Jose R. Tellez Nino	0.11	17,600	104,400	122,000	100.00%	17,600	104,400	122,000	Good	No
09949000	1435 Thurston Ave	Jose T. Garcia	0.11	17,600	92,400	110,000	100.00%	17,600	92,400	110,000	Average	Yes 0.11
22196000	4500 Sixteenth St	Joseph A. Richey	0.25	23,000	118,000	141,000	100.00%	23,000	118,000	141,000	Average	Yes 0.25
12691000	3005 Wright Ave	Joseph Albert Shorey	0.10	17,100	103,900	121,000	100.00%	17,100	103,900	121,000	Average	Yes 0.1
10161000	1320 Deane Blvd	Joseph D. Parenteau	0.11	18,000	153,000	171,000	100.00%	18,000	153,000	171,000	Very Good	No
09981000	1544 Grange Ave	Joseph F and Emily Nichols	0.12	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Average	Yes 0.12
12252000	3300 Wright Ave	Joseph F. Pritchard	0.11	18,600	112,400	131,000	100.00%	18,600	112,400	131,000	Good	No
16713000	1625 Thurston Ave	Joseph G. Vasquez Jr	0.11	17,800	81,200	99,000	100.00%	17,800	81,200	99,000	Average	Yes 0.11

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22430000	1235 Oregon St	Joseph Geraghty	0.13	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Good	No
12847000	1627 Orchard St	Joseph M and Joyce A Goulais Revocable Living Trust	0.18	18,600	92,400	111,000	100.00%	18,600	92,400	111,000	Average	Yes
10705000	1223 West Lawn Ave	Joseph M. Altenbach	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No
22725000	4306 Victory Ave	Joseph Patrick Jansen	0.11	14,000	121,000	135,000	100.00%	14,000	121,000	135,000	Average	Yes
10343000	3505 Wright Ave	Joseph Pourroy	0.11	18,000	75,000	93,000	100.00%	18,000	75,000	93,000	Average	Yes
10333000	1242 Arthur Ave	Joseph R. Rodriguez	0.12	18,000	121,000	139,000	100.00%	18,000	121,000	139,000	Good	No
12396000	1430 Blaine Ave	Joshua Hamm	0.12	17,600	138,400	156,000	100.00%	17,600	138,400	156,000	Average	Yes
09562000	1439 Grange Ave	Joshua J. Hovorka	0.11	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Average	Yes
12517000	3215 Wright Ave	Joshua Paul Malik	0.10	16,200	108,800	125,000	100.00%	16,200	108,800	125,000	Average	Yes
11971000	1301 Monroe Ave	Joshua Thick	0.12	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Average	Yes
11699000	3707 Sixteenth St	Josiah Williams	0.09	12,500	100,500	113,000	100.00%	12,500	100,500	113,000	Good	No
11665011	1334 West Blvd	Josue Davalos	0.13	22,600	124,400	147,000	100.00%	22,600	124,400	147,000	Good	No
13037000	1617 Hayes Ave	Joy Meiller	0.11	13,400	84,600	98,000	100.00%	13,400	84,600	98,000	Good	No
12510000	1124 Cleveland Ave	Joy S. Clemons	0.12	18,000	76,000	94,000	100.00%	18,000	76,000	94,000	Average	Yes
16707000	1612 Grange Ave	Joyce L. Owens	0.11	17,800	81,200	99,000	100.00%	17,800	81,200	99,000	Average	Yes
11069000	3407 Thirteenth St	Jr, Armando Sierra	0.11	19,600	104,400	124,000	100.00%	19,600	104,400	124,000	Good	No
11698000	3701 Sixteenth St	Jr, Daniel Williams	0.09	12,500	100,500	113,000	100.00%	12,500	100,500	113,000	Average	Yes
22699000	4214 Victory Ave	Jr, Ezequiel Bautista	0.10	13,700	66,300	80,000	100.00%	13,700	66,300	80,000	Good	No
11306000	3524 Wright Ave	Jr, James M. Karaway	0.10	17,200	123,800	141,000	100.00%	17,200	123,800	141,000	Good	No
12385000	3421 Wright Ave	Jr, Joseph R. De Rose	0.11	17,200	176,800	194,000	100.00%	17,200	176,800	194,000	Average	Yes
11623002	4301 Washington Ave	Jt Petroleum, LLC	0.42	133,600	231,400	365,000	100.00%	133,600	231,400	365,000	Average	Yes
11317000	3817 Wright Ave	Jt Rental Properties 2, LLC	0.10	17,100	112,900	130,000	100.00%	17,100	112,900	130,000	Average	Yes
11633000	1216 Monroe Ave	Juan A. Reynoso	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Average	Yes
12678000	3316 Washington Ave	Juan A. Toscano	0.13	57,200	242,800	300,000	100.00%	57,200	242,800	300,000	Average	Yes
12389000	1418 Blaine Ave	Juan Cruz Lazu	0.12	17,600	123,400	141,000	100.00%	17,600	123,400	141,000	Average	Yes
11900000	1504 Cleveland Ave	Juan Diago Ortega	0.11	17,500	94,500	112,000	100.00%	17,500	94,500	112,000	Good	No
12537000	1308 Orchard St	Juan Francisco Ramirez	0.12	12,800	78,200	91,000	100.00%	12,800	78,200	91,000	Fair	Yes
22017000	1419 Indiana St	Juan Israel Arellano	0.12	12,800	138,200	151,000	100.00%	12,800	138,200	151,000	Good	No
22132000	1419 Virginia St	Juan J. Villagrana	0.12	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Good	No
12896000	1526 Deane Blvd	Juan Jose Reynoso Martinez	0.17	27,000	122,000	149,000	100.00%	27,000	122,000	149,000	Average	Yes
11344000	2906 Wright Ave	Juan Ojeda Revocable Living Trust	0.10	17,100	127,900	145,000	100.00%	17,100	127,900	145,000	Very Good	No
14211000	1624 Flett Ave	Juan S. Rocha	0.11	17,800	76,200	94,000	100.00%	17,800	76,200	94,000	Average	Yes
12956000	1521 Blaine Ave	Juanita A. Cruz	0.12	18,000	77,000	95,000	100.00%	18,000	77,000	95,000	Average	Yes
10733000	3615 Wright Ave	Juanita A. Kubisiak	0.11	17,500	95,500	113,000	100.00%	17,500	95,500	113,000	Average	Yes
10725000	1431 West Lawn Ave	Juanita Romero	0.11	17,500	90,500	108,000	100.00%	17,500	90,500	108,000	Good	No
12177000	1304 Grove Ave	Judith A. Canfield	0.11	18,000	158,000	176,000	100.00%	18,000	158,000	176,000	Very Good	No
12347000	1315 Arthur Ave	Judith A. Sorensen	0.13	18,900	135,100	154,000	100.00%	18,900	135,100	154,000	Good	No
12496000	1113 West Lawn Ave	Judith Cranley	0.12	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Good	No
10317000	3517 Washington Ave	Judith E. Cortina	0.11	17,600	133,400	151,000	100.00%	17,600	133,400	151,000	Good	No
09951000	1438 Grange Ave	Judith R. Reinhard	0.11	17,600	115,400	133,000	100.00%	17,600	115,400	133,000	Average	Yes
22262000	4313 Sixteenth St	Judy A. Lourigan	0.13	14,800	59,200	74,000	100.00%	14,800	59,200	74,000	Average	Yes
11893001	1253 Grove Ave	Julia Maciel	0.07	15,100	131,900	147,000	100.00%	15,100	131,900	147,000	Very Good	No
11305000	1341 Cleveland Ave	Julie Ann Bobeck	0.12	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Average	Yes
22312000	4621 Sixteenth St	Julie Sheppard	0.12	14,400	44,600	59,000	100.00%	14,400	44,600	59,000	Average	Yes
12702000	1425 West Blvd	Jurgens' Holdings, LLC	0.11	17,600	154,400	172,000	100.00%	17,600	154,400	172,000	Good	No
16691000	1612 Thurston Ave	Justan O. Spanger	0.11	17,800	88,200	106,000	100.00%	17,800	88,200	106,000	Good	No
12994003	1500 Blaine Ave	Justin Harnum	0.07	15,800	149,200	165,000	100.00%	15,800	149,200	165,000	Good	No
10195000	1359 Deane Blvd	Justin J. Lochowitz	0.10	15,800	108,200	124,000	100.00%	15,800	108,200	124,000	Average	Yes
10191000	1338 Quincy Ave	Justin M. Kumorkiewicz	0.10	15,800	125,200	141,000	100.00%	15,800	125,200	141,000	Good	No
12611001	1100 Blaine Ave	Justin Traver	0.09	16,800	135,200	152,000	100.00%	16,800	135,200	152,000	Average	Yes

Appendix A

City of Racine, Wisconsin													
Tax Increment District No. 31													
Base Property Information													
Property Information				Assessment Information			Equalized Value			District Classification			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
22568000	1347 Illinois St	K6 Group, LLC	0.14	14,400	108,600	123,000	100.00%	14,400	108,600	123,000	Fair	Yes	0.14
12747000	1532 Lathrop Ave	K6 Group, LLC	0.14	14,200	125,800	140,000	100.00%	14,200	125,800	140,000	Very Good	No	
22226000	1543 Illinois St	K6 Group, LLC	0.12	14,400	120,600	135,000	100.00%	14,400	120,600	135,000	Average	Yes	0.12
12543000	1332 Orchard St	K6 Group, LLC	0.31	25,600	83,400	109,000	100.00%	25,600	83,400	109,000	Average	Yes	0.31
11979000	1317 Monroe Ave	Kai E. Jensen	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes	0.12
10704000	1219 West Lawn Ave	Kaitlin Kaminski	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Fair	Yes	0.12
22086000	1622 Kentucky St	Kampenga Holdings, LLC	0.12	12,800	30,200	43,000	100.00%	12,800	30,200	43,000	Good	No	
22410000	4223 Thirteenth St	Kara L. Schulte	0.12	18,900	117,100	136,000	100.00%	18,900	117,100	136,000	Good	No	
11077000	1427 Monroe Ave	Karee S. Barber	0.11	17,500	160,500	178,000	100.00%	17,500	160,500	178,000	Good	No	
22453000	1251 Illinois St	Karen A. Kusters	0.12	12,800	110,200	123,000	100.00%	12,800	110,200	123,000	Good	No	
12667000	1112 Hayes Ave	Karen A. Wilbershide	0.13	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Average	Yes	0.13
09969000	1516 Grange Ave	Karen R. Flatley	0.12	18,000	97,000	115,000	100.00%	18,000	97,000	115,000	Average	Yes	0.12
11660000	1339 Grove Ave	Kari A. Berman	0.11	17,800	104,200	122,000	100.00%	17,800	104,200	122,000	Good	No	
12364000	3420 Wright Ave	Kari L. Hemba	0.11	18,700	91,300	110,000	100.00%	18,700	91,300	110,000	Average	Yes	0.11
11518000	1247 Monroe Ave	Karyn E. Nelson	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.12
11977000	1312 West Lawn Ave	Katalin P. Marten	0.12	18,000	131,000	149,000	100.00%	18,000	131,000	149,000	Good	No	
11665002	1304 West Blvd	Katherine E. Roberson	0.11	17,800	115,200	133,000	100.00%	17,800	115,200	133,000	Good	No	
10741000	1430 Cleveland Ave	Katherine J. Braun	0.11	17,500	149,500	167,000	100.00%	17,500	149,500	167,000	Average	Yes	0.11
13101000	1633 Deane Blvd	Katherine L. Castaneda	0.12	18,000	135,000	153,000	100.00%	18,000	135,000	153,000	Average	Yes	0.12
12935000	1522 Grove Ave	Kathleen A. Damaschke	0.11	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No	
22178000	1533 Ohio St	Kathleen Nienas	0.12	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Average	Yes	0.12
13055000	3017 Sixteenth St	Kathleen P. Schatzman	0.08	13,600	102,400	116,000	100.00%	13,600	102,400	116,000	Good	No	
22539000	1352 Illinois St	Kathleen Phifer	0.14	14,400	121,600	136,000	100.00%	14,400	121,600	136,000	Good	No	
22158000	1434 Virginia St	Kathleen White	0.25	20,500	142,500	163,000	100.00%	20,500	142,500	163,000	Average	Yes	0.25
12999000	1604 Blaine Ave	Kathryn A. Corona	0.09	12,500	98,500	111,000	100.00%	12,500	98,500	111,000	Average	Yes	0.09
12019000	1245 Hayes Ave	Kathryn L. Bouchard	0.11	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No	
22483000	1220 Illinois St	Kathryn L. Cribbs	0.14	14,400	60,600	75,000	100.00%	14,400	60,600	75,000	Average	Yes	0.14
12965000	1540 Hayes Ave	Kathryn L. Kemen	0.12	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Good	No	
11104000	3722 Sixteenth St	Kathy Jo A. Mc Gregor	0.20	34,000	132,000	166,000	100.00%	34,000	132,000	166,000	Good	No	
12582000	1132 Arthur Ave	Kathy Myers	0.13	18,000	93,000	111,000	100.00%	18,000	93,000	111,000	Average	Yes	0.13
22073000	4203 Sixteenth St	Katzi, LLC	0.12	14,400	119,600	134,000	100.00%	14,400	119,600	134,000	Good	No	
16687000	1610 Thurston Ave	Kay L. Jensen	0.11	17,800	78,200	96,000	100.00%	17,800	78,200	96,000	Average	Yes	0.11
12362000	1341 Arthur Ave	Kc Investments, LLC	0.12	17,600	145,400	163,000	100.00%	17,600	145,400	163,000	Good	No	
12431000	3410 Victory Ave	Keegan Uderitz	0.15	21,300	111,700	133,000	100.00%	21,300	111,700	133,000	Average	Yes	0.15
12868000	1512 Quincy Ave	Keith A. Harris	0.12	18,000	120,000	138,000	100.00%	18,000	120,000	138,000	Good	No	
12686000	1115 Blaine Ave	Keith A. Zumach	0.13	18,000	160,000	178,000	100.00%	18,000	160,000	178,000	Good	No	
22167000	1512 Virginia St	Keith J. Hartley	0.25	20,500	115,500	136,000	100.00%	20,500	115,500	136,000	Good	No	
11665010	1328 West Blvd	Keith J. Vaculik	0.13	22,600	116,400	139,000	100.00%	22,600	116,400	139,000	Average	Yes	0.13
12193000	1336 Grove Ave	Keith J. Wuenstel	0.11	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No	
22438000	1238 Indiana St	Keith Kennedy	0.19	19,200	129,800	149,000	100.00%	19,200	129,800	149,000	Fair	Yes	0.19
12913000	1511 Grove Ave	Kelley A. Mccray	0.05	11,900	56,100	68,000	100.00%	11,900	56,100	68,000	Good	No	
12018000	1240 Grove Ave	Kelly A. Ehner-Horbinski	0.11	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Good	No	
14216000	1606 Flett Ave	Kelly A. McMahon	0.11	17,800	100,200	118,000	100.00%	17,800	100,200	118,000	Average	Yes	0.11
13020000	1616 Hayes Ave	Kelly B. Tuinstra	0.12	13,400	98,600	112,000	100.00%	13,400	98,600	112,000	Good	No	
22298000	1613 Virginia St	Kelly L. Amos	0.12	12,800	124,200	137,000	100.00%	12,800	124,200	137,000	Very Good	No	
09918000	1427 Quincy Ave	Kelly L. Gudaitis	0.11	17,600	90,400	108,000	100.00%	17,600	90,400	108,000	Average	Yes	0.11
09553000	2631 Washington Ave	Kelly L. Jensen	0.14	33,100	84,900	118,000	100.00%	33,100	84,900	118,000	Average	Yes	0.14
12616000	1316 Russet St	Kelly L. Mould	0.20	18,700	113,300	132,000	100.00%	18,700	113,300	132,000	Average	Yes	0.2
11453002	4207 Washington Ave	Kelly M. Armstrong	0.14	14,400	115,600	130,000	100.00%	14,400	115,600	130,000	Average	Yes	0.14
22386000	1304 Kentucky St	Kelly Owens	0.12	12,800	103,200	116,000	100.00%	12,800	103,200	116,000	Average	Yes	0.12

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	Acres
14202000	1601 Grange Ave	Kelly Sadowski J. Smith	0.07	12,400	105,600	118,000	100.00%	12,400	105,600	118,000	Average	Yes	0.07
22241000	1520 Indiana St	Kelvin D. Hudson	0.13	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Average	Yes	0.13
22516003	1351 Ohio St	Kenneth A. Weiss	0.14	14,400	126,600	141,000	100.00%	14,400	126,600	141,000	Good	No	
11659000	1333 Grove Ave	Kenneth Clausen	0.16	26,800	111,200	138,000	100.00%	26,800	111,200	138,000	Average	Yes	0.16
11911000	1613 West Lawn Ave	Kenneth M. Rohan	0.12	13,600	136,400	150,000	100.00%	13,600	136,400	150,000	Good	No	
10715000	1244 Cleveland Ave	Kenneth P. Lenz	0.12	18,000	167,000	185,000	100.00%	18,000	167,000	185,000	Good	No	
09496000	1512 Flett Ave	Kenneth R Johnson Family Trust Dated October 20, 2021	0.12	18,000	104,000	122,000	100.00%	18,000	104,000	122,000	Average	Yes	0.12
11915000	1623 West Lawn Ave	Kenneth Rorek	0.12	13,600	104,400	118,000	100.00%	13,600	104,400	118,000	Average	Yes	0.12
12568000	3521 Lindermann Ave	Keri L. Nielsen-Pierce	0.11	17,400	132,600	150,000	100.00%	17,400	132,600	150,000	Average	Yes	0.11
22163000	1412 Virginia St	Kevin A. Fenkl	0.13	13,800	122,200	136,000	100.00%	13,800	122,200	136,000	Average	Yes	0.13
22390000	1320 Kentucky St	Kevin A. Mann	0.12	12,800	108,200	121,000	100.00%	12,800	108,200	121,000	Average	Yes	0.12
22401000	1341 Indiana St	Kevin A. Moran	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No	
22524000	1317 Ohio St	Kevin C. Tomamichel	0.12	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Average	Yes	0.12
12571000	1119 Cleveland Ave	Kevin F. Martinez Hernandez	0.13	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Good	No	
22290000	1616 Oregon St	Kevin Govea	0.12	12,800	55,200	68,000	100.00%	12,800	55,200	68,000	Average	Yes	0.12
12355000	1331 Arthur Ave	Kevin J. Alphs	0.12	17,600	131,400	149,000	100.00%	17,600	131,400	149,000	Good	No	
11860000	1324 Monroe Ave	Kevin J. Heusterberg	0.12	18,000	142,000	160,000	100.00%	18,000	142,000	160,000	Average	Yes	0.12
11640000	1230 Monroe Ave	Kevin J. Myrant	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No	
12732000	1329 Russet St	Kevin L. Greco	0.13	12,800	96,200	109,000	100.00%	12,800	96,200	109,000	Average	Yes	0.13
12668000	1118 Hayes Ave	Kevin M. Marchetti	0.13	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Good	No	
12994000	1544 Blaine Ave	Kevin R. Caron	0.09	16,800	123,200	140,000	100.00%	16,800	123,200	140,000	Average	Yes	0.09
10726000	1427 West Lawn Ave	Kevin R. Giese	0.11	17,500	79,500	97,000	100.00%	17,500	79,500	97,000	Good	No	
12651000	4010 Sixteenth St	Kevin R. Plocinski	0.12	14,400	71,600	86,000	100.00%	14,400	71,600	86,000	Good	No	
12498000	1121 West Lawn Ave	Kevin S. Patrick	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Good	No	
11697002	3700 Victory Ave	Kevin T. Bostick	0.16	17,000	140,000	157,000	100.00%	17,000	140,000	157,000	Good	No	
11073000	1305 Arthur Ave	Kevin W. Koehell	0.08	16,300	102,700	119,000	100.00%	16,300	102,700	119,000	Good	No	
22164000	1500 Virginia St	Keyshia T. Peavy	0.12	18,900	84,100	103,000	100.00%	18,900	84,100	103,000	Average	Yes	0.12
12047000	1622 Arthur Ave	Khara Charisse Moore	0.12	13,600	92,400	106,000	100.00%	13,600	92,400	106,000	Good	No	
22445000	1215 Illinois St	Kico A C. Mccarthy	0.12	12,800	126,200	139,000	100.00%	12,800	126,200	139,000	Good	No	
12475000	1428 Hayes Ave	Kimberly A. Eisel	0.12	17,600	77,400	95,000	100.00%	17,600	77,400	95,000	Fair	Yes	0.12
22199000	4516 Sixteenth St	Kimberly J. Ostrander	0.12	14,400	62,600	77,000	100.00%	14,400	62,600	77,000	Average	Yes	0.12
22202000	1531 Virginia St	Kimberly J. Ostrander	0.12	14,800	0	14,800	100.00%	14,800	0	14,800	Average	Yes	0.12
10723000	1437 West Lawn Ave	Kira E. Olson	0.11	17,500	127,500	145,000	100.00%	17,500	127,500	145,000	Average	Yes	0.11
22786000	4506 Victory Ave	Kk Wl Lq II, LLC	0.10	13,700	84,300	98,000	100.00%	13,700	84,300	98,000	Fair	Yes	0.1
12241000	1333 Blaine Ave	Kolstedt Properties, LLC	0.13	18,900	121,100	140,000	100.00%	18,900	121,100	140,000	Average	Yes	0.13
22564001	4400 Wright Ave	Kolstedt Properties, LLC	0.14	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Good	No	
10568001	1400 Lathrop Ave	Kolstedt Properties, LLC	0.20	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Good	No	
09336000	1314 Thurston Ave	Kolstedt Properties, LLC	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes	0.12
16762000	2610 Seventeenth St	Kolstedt Properties, LLC	0.07	12,600	87,400	100,000	100.00%	12,600	87,400	100,000	Average	Yes	0.07
16703000	1604 Grange Ave	Kolstedt Properties, LLC	0.11	17,800	78,200	96,000	100.00%	17,800	78,200	96,000	Average	Yes	0.11
11918000	1627 West Lawn Ave	Kory C. Valente	0.12	13,600	103,400	117,000	100.00%	13,600	103,400	117,000	Average	Yes	0.12
09915000	1416 Thurston Ave	Krieger Family Asset Trust	0.11	17,600	100,400	118,000	100.00%	17,600	100,400	118,000	Average	Yes	0.11
12516000	3211 Wright Ave	Kristen M. Glonek	0.10	16,200	124,800	141,000	100.00%	16,200	124,800	141,000	Good	No	
22287000	1628 Oregon St	Kristen M. Mrkvicka Morris	0.12	12,000	117,000	129,000	100.00%	12,000	117,000	129,000	Average	Yes	0.12
10744000	1520 Cleveland Ave	Kristi Janowicz	0.12	18,000	123,000	141,000	100.00%	18,000	123,000	141,000	Good	No	
10192000	1367 Deane Blvd	Kristi L. Maurer	0.10	15,800	120,200	136,000	100.00%	15,800	120,200	136,000	Good	No	
11704000	3727 Sixteenth St	Kristi Wilcox	0.08	12,500	106,500	119,000	100.00%	12,500	106,500	119,000	Good	No	
10179000	2915 Washington Ave	Kristin L. White	0.20	29,300	218,700	248,000	100.00%	29,300	218,700	248,000	Good	No	
14201000	2617 Sixteenth St	Kristin M. Nelson	0.07	12,500	78,500	91,000	100.00%	12,500	78,500	91,000	Average	Yes	0.07
22194000	1528 Illinois St	Kristina M. Pearson	0.25	20,500	55,500	76,000	100.00%	20,500	55,500	76,000	Very Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	In Need of Rehabilitation or Conservation			
											Condition	Conservation Acres		
11646000	1245 Lathrop Ave	Kristofer E. Olsen	0.15	22,500	100,500	123,000	100.00%	22,500	100,500	123,000	Average	Yes	0.15	
10170000	1352 Deane Blvd	Kristoffer Kowalski	0.11	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No		
22026000	1424 Kentucky St	Kurt A. Christensen	0.12	12,800	163,200	176,000	100.00%	12,800	163,200	176,000	Average	Yes		0.12
10341001	1255 Cleveland Ave	Kurt Anthony Anton	0.06	14,700	126,300	141,000	100.00%	14,700	126,300	141,000	Good	No		
13033000	1609 Hayes Ave	Kurt L. Kovacic	0.11	13,400	86,600	100,000	100.00%	13,400	86,600	100,000	Good	No		
11499000	3717 Washington Ave	Kurt L. Miller	0.21	35,100	139,900	175,000	100.00%	35,100	139,900	175,000	Good	No	0.15	
11343000	2910 Wright Ave	Kurt L. Miller	0.10	17,100	118,900	136,000	100.00%	17,100	118,900	136,000	Good	No		
11207000	4000 Victory Ave	Kurt M. Hanson	0.15	20,500	120,500	141,000	100.00%	20,500	120,500	141,000	Average	Yes		
12247000	3322 Wright Ave	Kurt R Kluender Trust	0.11	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No	0.12	
09349000	1327 Quincy Ave	Kyle A. Troop	0.12	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Average	Yes		
09923000	1426 Thurston Ave	Kyle Clauss	0.13	20,900	76,100	97,000	100.00%	20,900	76,100	97,000	Average	Yes		0.13
11453005	4219 Washington Ave	Kyle Lehrke	0.14	14,400	116,600	131,000	100.00%	14,400	116,600	131,000	Average	Yes	0.14	
10369000	1423 Cleveland Ave	Kyle Martin Flanagan	0.11	17,500	144,500	162,000	100.00%	17,500	144,500	162,000	Average	Yes		
22027000	1422 Kentucky St	Kyle P. Hansen	0.12	12,800	129,200	142,000	100.00%	12,800	129,200	142,000	Average	Yes		0.12
12634000	1317 Orchard St	Kyle P. Smith	0.17	17,600	127,400	145,000	100.00%	17,600	127,400	145,000	Good	No		
12605000	1121 Arthur Ave	Kyle Shukis	0.13	18,000	80,000	98,000	100.00%	18,000	80,000	98,000	Average	Yes	0.13	
11381000	1436 Monroe Ave	Kyle Stephenson	0.11	17,500	136,500	154,000	100.00%	17,500	136,500	154,000	Good	No		
12918000	1527 Grove Ave	Lance D. Chady	0.11	17,800	146,200	164,000	100.00%	17,800	146,200	164,000	Average	Yes		0.11
12554000	1520 Orchard St	Lance R. Steimle	0.14	14,400	106,600	121,000	100.00%	14,400	106,600	121,000	Average	Yes	0.14	
09912000	2821 Wright Ave	Larry J. Maresh	0.10	17,100	103,900	121,000	100.00%	17,100	103,900	121,000	Average	Yes		
09917000	1423 Quincy Ave	Larry Nichols	0.11	17,600	107,400	125,000	100.00%	17,600	107,400	125,000	Average	Yes		0.11
11204000	1420 Orchard St	Larry Reed	0.19	17,300	111,700	129,000	100.00%	17,300	111,700	129,000	Average	Yes	0.19	
10169000	1348 Deane Blvd	Larry T. Wade	0.11	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes		
09937000	1407 Thurston Ave	Laura A. Lehman	0.07	15,400	114,600	130,000	100.00%	15,400	114,600	130,000	Average	Yes		0.07
11894000	1517 West Lawn Ave	Laura J. Andersen	0.11	17,500	98,500	116,000	100.00%	17,500	98,500	116,000	Good	No		
22264000	4321 Sixteenth St	Laura L. Genunzio	0.13	14,800	74,200	89,000	100.00%	14,800	74,200	89,000	Fair	Yes	0.13	
12926000	1504 Grove Ave	Laura S. Gellott	0.11	18,000	85,000	103,000	100.00%	18,000	85,000	103,000	Good	No		
12413000	1133 Lathrop Ave	Lauren Valdez	0.19	27,000	159,000	186,000	100.00%	27,000	159,000	186,000	Average	Yes		0.19
10794000	1238 Blaine Ave	Laurence J Tracy Revocable Trust	0.12	18,000	161,000	179,000	100.00%	18,000	161,000	179,000	Good	No		
09973000	1524 Grange Ave	Laurence J Tracy Revocable Trust	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.12	
22414000	1341 Kentucky St	Lauri S. Borst	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Good	No		0.1
11537000	3016 Wright Ave	Lawrence J. Kohel	0.10	17,100	129,900	147,000	100.00%	17,100	129,900	147,000	Average	Yes		
12819000	1621 Russet St	Lawrence R. Nelson	0.13	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Good	No		
10702000	1214 Cleveland Ave	Lawrence W and Michelle L Peck Rev Liv Tr Pl	0.12	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Good	No	0.11	
12179000	1309 Hayes Ave	Lawrence W. Carlson	0.11	18,000	95,000	113,000	100.00%	18,000	95,000	113,000	Average	Yes		
10510000	1101 Russet St	Leah M. Jones	0.14	18,000	168,000	186,000	100.00%	18,000	168,000	186,000	Good	No		
13019000	1612 Hayes Ave	Leanne A. Beaulieu	0.12	13,400	104,600	118,000	100.00%	13,400	104,600	118,000	Good	No	0.1	
14208000	1625 Grange Ave	Leatrice Smith	0.10	17,100	77,900	95,000	100.00%	17,100	77,900	95,000	Average	Yes		0.13
12742000	1508 Lathrop Ave	Lee A. Laitinen	0.13	12,800	95,200	108,000	100.00%	12,800	95,200	108,000	Average	Yes		
22571000	1333 Illinois St	Lee A. Rasmussen Sr	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Fair	Yes	0.12	
12954000	1518 Hayes Ave	Lee S. Mohrbacher	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Good	No		0.17
09550000	2615 Washington Ave	Lee's Deli, Inc	0.17	30,200	115,800	146,000	100.00%	30,200	115,800	146,000	Average	Yes		
12931000	1516 Grove Ave	Legacy Enterprises, LLC	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Good	No		
09993000	1513 Quincy Ave	Leigh E. Barea	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes	0.12	
12762000	1505 Russet St	Lemma Jane Schowalter	0.19	19,200	83,800	103,000	100.00%	19,200	83,800	103,000	Average	Yes		0.19
13103000	1636 Deane Blvd	Leoma Patty	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No		
22385000	4209 Thirteenth St	Leon D. Hartsfield	0.25	13,100	99,900	113,000	100.00%	13,100	99,900	113,000	Average	Yes	0.25	
22698000	4210 Victory Ave	Leonard C. Tobias	0.10	13,700	99,300	113,000	100.00%	13,700	99,300	113,000	Good	No		
11901000	1508 Cleveland Ave	Leonardo Martinez Castilleja	0.11	17,500	50,500	68,000	100.00%	17,500	50,500	68,000	Good	No		
10003000	1532 Thurston Ave	Leonel Romero	0.12	18,000	80,000	98,000	100.00%	18,000	80,000	98,000	Average	Yes	0.12	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11287000	1304 Arthur Ave	Leroy Wahlstrom	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No
16767000	1645 Grange Ave	Lester W. Hurdis Jr	0.11	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Average	Yes
12705000	1427 West Blvd	Leticia Ruvalcaba	0.11	17,600	107,400	125,000	100.00%	17,600	107,400	125,000	Average	Yes
12922004	1537 Grove Ave	Leva L. Novak	0.03	9,000	47,000	56,000	100.00%	9,000	47,000	56,000	Good	No
12493000	3619 Lindermann Ave	Lewis A. Johnston	0.11	17,600	156,400	174,000	100.00%	17,600	156,400	174,000	Good	No
12592000	1116 Blaine Ave	Lewis E. Schultz	0.13	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Good	No
12237000	1325 Blaine Ave	Lillian N. Hopkins	0.13	18,900	188,100	207,000	100.00%	18,900	188,100	207,000	Good	No
12394000	1427 Arthur Ave	Lillian Thomsen	0.12	17,600	107,400	125,000	100.00%	17,600	107,400	125,000	Good	No
12519000	3221 Wright Ave	Linda A. Bowman	0.10	16,200	92,800	109,000	100.00%	16,200	92,800	109,000	Good	No
12619000	1330 Russet St	Linda Anderson	0.12	12,800	73,200	86,000	100.00%	12,800	73,200	86,000	Average	Yes
22013000	4215 Wright Ave	Linda F. Jackson	0.13	14,400	123,600	138,000	100.00%	14,400	123,600	138,000	Average	Yes
12787000	1105 Hayes Ave	Linda K. Johnson	0.11	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No
16702000	1605 Thurston Ave	Linda K. Mattioli	0.07	12,800	93,200	106,000	100.00%	12,800	93,200	106,000	Average	Yes
11997000	3706 Wright Ave	Linda L. Biro	0.11	17,600	88,400	106,000	100.00%	17,600	88,400	106,000	Good	No
12383000	3415 Wright Ave	Linda L. Johnson	0.10	16,300	136,700	153,000	100.00%	16,300	136,700	153,000	Average	Yes
16759000	1640 Flett Ave	Linda L. Knotek	0.11	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Average	Yes
12500000	1129 West Lawn Ave	Linda L. Thomas	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Good	No
13094000	1652 Quincy Ave	Linda M. Dibble	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Good	No
12824000	1601 Russet St	Linda M. Lackey Sr	0.14	14,200	174,800	189,000	100.00%	14,200	174,800	189,000	Very Good	No
22537000	1336 Illinois St	Linda R. Wilson	0.15	16,000	122,000	138,000	100.00%	16,000	122,000	138,000	Average	Yes
22546000	1335 Virginia St	Linda S. Spaulding	0.19	19,200	149,800	169,000	100.00%	19,200	149,800	169,000	Good	No
11515000	1238 West Lawn Ave	Linden A. Schulz	0.12	18,000	123,000	141,000	100.00%	18,000	123,000	141,000	Average	Yes
12704000	1426 Deane Blvd	Lindsay J. Larsen	0.11	17,600	66,400	84,000	100.00%	17,600	66,400	84,000	Average	Yes
13042000	1629 Hayes Ave	Lindsey J. Mastos	0.11	13,500	80,500	94,000	100.00%	13,500	80,500	94,000	Average	Yes
12759000	1519 Russet St	Lindsey N. Zurawski	0.25	20,500	106,500	127,000	100.00%	20,500	106,500	127,000	Good	No
12966000	1542 Hayes Ave	Lionel Villatoro	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Good	No
22211000	4515 Fifteenth St	Lisa A. Gerlach	0.05	8,200	59,800	68,000	100.00%	8,200	59,800	68,000	Average	Yes
09946000	1431 Thurston Ave	Lisa D. Gattie	0.11	17,600	111,400	129,000	100.00%	17,600	111,400	129,000	Average	Yes
10139000	1235 West Blvd	Lisa G. Dawson	0.11	17,900	109,100	127,000	100.00%	17,900	109,100	127,000	Good	No
11857000	1317 Lathrop Ave	Lisa Garcia	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No
12989000	1536 Blaine Ave	Lisa Kay Peterson	0.12	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Average	Yes
12250000	3310 Wright Ave	Lisa Marie Bixler	0.11	18,600	148,430	167,030	100.00%	18,600	148,400	167,000	Very Good	No
12681000	1135 Blaine Ave	Lisa Moutrey	0.13	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Good	No
12789000	2915 Wright Ave	Living Faith Lutheran Church	1.17	0	0	0	100.00%	0	0	0	Average	Yes
12031000	1504 Arthur Ave	Liz Nass	0.11	17,500	116,500	134,000	100.00%	17,500	116,500	134,000	Average	Yes
12558000	4104 Sixteenth St	Lloyd K. Kilman	0.19	19,400	99,600	119,000	100.00%	19,400	99,600	119,000	Good	No
22088000	1612 Kentucky St	Lloyd N. Taylor	0.25	20,500	116,500	137,000	100.00%	20,500	116,500	137,000	Average	Yes
12905000	1543 West Blvd	Logan D. Johnson	0.12	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Good	No
12854000	4107 Sixteenth St	Lois A. Johnson	0.25	23,000	89,000	112,000	100.00%	23,000	89,000	112,000	Good	No
12011000	1227 Hayes Ave	Lois L. Becwar	0.11	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Good	No
10727000	1423 West Lawn Ave	Lon C. Laehr	0.11	17,500	133,500	151,000	100.00%	17,500	133,500	151,000	Good	No
13035000	1612 Grove Ave	Lon R. Selbach	0.11	13,400	108,600	122,000	100.00%	13,400	108,600	122,000	Average	Yes
12751000	1548 Lathrop Ave	Longfield Investments, LLC	0.19	17,300	103,700	121,000	100.00%	17,300	103,700	121,000	Average	Yes
12349000	1314 Blaine Ave	Lorenzo Miguel Sanchez	0.13	18,900	148,100	167,000	100.00%	18,900	148,100	167,000	Good	No
12939000	1535 Hayes Ave	Lori Lee Bell	0.16	24,200	119,800	144,000	100.00%	24,200	119,800	144,000	Average	Yes
12503000	3620 Washington Ave	Lori Minneti	0.14	27,300	172,700	200,000	100.00%	27,300	172,700	200,000	Very Good	No
22104000	1422 Indiana St	Lou Enterprises, LLC	0.19	19,200	59,800	79,000	100.00%	19,200	59,800	79,000	Average	Yes
10900000	1415 Orchard St	Louis B. Wiseman II	0.12	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Average	Yes
22010000	4201 Wright Ave	Lrei 15, LLC	0.13	14,400	108,600	123,000	100.00%	14,400	108,600	123,000	Average	Yes
12419000	3800 Washington Ave	Lucas Martin Hargrove	0.14	20,700	168,300	189,000	100.00%	20,700	168,300	189,000	Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	In Need of Rehabilitation or Conservation		
											Condition	Conservation Acres	
12974000	1508 Blaine Ave	Lucy Martinez	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes	0.12
11708000	1617 Monroe Ave	Luis A. Cedno	0.19	20,400	89,600	110,000	100.00%	20,400	89,600	110,000	Average	Yes	0.19
22556000	1308 Oregon St	Luis A. Gonzalez	0.15	16,000	126,000	142,000	100.00%	16,000	126,000	142,000	Good	No	
13075000	2923 Sixteenth St	Luis Bautista Yanez	0.08	13,200	85,800	99,000	100.00%	13,200	85,800	99,000	Average	Yes	0.08
22444000	1214 Indiana St	Luis F. Castro	0.13	12,800	88,200	101,000	100.00%	12,800	88,200	101,000	Good	No	
22288000	1624 Oregon St	Luis F. Castro	0.12	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Average	Yes	0.12
12749000	1540 Lathrop Ave	Luis Fernando De La Cruz	0.19	17,300	68,700	86,000	100.00%	17,300	68,700	86,000	Good	No	
12778000	3216 Washington Ave	Luis Zuniga	0.12	50,400	135,600	186,000	100.00%	50,400	135,600	186,000	Average	Yes	0.12
12902000	1536 Deane Blvd	Luisa Vega	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Average	Yes	0.12
13039000	1620 Grove Ave	Lurline Gordon-Stephens	0.11	13,400	125,600	139,000	100.00%	13,400	125,600	139,000	Good	No	
12454000	1128 West Lawn Ave	Lutheran Congregation Grace English Evangelical	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No	
12942000	1541 Hayes Ave	Maceo Collins	0.11	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Average	Yes	0.11
12804000	1428 Quincy Ave	Mackenzie Dyer	0.11	17,600	105,400	123,000	100.00%	17,600	105,400	123,000	Good	No	
22561000	1334 Oregon St	Maggie L. Witynski	0.19	18,600	91,400	110,000	100.00%	18,600	91,400	110,000	Average	Yes	0.19
11854000	1313 Lathrop Ave	Maggie Mc Gee	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Good	No	
10363000	1521 Cleveland Ave	Malachi N. James	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No	
10795000	1242 Blaine Ave	Malissa A. Lannoye	0.12	18,000	106,000	124,000	100.00%	18,000	106,000	124,000	Good	No	
22020000	1431 Indiana St	Mamie L. Westmoreland	0.12	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Average	Yes	0.12
22554000	1302 Oregon St	Manfred A. Reitzenstein	0.12	12,800	132,200	145,000	100.00%	12,800	132,200	145,000	Good	No	
22067000	4125 Sixteenth St	Marc A. Lovdahl	0.25	23,000	105,000	128,000	100.00%	23,000	105,000	128,000	Good	No	
12030000	1500 Arthur Ave	Marc Anthony DiBernardo	0.12	17,500	118,500	136,000	100.00%	17,500	118,500	136,000	Good	No	
12028000	3519 Fifteenth St	Marco A. Mondragon	0.10	18,600	115,400	134,000	100.00%	18,600	115,400	134,000	Average	Yes	0.1
14210000	1628 Flett Ave	Marco A. Verdiguell	0.11	17,900	96,100	114,000	100.00%	17,900	96,100	114,000	Average	Yes	0.11
22586000	1318 Indiana St	Marco Tovar A. Medina	0.15	15,400	120,600	136,000	100.00%	15,400	120,600	136,000	Good	No	
12522000	1414 Grove Ave	Marcus Cherry	0.11	17,600	104,400	122,000	100.00%	17,600	104,400	122,000	Good	No	
10785000	1223 Arthur Ave	Marcy S Prochnow Trust Dated November 23, 2021	0.12	18,000	172,000	190,000	100.00%	18,000	172,000	190,000	Average	Yes	0.12
11341000	2916 Wright Ave	Mardell F. Ferg	0.10	17,100	110,900	128,000	100.00%	17,100	110,900	128,000	Good	No	
12601000	3428 Washington Ave	Margaret A. Techert	0.11	17,600	151,400	169,000	100.00%	17,600	151,400	169,000	Average	Yes	0.11
12803000	1431 Deane Blvd	Margaret E. Flood	0.11	17,600	112,400	130,000	100.00%	17,600	112,400	130,000	Good	No	
11533001	1633 West Lawn Ave	Margarita R. Maldonado	0.15	17,000	130,000	147,000	100.00%	17,000	130,000	147,000	Average	Yes	0.15
12941000	1542 Grove Ave	Margie J. Stuckey	0.11	18,000	78,000	96,000	100.00%	18,000	78,000	96,000	Average	Yes	0.11
11850000	1305 Lathrop Ave	Marguerite J. Salvatore	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Very Good	No	
11650000	3822 Thirteenth St	Maria Del Carmen Amparan	0.15	22,500	90,500	113,000	100.00%	22,500	90,500	113,000	Average	Yes	0.15
13072000	2909 Sixteenth St	Maria Del Carmen Gutierrez-Lui	0.07	15,700	107,300	123,000	100.00%	15,700	107,300	123,000	Good	No	
22570000	1337 Illinois St	Maria E. Morales	0.12	12,800	130,200	143,000	100.00%	12,800	130,200	143,000	Good	No	
16690000	1617 Quincy Ave	Maria L. Campbell	0.09	13,300	88,700	102,000	100.00%	13,300	88,700	102,000	Average	Yes	0.09
11539000	3008 Wright Ave	Maria Ocasio	0.10	17,100	83,900	101,000	100.00%	17,100	83,900	101,000	Average	Yes	0.1
10187000	1326 Quincy Ave	Maria R. Flores	0.11	18,000	66,000	84,000	100.00%	18,000	66,000	84,000	Average	Yes	0.11
10358000	1547 Cleveland Ave	Mariah S. Gillespie	0.10	21,400	80,600	102,000	100.00%	21,400	80,600	102,000	Average	Yes	0.1
13085000	1626 Quincy Ave	Maricely Diaz Motta	0.11	17,800	114,200	132,000	100.00%	17,800	114,200	132,000	Average	Yes	0.11
22177000	4622 Sixteenth St	Marie M. Mc Leod	0.12	13,600	106,400	120,000	100.00%	13,600	106,400	120,000	Average	Yes	0.12
13013000	1601 Blaine Ave	Marie V. Montalbano	0.12	16,000	167,000	183,000	100.00%	16,000	167,000	183,000	Average	Yes	0.12
22384002	1337 Oregon St	Marina Lambert	0.24	19,200	165,800	185,000	100.00%	19,200	165,800	185,000	Average	Yes	0.24
12653000	4018 Sixteenth St	Mario A. Castillo	0.12	14,400	91,600	106,000	100.00%	14,400	91,600	106,000	Good	No	
22279000	4415 Sixteenth St	Mario Arias	0.12	14,400	146,600	161,000	100.00%	14,400	146,600	161,000	Average	Yes	0.12
12906000	1545 West Blvd	Mario Montoto III	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Good	No	
22555000	1304 Oregon St	Mario Ramirez Romo	0.15	16,000	87,000	103,000	100.00%	16,000	87,000	103,000	Fair	Yes	0.15
09980000	1538 Grange Ave	Marion Price Jr	0.12	18,000	134,000	152,000	100.00%	18,000	134,000	152,000	Average	Yes	0.12
12197000	3216 Wright Ave	Marion S. Harrington	0.10	16,200	114,800	131,000	100.00%	16,200	114,800	131,000	Good	No	
12923000	1500 Grove Ave	Mark A. Duncanson	0.11	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.11

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22466000	1215 Virginia St	Mark A. Franklin	0.19	19,200	146,800	166,000	100.00%	19,200	146,800	166,000	Good	No
12515000	3207 Wright Ave	Mark A. Frievalt	0.10	16,200	121,800	138,000	100.00%	16,200	121,800	138,000	Good	No
13016000	1608 Hayes Ave	Mark A. Horne	0.12	13,400	110,600	124,000	100.00%	13,400	110,600	124,000	Average	Yes
22540000	4506 Wright Ave	Mark A. Salinas	0.14	14,400	126,600	141,000	100.00%	14,400	126,600	141,000	Average	Yes
22578000	1301 Illinois St	Mark A. Secor	0.12	12,800	84,200	97,000	100.00%	12,800	84,200	97,000	Good	No
10334000	1243 Cleveland Ave	Mark A. Zimmermann	0.12	18,000	150,000	168,000	100.00%	18,000	150,000	168,000	Average	Yes
22505000	1304 Virginia St	Mark Clarence Seidenspinner Family Asset Trust	0.12	12,800	111,200	124,000	100.00%	12,800	111,200	124,000	Good	No
13107000	1652 Deane Blvd	Mark Czarnecki	0.07	12,700	109,300	122,000	100.00%	12,700	109,300	122,000	Fair	Yes
12743000	1514 Lathrop Ave	Mark E. Balcer	0.13	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Good	No
12440000	1103 Monroe Ave	Mark Hufen	0.11	23,100	164,900	188,000	100.00%	23,100	164,900	188,000	Very Good	No
09493000	1522 Flett Ave	Mark M. Temby	0.11	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Average	Yes
12524000	1419 Hayes Ave	Mark S. Cacciotti	0.11	17,600	101,400	119,000	100.00%	17,600	101,400	119,000	Average	Yes
09350000	1331 Quincy Ave	Mark S. Francois	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes
11511000	1230 West Lawn Ave	Mark T. Ruggaber	0.12	18,000	164,000	182,000	100.00%	18,000	164,000	182,000	Very Good	No
12381000	1410 Blaine Ave	Mark W. Leitzke	0.08	15,900	78,100	94,000	100.00%	15,900	78,100	94,000	Good	No
11916000	1622 Cleveland Ave	Marlene D. Ferg	0.12	13,600	103,400	117,000	100.00%	13,600	103,400	117,000	Very Good	No
12689005	3315 Lindermann Ave	Marlene Simonsen	0.04	9,000	50,000	59,000	100.00%	9,000	50,000	59,000	Fair	Yes
22380000	1234 Kentucky St	Marlene Simonsen	0.19	17,300	66,700	84,000	100.00%	17,300	66,700	84,000	Good	No
22301000	1625 Virginia St	Martha De La Cruz Carapia	0.12	12,800	101,200	114,000	100.00%	12,800	101,200	114,000	Good	No
13132001	1638 Lathrop Ave	Martin Housing Units, LLC	0.39	22,500	166,500	189,000	100.00%	22,500	166,500	189,000	Good	No
09345000	2823 Washington Ave	Martin J. O'Hagan Jr	0.11	17,900	144,100	162,000	100.00%	17,900	144,100	162,000	Average	Yes
22259000	4317 Fifteenth St	Martin Nuno	0.11	12,700	62,300	75,000	100.00%	12,700	62,300	75,000	Average	Yes
22245000	4300 Sixteenth St	Marvin and Kim Gleason Revocable Trust	0.13	14,800	119,200	134,000	100.00%	14,800	119,200	134,000	Average	Yes
22493000	4614 Thirteenth St	Marvin E and Phillis A Gleason Revocable Living Trust	0.12	18,500	67,500	86,000	100.00%	18,500	67,500	86,000	Average	Yes
11992000	3724 Wright Ave	Marvin E and Phillis A Gleason Sr Rev Liv Tr	0.10	17,000	141,000	158,000	100.00%	17,000	141,000	158,000	Average	Yes
12095000	1513 Cleveland Ave	Marvin E. Gleason Jr	0.13	17,600	99,400	117,000	100.00%	17,600	99,400	117,000	Average	Yes
22243000	1528 Indiana St	Marvin E. Gleason Jr	0.13	12,800	119,200	132,000	100.00%	12,800	119,200	132,000	Fair	Yes
09986000	1548 Grange Ave	Marvin Smith	0.12	14,100	127,900	142,000	100.00%	14,100	127,900	142,000	Average	Yes
12628000	4024 Wright Ave	Mary A. Vite	0.14	14,400	139,600	154,000	100.00%	14,400	139,600	154,000	Average	Yes
12985000	1530 Blaine Ave	Mary C. Schroeder	0.12	18,000	58,000	76,000	100.00%	18,000	58,000	76,000	Average	Yes
12838000	4007 Sixteenth St	Mary Catherine Raffini	0.12	14,400	77,600	92,000	100.00%	14,400	77,600	92,000	Average	Yes
22230000	1521 Illinois St	Mary Cruz	0.12	12,800	132,200	145,000	100.00%	12,800	132,200	145,000	Very Good	No
11042000	1304 Cleveland Ave	Mary Elizabeth Drier	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Average	Yes
13017000	1609 Blaine Ave	Mary Hunter	0.12	13,400	127,600	141,000	100.00%	13,400	127,600	141,000	Average	Yes
22207000	1513 Virginia St	Mary J. Cypcar	0.12	12,800	102,200	115,000	100.00%	12,800	102,200	115,000	Good	No
16758000	1636 Flett Ave	Mary Jane A. Madisen	0.11	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes
12564000	3505 Lindermann Ave	Mary K. Huck	0.07	15,400	122,600	138,000	100.00%	15,400	122,600	138,000	Good	No
16774000	1644 Grange Ave	Mary K. Lenard	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Good	No
13097000	1649 Deane Blvd	Mary L. Bielefeldt	0.08	12,900	85,100	98,000	100.00%	12,900	85,100	98,000	Average	Yes
22448000	1227 Illinois St	Mary L. Horn	0.19	17,300	144,700	162,000	100.00%	17,300	144,700	162,000	Good	No
22724000	4300 Victory Ave	Mary M. Martinez	0.11	14,000	96,000	110,000	100.00%	14,000	96,000	110,000	Average	Yes
22550000	1317 Virginia St	Mary R. Vandeloop	0.19	19,200	77,800	97,000	100.00%	19,200	77,800	97,000	Average	Yes
12455000	1124 West Lawn Ave	Mary Rae Matton	0.12	18,000	120,000	138,000	100.00%	18,000	120,000	138,000	Good	No
13052001	1615 Grove Ave	Matsen Home Improvements, LLC	0.11	14,200	44,800	59,000	100.00%	14,200	44,800	59,000	Average	Yes
11062000	3622 Wright Ave	Matt Andersen	0.11	16,600	183,400	200,000	100.00%	16,600	183,400	200,000	Excellent	No
11920000	1630 Cleveland Ave	Matthew A. Frederickson	0.12	13,600	76,400	90,000	100.00%	13,600	76,400	90,000	Average	Yes
22580000	1301 Oregon St	Matthew A. Groll	0.20	20,400	179,600	200,000	100.00%	20,400	179,600	200,000	Good	No
16772000	1636 Grange Ave	Matthew A. Schumaker	0.12	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Average	Yes
10338000	3510 Thirteenth St	Matthew C. Mizelle	0.07	15,800	99,200	115,000	100.00%	15,800	99,200	115,000	Average	Yes
10718000	1246 Cleveland Ave	Matthew Hager	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
10315000	3509 Washington Ave	Matthew Irizarry	0.11	18,800	0	18,800	100.00%	18,800	0	18,800	Average	Yes 0.11
10314000	3505 Washington Ave	Matthew Irizarry	0.11	17,600	180,400	198,000	100.00%	17,600	180,400	198,000	Average	Yes 0.11
10199000	1341 Deane Blvd	Matthew J. Degroot	0.11	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Very Good	No
12802000	1429 Deane Blvd	Matthew J. LeVan	0.11	17,600	151,400	169,000	100.00%	17,600	151,400	169,000	Good	No
22427000	1223 Oregon St	Matthew J. Meyer	0.13	12,800	133,200	146,000	100.00%	12,800	133,200	146,000	Very Good	No
12508000	1132 Cleveland Ave	Matthew M. Christman	0.12	18,000	79,000	97,000	100.00%	18,000	79,000	97,000	Average	Yes 0.12
09208000	2724 Wright Ave	Matthew Matsen	0.08	15,900	83,100	99,000	100.00%	15,900	83,100	99,000	Average	Yes 0.08
22530000	1306 Illinois St	Matthew Murphy	0.37	26,900	101,100	128,000	100.00%	26,900	101,100	128,000	Average	Yes 0.37
12698000	1417 West Blvd	Matthew P. Bohlen	0.11	17,600	87,400	105,000	100.00%	17,600	87,400	105,000	Good	No
10383000	3319 Washington Ave	Mauer Real Estate, LLC	0.34	45,000	270,000	315,000	100.00%	45,000	270,000	315,000	Average	Yes 0.34
22400000	4224 Wright Ave	Maureen Reddington	0.14	14,400	117,600	132,000	100.00%	14,400	117,600	132,000	Good	No
11985000	1328 West Lawn Ave	Maureen S Vaillancourt Revocable Family Trust	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Very Good	No
10337000	1250 Arthur Ave	Max A. Hynek	0.08	16,400	106,600	123,000	100.00%	16,400	106,600	123,000	Good	No
12565000	3509 Lindermann Ave	Max G. Feiler	0.11	17,600	145,400	163,000	100.00%	17,600	145,400	163,000	Average	Yes 0.11
22069000	1617 Kentucky St	Maxine Booth	0.12	12,800	68,200	81,000	100.00%	12,800	68,200	81,000	Good	No
12888000	1508 Deane Blvd	Mc Noodle, LLC	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Average	Yes 0.12
12239000	1328 Hayes Ave	Mckensi Paige Mardon	0.13	18,900	98,100	117,000	100.00%	18,900	98,100	117,000	Good	No
09941000	1421 Thurston Ave	Megan L. Pinkowski	0.11	17,600	103,400	121,000	100.00%	17,600	103,400	121,000	Average	Yes 0.11
12994001	3415 Fifteenth St	Melissa D. Jones	0.06	16,900	113,100	130,000	100.00%	16,900	113,100	130,000	Good	No
09919000	1420 Thurston Ave	Melissa Lee Norton	0.11	17,600	117,400	135,000	100.00%	17,600	117,400	135,000	Good	No
22187000	1500 Illinois St	Melissa M. Devuyst Haag	0.25	20,500	25,500	46,000	100.00%	20,500	25,500	46,000	Average	Yes 0.25
12885000	1501 West Blvd	Melissa Orta	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes 0.12
22252000	1529 Oregon St	Melissa Treptow	0.13	12,800	123,200	136,000	100.00%	12,800	123,200	136,000	Average	Yes 0.13
12021000	1244 Grove Ave	Melissa Young	0.11	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Very Good	No
12876000	1532 Quincy Ave	Melvin J. Both	0.12	18,000	90,200	108,200	100.00%	18,000	90,200	108,200	Average	Yes 0.12
12820000	1617 Russet St	Melvin Laron Claybrook	0.13	12,800	97,200	110,000	100.00%	12,800	97,200	110,000	Average	Yes 0.13
12024000	1255 Hayes Ave	Michael A. Elzinga	0.11	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Average	Yes 0.11
11051000	1324 Cleveland Ave	Michael A. Jacobs	0.12	18,000	142,000	160,000	100.00%	18,000	142,000	160,000	Average	Yes 0.12
12960000	1529 Blaine Ave	Michael A. Luczka	0.12	18,000	121,000	139,000	100.00%	18,000	121,000	139,000	Good	No
12036000	3507 Sixteenth St	Michael A. Oliver	0.18	25,200	139,800	165,000	100.00%	25,200	139,800	165,000	Good	No
12644000	1516 Russet St	Michael A. Oliver	0.25	20,500	79,500	100,000	100.00%	20,500	79,500	100,000	Good	No
09356003	1324 Thurston Ave	Michael A. Oliver	0.06	9,500	71,500	81,000	100.00%	9,500	71,500	81,000	Average	Yes 0.06
12471000	1422 Hayes Ave	Michael A. Payne	0.12	17,600	109,400	127,000	100.00%	17,600	109,400	127,000	Average	Yes 0.12
12910000	1501 Grove Ave	Michael A. Reth	0.07	15,800	137,200	153,000	100.00%	15,800	137,200	153,000	Average	Yes 0.07
13022000	1621 Blaine Ave	Michael A. Wiesneth	0.12	13,400	135,600	149,000	100.00%	13,400	135,600	149,000	Good	No
12594000	1122 Blaine Ave	Michael B. Brown	0.13	18,000	101,000	119,000	100.00%	18,000	101,000	119,000	Average	Yes 0.13
11623005	4319 Washington Ave	Michael B. Foy	0.14	14,400	119,600	134,000	100.00%	14,400	119,600	134,000	Average	Yes 0.14
11453003	4211 Washington Ave	Michael B. Litton	0.14	14,400	86,600	101,000	100.00%	14,400	86,600	101,000	Average	Yes 0.14
10342000	3501 Wright Ave	Michael B. Nelmark	0.12	18,800	94,200	113,000	100.00%	18,800	94,200	113,000	Average	Yes 0.12
09928000	1438 Thurston Ave	Michael Beitscher	0.08	12,800	85,200	98,000	100.00%	12,800	85,200	98,000	Average	Yes 0.08
10364000	3524 Fifteenth St	Michael Carpenter	0.08	16,000	141,000	157,000	100.00%	16,000	141,000	157,000	Good	No
22314000	1613 Ohio St	Michael Cheong Tat Yuen	0.12	12,800	74,200	87,000	100.00%	12,800	74,200	87,000	Average	Yes 0.12
12655000	1533 Orchard St	Michael Collier	0.12	12,800	61,200	74,000	100.00%	12,800	61,200	74,000	Average	Yes 0.12
13086000	1625 Deane Blvd	Michael Conlon	0.11	17,800	83,200	101,000	100.00%	17,800	83,200	101,000	Good	No
22569000	1341 Illinois St	Michael D. Murphy	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No
22108000	4411 Wright Ave	Michael D. Murphy	0.13	14,400	129,600	144,000	100.00%	14,400	129,600	144,000	Good	No
22565000	4410 Wright Ave	Michael D. Murphy	0.14	14,400	111,600	126,000	100.00%	14,400	111,600	126,000	Good	No
22566000	4414 Wright Ave	Michael D. Murphy	0.14	14,400	129,600	144,000	100.00%	14,400	129,600	144,000	Average	Yes 0.14
12682000	1129 Blaine Ave	Michael D. O Connell	0.13	18,000	104,000	122,000	100.00%	18,000	104,000	122,000	Good	No
11653000	1305 Grove Ave	Michael D. Sapp	0.11	17,800	128,200	146,000	100.00%	17,800	128,200	146,000	Average	Yes 0.11

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22488000	1233 Ohio St	Michael G. Hoppus	0.19	19,200	59,800	79,000	100.00%	19,200	59,800	79,000	Good	No
22491000	1247 Ohio St	Michael H. Cienkus	0.12	12,800	51,200	64,000	100.00%	12,800	51,200	64,000	Average	Yes
22449000	1233 Illinois St	Michael J. Adamson	0.18	16,400	135,600	152,000	100.00%	16,400	135,600	152,000	Good	No
16711000	1622 Grange Ave	Michael J. Braun	0.15	23,800	82,200	106,000	100.00%	23,800	82,200	106,000	Average	Yes
11315000	3807 Wright Ave	Michael J. Cook	0.10	17,100	85,900	103,000	100.00%	17,100	85,900	103,000	Very Good	No
11316000	3811 Wright Ave	Michael J. Cook	0.10	17,100	84,900	102,000	100.00%	17,100	84,900	102,000	Very Good	No
10376000	1414 Arthur Ave	Michael J. Cook	0.09	13,500	104,500	118,000	100.00%	13,500	104,500	118,000	Fair	Yes
11781003	4411 Washington Ave	Michael J. Cundari	0.20	20,800	134,200	155,000	100.00%	20,800	134,200	155,000	Average	Yes
10732000	3619 Wright Ave	Michael J. Deluca	0.11	17,500	102,500	120,000	100.00%	17,500	102,500	120,000	Average	Yes
11906000	3611 Sixteenth St	Michael J. Fay	0.18	20,200	166,800	187,000	100.00%	20,200	166,800	187,000	Good	No
11848000	1300 Monroe Ave	Michael J. Peterman	0.12	18,000	131,000	149,000	100.00%	18,000	131,000	149,000	Good	No
10695000	3607 Washington Ave	Michael J. Rondone	0.11	17,600	121,400	139,000	100.00%	17,600	121,400	139,000	Average	Yes
10556000	1424 Lathrop Ave	Michael Jakubosky	0.13	12,800	196,200	209,000	100.00%	12,800	196,200	209,000	Very Good	No
22001000	4115 Wright Ave	Michael L. Kohls	0.26	28,800	113,200	142,000	100.00%	28,800	113,200	142,000	Average	Yes
11917000	1626 Cleveland Ave	Michael L. Stropes	0.12	13,600	78,400	92,000	100.00%	13,600	78,400	92,000	Good	No
11644000	1238 Monroe Ave	Michael N. Larson	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes
16781000	1645 Thurston Ave	Michael Neidinger	0.12	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Average	Yes
22233000	1509 Illinois St	Michael P. Aber	0.19	17,300	103,700	121,000	100.00%	17,300	103,700	121,000	Average	Yes
12765000	1100 Grove Ave	Michael R. Bohm	0.11	28,600	141,400	170,000	100.00%	28,600	141,400	170,000	Very poor	Yes
12993000	1545 Arthur Ave	Michael Robert Sheppard	0.12	18,000	95,000	113,000	100.00%	18,000	95,000	113,000	Average	Yes
22019000	1427 Indiana St	Michael Roeschen	0.12	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Good	No
11631000	1215 Lathrop Ave	Michael S. Orta	0.12	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Good	No
12924000	1501 Hayes Ave	Michael S. Stewart	0.11	18,000	157,000	175,000	100.00%	18,000	157,000	175,000	Good	No
11345000	2900 Wright Ave	Michael S. Stewart	0.10	17,100	123,900	141,000	100.00%	17,100	123,900	141,000	Good	No
09559000	1423 Grange Ave	Michael S. Stewart	0.11	18,000	82,000	100,000	100.00%	18,000	82,000	100,000	Average	Yes
22383000	1218 Kentucky St	Michael Schiro	0.12	12,800	144,200	157,000	100.00%	12,800	144,200	157,000	Good	No
12883000	2902 Sixteenth St	Michael Towery	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes
11914000	1617 West Lawn Ave	Michael W. Eichler	0.12	13,600	83,400	97,000	100.00%	13,600	83,400	97,000	Fair	Yes
10747000	1532 Cleveland Ave	Michael W. Krekling	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No
11862000	1329 Lathrop Ave	Michalah Tucker	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No
12818000	1625 Russet St	Michele D. Wright	0.24	20,800	101,200	122,000	100.00%	20,800	101,200	122,000	Average	Yes
11538000	3012 Wright Ave	Michelle A. Englund	0.10	17,100	81,900	99,000	100.00%	17,100	81,900	99,000	Average	Yes
12545000	1340 Orchard St	Michelle A. Murphy	0.19	17,300	124,700	142,000	100.00%	17,300	124,700	142,000	Good	No
10793000	1239 Arthur Ave	Michelle D. Tomlinson	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No
12245000	1341 Blaine Ave	Michelle Kirchoff	0.13	18,900	113,100	132,000	100.00%	18,900	113,100	132,000	Average	Yes
11508000	1226 West Lawn Ave	Michelle Mapp	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Good	No
11517000	1243 Monroe Ave	Michelle R. McCabe	0.12	18,000	85,000	103,000	100.00%	18,000	85,000	103,000	Good	No
13132127	1230 Perry Ave	Midland Associates II	2.21	576,000	0	576,000	100.00%	576,000	0	576,000	Average	Yes
12553000	1516 Orchard St	Mikhala Milow	0.19	17,300	143,700	161,000	100.00%	17,300	143,700	161,000	Good	No
10171000	1356 Deane Blvd	Millennium Trust Company LLC Fbo Gregory Hoffman Ira	0.12	18,000	171,000	189,000	100.00%	18,000	171,000	189,000	Good	No
22103000	1426 Indiana St	Milton A. Mc Gregor	0.19	19,200	105,800	125,000	100.00%	19,200	105,800	125,000	Average	Yes
22459000	1238 Oregon St	Minerva Irizarry	0.12	12,800	93,200	106,000	100.00%	12,800	93,200	106,000	Average	Yes
12676000	3308 Washington Ave	Ministerio De Restauracion La Llama Ardiente, Inc	0.11	0	0	0	100.00%	0	0	0	Average	Yes
22256000	1513 Oregon St	Miranda Timler	0.13	12,800	116,200	129,000	100.00%	12,800	116,200	129,000	Good	No
09495000	1516 Flett Ave	Miriam C. Aguilar	0.11	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes
09966000	1509 Thurston Ave	Misti Krezinski	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Average	Yes
10400000	1247 Blaine Ave	Misty Ann Swartz	0.12	18,000	161,000	179,000	100.00%	18,000	161,000	179,000	Very Good	No
22484000	1214 Illinois St	Mkayco, LLC	0.19	17,300	90,700	108,000	100.00%	17,300	90,700	108,000	Average	Yes
22006000	1421 Kentucky St	Mkayco, LLC	0.25	20,500	72,500	93,000	100.00%	20,500	72,500	93,000	Average	Yes
16710000	1621 Thurston Ave	Mlc Homes, LLC	0.11	17,800	72,200	90,000	100.00%	17,800	72,200	90,000	Average	Yes

Appendix A

City of Racine, Wisconsin													
Tax Increment District No. 31													
Base Property Information													
Property Information				Assessment Information			Equalized Value			District Classification			
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation	In Need of Rehabilitation or Conservation Acres
12945000	1500 Hayes Ave	Mma Development, LLC	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes	0.12
12573000	1125 Cleveland Ave	Moises Vallejos	0.13	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Good	No	
11849000	3821 Thirteenth St	Molly A. Rockhill	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No	
10188000	1328 Quincy Ave	Molly P. Badertscher	0.10	15,800	116,200	132,000	100.00%	15,800	116,200	132,000	Good	No	
09483000	1533 Grange Ave	Monica M. Thomas	0.11	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Good	No	
22370000	1239 Indiana St	Mosby Housing Services, LLC	0.19	17,300	124,700	142,000	100.00%	17,300	124,700	142,000	Average	Yes	0.19
12581000	3500 Washington Ave	Moses D. Morin	0.14	20,900	189,100	210,000	100.00%	20,900	189,100	210,000	Average	Yes	0.14
10754000	3624 Sixteenth St	Mpr Holdings, LLC	0.10	17,100	91,900	109,000	100.00%	17,100	91,900	109,000	Good	No	
12040000	3521 Sixteenth St	Mpr Holdings, LLC	0.09	12,600	125,400	138,000	100.00%	12,600	125,400	138,000	Very Good	No	
11094001	3707 Wright Ave	Mpr Holdings, LLC	0.11	18,600	108,400	127,000	100.00%	18,600	108,400	127,000	Good	No	
11453001	1200 Kentucky St	Mpr Holdings, LLC	0.14	14,400	138,600	153,000	100.00%	14,400	138,600	153,000	Average	Yes	0.14
22222000	4406 Sixteenth St	Mpr Holdings, LLC	0.12	14,400	108,600	123,000	100.00%	14,400	108,600	123,000	Average	Yes	0.12
22030002	4203 Fifteenth St	MPR Holdings, LLC	0.12	13,800	71,200	85,000	100.00%	13,800	71,200	85,000	Average	Yes	0.12
22201000	4522 Sixteenth St	Mpr Holdings, LLC	0.12	14,400	114,600	129,000	100.00%	14,400	114,600	129,000	Good	No	
22381000	1230 Kentucky St	MPR Holdings, LLC	0.12	12,800	116,200	129,000	100.00%	12,800	116,200	129,000	Fair	Yes	0.12
09206000	2731 Washington Ave	MPR Holdings, LLC	0.09	21,300	92,700	114,000	100.00%	21,300	92,700	114,000	Average	Yes	0.09
10495000	1128 Lathrop Ave	MPR Holdings, LLC	0.28	28,800	165,200	194,000	100.00%	28,800	165,200	194,000	Very Good	No	
22567000	4418 Wright Ave	Murphy's on Wright, LLC	0.14	14,400	118,600	133,000	100.00%	14,400	118,600	133,000	Average	Yes	0.14
09983000	2718 Sixteenth St	Mustafa A. Abdelrahman	0.07	8,100	78,900	87,000	100.00%	8,100	78,900	87,000	Average	Yes	0.07
22015000	1401 Indiana St	My Father's House PM, LLC	0.13	0	0	0	100.00%	0	0	0	Average	Yes	0.13
09932000	1400 Grange Ave	Mykal S. Antczak	0.09	19,400	104,600	124,000	100.00%	19,400	104,600	124,000	Average	Yes	0.09
12612000	1302 Russet St	N and R Properties, LLC	0.11	16,900	78,100	95,000	100.00%	16,900	78,100	95,000	Good	No	
16697000	1629 Quincy Ave	Nagra Real Estate Holding, Inc	0.12	17,900	99,100	117,000	100.00%	17,900	99,100	117,000	Average	Yes	0.12
09991000	1508 Thurston Ave	Nagra Real Estate Holding, LLC	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes	0.12
22251000	1533 Oregon St	Nancy A. Lisby	0.13	12,800	74,200	87,000	100.00%	12,800	74,200	87,000	Average	Yes	0.13
09989000	1505 Quincy Ave	Nancy C. Davis	0.12	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.12
22275000	1612 Indiana St	Nancy E. Phillips	0.13	12,800	63,200	76,000	100.00%	12,800	63,200	76,000	Average	Yes	0.13
13026000	1629 Blaine Ave	Nancy J. Combs	0.12	13,500	120,500	134,000	100.00%	13,500	120,500	134,000	Good	No	
10758002	3600 Sixteenth St	Nancy L. King	0.15	24,700	144,300	169,000	100.00%	24,700	144,300	169,000	Good	No	
22464000	1218 Oregon St	Nancy Lambkin	0.12	12,800	105,200	118,000	100.00%	12,800	105,200	118,000	Good	No	
12460000	3305 Wright Ave	Nancy Meilahn	0.11	18,600	119,400	138,000	100.00%	18,600	119,400	138,000	Good	No	
22273000	1620 Indiana St	Nancy R. Haigh	0.13	12,800	80,200	93,000	100.00%	12,800	80,200	93,000	Very Good	No	
11705000	1615 Monroe Ave	Nancy Ruiz Mora	0.12	13,600	92,400	106,000	100.00%	13,600	92,400	106,000	Good	No	
12353000	1326 Blaine Ave	Naomi P. Villalobos	0.13	18,900	102,100	121,000	100.00%	18,900	102,100	121,000	Average	Yes	0.13
22159000	1430 Virginia St	Natalie M. Evans	0.12	12,800	127,200	140,000	100.00%	12,800	127,200	140,000	Good	No	
12725000	3904 Wright Ave	Nathan D. Mortensen	0.13	15,100	81,900	97,000	100.00%	15,100	81,900	97,000	Good	No	
12391000	1423 Arthur Ave	Nathan F. Bickel	0.12	17,600	113,400	131,000	100.00%	17,600	113,400	131,000	Good	No	
11895000	1513 West Lawn Ave	Nathan James	0.11	17,500	158,500	176,000	100.00%	17,500	158,500	176,000	Good	No	
10753000	3622 Sixteenth St	Nathan L. Berryman	0.10	18,200	81,800	100,000	100.00%	18,200	81,800	100,000	Average	Yes	0.1
10183000	1306 Quincy Ave	Nathan L. Berryman	0.13	23,600	150,400	174,000	100.00%	23,600	150,400	174,000	Average	Yes	0.13
12710000	1439 West Blvd	Nathan N. Strand	0.11	17,600	90,400	108,000	100.00%	17,600	90,400	108,000	Good	No	
12862000	1501 Deane Blvd	Nathan Shelby	0.12	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Good	No	
12574000	1129 Cleveland Ave	Nathaniel Damon Miller	0.25	28,800	190,200	219,000	100.00%	28,800	190,200	219,000	Good	No	
10339000	1251 Cleveland Ave	Nathaniel S. Blazier	0.12	18,000	133,000	151,000	100.00%	18,000	133,000	151,000	Average	Yes	0.12
10515000	3919 Washington Ave	Nea Realty, LLC	0.55	178,900	529,100	708,000	100.00%	178,900	529,100	708,000	Average	Yes	0.55
11300000	1332 Arthur Ave	Neal P. Kueny	0.12	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Average	Yes	0.12
12663000	4015 Fifteenth St	Neo Arce	0.25	20,500	49,500	70,000	100.00%	20,500	49,500	70,000	Fair	Yes	0.25
09940000	1416 Grange Ave	Nery Rodriguez	0.11	17,600	102,400	120,000	100.00%	17,600	102,400	120,000	Average	Yes	0.11
10724000	1435 West Lawn Ave	Nicholas B. Riegelman	0.11	17,500	111,500	129,000	100.00%	17,500	111,500	129,000	Good	No	
09494000	1520 Flett Ave	Nicholas Dodson	0.11	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Average	Yes	0.11

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
11284000	3515 Thirteenth St	Nicholas E. Neibaur	0.07	15,200	104,800	120,000	100.00%	15,200	104,800	120,000	Average	Yes	0.07
11292000	1316 Arthur Ave	Nicholas J. Barootian	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Very Good	No	
22266000	1613 Oregon St	Nicholas J. Hall	0.13	12,800	76,200	89,000	100.00%	12,800	76,200	89,000	Average	Yes	0.13
22212000	1500 Oregon St	Nicholas J. Mueller	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Very Good	No	
11197000	1400 Orchard St	Nicholas McCabe	0.13	14,400	145,600	160,000	100.00%	14,400	145,600	160,000	Very Good	No	
10789000	1231 Arthur Ave	Nicholas Schouten	0.12	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Good	No	
12189000	1330 Grove Ave	Nick A. Cortese	0.11	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Very Good	No	
22225000	4420 Sixteenth St	Nicola Chernouski	0.12	14,400	119,600	134,000	100.00%	14,400	119,600	134,000	Good	No	
22481000	1230 Illinois St	Nicole A. Kronick	0.14	14,400	64,600	79,000	100.00%	14,400	64,600	79,000	Average	Yes	0.14
16701000	2711 Sixteenth St	Nicole A. Laycock	0.08	12,500	78,500	91,000	100.00%	12,500	78,500	91,000	Average	Yes	0.08
11286000	1305 Cleveland Ave	Nicole Champion	0.08	16,500	108,500	125,000	100.00%	16,500	108,500	125,000	Good	No	
12992000	1541 Arthur Ave	Nicole Molinaro	0.12	18,000	80,000	98,000	100.00%	18,000	80,000	98,000	Average	Yes	0.12
11864000	1332 Monroe Ave	Niels C. Stauersbol	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Good	No	
12448000	1143 Monroe Ave	Nikola Maksimovic	0.12	19,600	144,400	164,000	100.00%	19,600	144,400	164,000	Very Good	No	
09356005	1328 Thurston Ave	Nilsa Rosario	0.08	13,600	65,400	79,000	100.00%	13,600	65,400	79,000	Fair	Yes	0.08
09355000	2812 Wright Ave	Nitasha N. Whitehead	0.10	17,100	97,900	115,000	100.00%	17,100	97,900	115,000	Average	Yes	0.1
22278000	4411 Sixteenth St	NNS Investments, LLC	0.12	14,400	69,600	84,000	100.00%	14,400	69,600	84,000	Fair	Yes	0.12
10327000	1231 Cleveland Ave	Noah Chavez	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes	0.12
11638000	1227 Lathrop Ave	Noel Rivera	0.18	27,000	96,000	123,000	100.00%	27,000	96,000	123,000	Average	Yes	0.18
12870000	1517 Deane Blvd	Norbert J. De Keuster Jr	0.17	27,000	107,000	134,000	100.00%	27,000	107,000	134,000	Good	No	
12643000	1512 Russet St	Norma Genich	0.12	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Average	Yes	0.12
13132115	4923 Washington Ave	North Shore Bank Fsb	0.75	363,500	581,500	945,000	100.00%	363,500	581,500	945,000	Very Good	No	
10361000	1529 Cleveland Ave	Northern Let,	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	
22078000	1601 Indiana St	Numan Jaber Pasqualine	0.12	14,400	100,600	115,000	100.00%	14,400	100,600	115,000	Average	Yes	0.12
22260000	4303 Sixteenth St	Numan Pasqualine	0.13	22,200	79,800	102,000	100.00%	22,200	79,800	102,000	Average	Yes	0.13
10176000	2931 Washington Ave	Omar Cruz	0.11	22,400	109,600	132,000	100.00%	22,400	109,600	132,000	Good	No	
12240000	1330 Hayes Ave	Omer D. Mc Knight	0.13	18,900	125,100	144,000	100.00%	18,900	125,100	144,000	Average	Yes	0.13
12633000	1325 Orchard St	Orlando Kimmons	0.14	14,400	83,600	98,000	100.00%	14,400	83,600	98,000	Good	No	
09487000	1544 Flett Ave	Oscar A. Nuno	0.07	12,600	99,400	112,000	100.00%	12,600	99,400	112,000	Average	Yes	0.07
22437000	1248 Indiana St	Oscar Deleon	0.19	19,200	125,800	145,000	100.00%	19,200	125,800	145,000	Good	No	
13093000	1648 Quincy Ave	Our Future Endeavors, LLC	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Good	No	
22043000	1537 Indiana St	Ozell Cook	0.12	14,400	57,600	72,000	100.00%	14,400	57,600	72,000	Good	No	
16776000	1654 Grange Ave	Pablo A. Jimenez	0.07	12,600	94,400	107,000	100.00%	12,600	94,400	107,000	Average	Yes	0.07
09351000	1335 Quincy Ave	Pablo A. Martinez	0.12	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Average	Yes	0.12
22424000	4121 Thirteenth St	Pablo Bolano	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No	
22406000	1321 Indiana St	Pablo Cartagena Catala	0.13	13,100	116,900	130,000	100.00%	13,100	116,900	130,000	Good	No	
22268000	1621 Oregon St	Pablo Davalos	0.13	12,800	80,200	93,000	100.00%	12,800	80,200	93,000	Good	No	
11212000	4024 Victory Ave	Pablo R. Licona	0.15	20,500	101,500	122,000	100.00%	20,500	101,500	122,000	Good	No	
22511000	4610 Wright Ave	Pablo Trevino	0.37	40,000	103,000	143,000	100.00%	40,000	103,000	143,000	Average	Yes	0.37
12384000	3417 Wright Ave	Paige Hidde	0.10	16,600	124,400	141,000	100.00%	16,600	124,400	141,000	Average	Yes	0.1
12429000	3416 Victory Ave	Pajo Investments, LLC	0.15	21,300	116,700	138,000	100.00%	21,300	116,700	138,000	Good	No	
12208000	1635 Grove Ave	Pajo Investments, LLC	0.10	10,800	51,200	62,000	100.00%	10,800	51,200	62,000	Average	Yes	0.1
11861000	1325 Lathrop Ave	Pajo Investments, LLC	0.12	18,000	63,000	81,000	100.00%	18,000	63,000	81,000	Average	Yes	0.12
12473000	1427 Blaine Ave	Pajo Investments, LLC	0.12	17,600	94,400	112,000	100.00%	17,600	94,400	112,000	Average	Yes	0.12
12209000	1633 Grove Ave	Pajo Investments, LLC	0.10	10,800	53,200	64,000	100.00%	10,800	53,200	64,000	Good	No	
12944000	1544 Grove Ave	Pamela A. Ross	0.11	18,000	71,000	89,000	100.00%	18,000	71,000	89,000	Average	Yes	0.11
12497000	1117 West Lawn Ave	Pamela G. Duchac	0.12	18,000	148,000	166,000	100.00%	18,000	148,000	166,000	Good	No	
12755000	1535 Russet St	Pamela Kolbly	0.13	12,800	76,200	89,000	100.00%	12,800	76,200	89,000	Average	Yes	0.13
12648000	1532 Russet St	Pamela L. Thomsen	0.12	12,800	96,200	109,000	100.00%	12,800	96,200	109,000	Good	No	
12541000	1324 Orchard St	Pamela L. Vassh	0.12	12,800	71,200	84,000	100.00%	12,800	71,200	84,000	Average	Yes	0.12

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	In Need of Rehabilitation or Conservation		
											Condition	Conservation Acres	
11056000	1333 West Lawn Ave	Pamela M. Smiley	0.11	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Average	Yes	0.11
11975000	1309 Monroe Ave	Patricia A. Gall	0.12	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Good	No	
11381003	1439 Lathrop Ave	Patricia A. Moore	0.13	23,600	116,400	140,000	100.00%	23,600	116,400	140,000	Average	Yes	0.13
22756000	4414 Victory Ave	Patricia D. Brawner	0.21	21,900	101,100	123,000	100.00%	21,900	101,100	123,000	Good	No	
11102000	3714 Sixteenth St	Patricia Elizabethh Jardina	0.10	17,000	90,000	107,000	100.00%	17,000	90,000	107,000	Average	Yes	0.1
12621000	1336 Russet St	Patricia Flores	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No	
14205000	1615 Grange Ave	Patricia J. McCormick	0.11	17,800	87,200	105,000	100.00%	17,800	87,200	105,000	Average	Yes	0.11
22049000	1513 Indiana St	Patricia J. Peksa	0.12	12,800	75,200	88,000	100.00%	12,800	75,200	88,000	Good	No	
22203000	1529 Virginia St	Patricia K. Thompson	0.20	18,700	113,300	132,000	100.00%	18,700	113,300	132,000	Very Good	No	
10402000	1250 Hayes Ave	Patricia M. King	0.12	18,000	104,000	122,000	100.00%	18,000	104,000	122,000	Good	No	
12785000	1113 Hayes Ave	Patricia S. Bingen	0.11	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Good	No	
12894000	1521 West Blvd	Patrick C. Ertl	0.12	18,000	90,000	108,000	100.00%	18,000	90,000	108,000	Good	No	
10551000	1406 Lathrop Ave	Patrick J. Cronin	0.14	12,800	152,200	165,000	100.00%	12,800	152,200	165,000	Good	No	
11651000	1254 Monroe Ave	Patrick J. Hansen	0.12	18,000	148,000	166,000	100.00%	18,000	148,000	166,000	Good	No	
11235001	1533 Lathrop Ave	Patrick J. Suwalski	0.13	20,300	109,700	130,000	100.00%	20,300	109,700	130,000	Good	No	
13059000	1608 Deane Blvd	Patrick K. Pias	0.11	17,800	104,200	122,000	100.00%	17,800	104,200	122,000	Average	Yes	
10377000	1430 Arthur Ave	Patrick L. Karls	0.13	20,300	81,700	102,000	100.00%	20,300	81,700	102,000	Very Good	No	0.11
10163000	1326 Deane Blvd	Patrick R. Yoghourtjian	0.11	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No	
12928000	1509 Hayes Ave	Patti J. Fandry	0.11	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No	
12618000	1324 Russet St	Paul A. Rauwerda	0.19	17,300	109,700	127,000	100.00%	17,300	109,700	127,000	Average	Yes	
22242000	1524 Indiana St	Paul C. Lawson	0.13	12,800	120,200	133,000	100.00%	12,800	120,200	133,000	Average	Yes	0.13
10786000	1222 Blaine Ave	Paul Chacon Jr	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No	
12880000	1542 Quincy Ave	Paul D. Burlingame	0.12	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Good	No	
22321000	1620 Virginia St	Paul Duff Revocable Trust	0.12	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Good	No	
22175000	4616 Sixteenth St	Paul J. Chavez	0.12	14,400	96,600	111,000	100.00%	14,400	96,600	111,000	Good	No	
11196001	4115 Washington Ave	Paul J. Moherrek	0.14	14,400	146,600	161,000	100.00%	14,400	146,600	161,000	Average	Yes	
09356004	1326 Thurston Ave	Paul Kirsh	0.05	8,600	65,400	74,000	100.00%	8,600	65,400	74,000	Average	Yes	0.14
12891000	1512 Deane Blvd	Paul M. Kunaschk	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes	
10374000	3519 Wright Ave	Paul S. Dygon	0.10	16,900	6,100	23,000	100.00%	16,900	6,100	23,000	Average	Yes	0.1
10913000	1414 Russet St	Paulette L. Jenrette	0.12	12,800	97,200	110,000	100.00%	12,800	97,200	110,000	Average	Yes	
12046000	1623 Cleveland Ave	Pbrg Family Revocable Trust	0.16	18,700	139,300	158,000	100.00%	18,700	139,300	158,000	Good	No	
14212000	1620 Flett Ave	Pedro Tafoya	0.11	17,800	78,200	96,000	100.00%	17,800	78,200	96,000	Average	Yes	
12495000	3625 Lindermann Ave	Peggy J. Hantschel	0.11	17,600	106,400	124,000	100.00%	17,600	106,400	124,000	Average	Yes	0.11
22111000	1405 Illinois St	Peggy M. Johnson	0.13	14,400	106,600	121,000	100.00%	14,400	106,600	121,000	Average	Yes	
11665003	1308 West Blvd	Penelope M. D Acquisto	0.11	22,300	134,700	157,000	100.00%	22,300	134,700	157,000	Good	No	0.13
11324002	1421 Lathrop Ave	Penelope Matson	0.13	20,300	98,700	119,000	100.00%	20,300	98,700	119,000	Good	No	
22423000	1305 Kentucky St	Peter B. Odders	0.12	12,800	133,200	146,000	100.00%	12,800	133,200	146,000	Good	No	
12458000	1112 West Lawn Ave	Peter Loomans	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Good	No	
11623004	4315 Washington Ave	Peter Marohl	0.14	14,400	113,600	128,000	100.00%	14,400	113,600	128,000	Average	Yes	0.14
22057000	1529 Kentucky St	Peter P. Pichelman	0.12	12,800	87,200	100,000	100.00%	12,800	87,200	100,000	Average	Yes	
11869000	1341 Lathrop Ave	Peter R. Jensen	0.13	18,500	123,500	142,000	100.00%	18,500	123,500	142,000	Average	Yes	0.13
12603000	1133 Arthur Ave	Peter Van Der Puy	0.13	18,000	146,000	164,000	100.00%	18,000	146,000	164,000	Good	No	
22182000	1517 Ohio St	Phan Huu Nam	0.12	12,800	113,200	126,000	100.00%	12,800	113,200	126,000	Fair	Yes	0.12
13132019	4910 Washington Ave	Phelps 26b, LLC	0.91	460,000	618,000	1,078,000	100.00%	460,000	618,000	1,078,000	Very Good	No	
22107000	4407 Wright Ave	Philip K. Couillard	0.13	14,400	134,600	149,000	100.00%	14,400	134,600	149,000	Average	Yes	0.13
09982000	2722 Sixteenth St	Philip W. Paulsen	0.07	8,700	97,300	106,000	100.00%	8,700	97,300	106,000	Fair	Yes	
11665009	1324 West Blvd	Phillip A. Baecker	0.14	22,800	132,200	155,000	100.00%	22,800	132,200	155,000	Good	No	0.07
11904000	3601 Sixteenth St	Phillip Cole	0.09	12,600	97,400	110,000	100.00%	12,600	97,400	110,000	Average	Yes	
12863000	1505 Deane Blvd	Phillip Morris	0.12	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Good	No	0.09
12929000	1513 Hayes Ave	Phillip Rigby	0.11	18,000	87,000	105,000	100.00%	18,000	87,000	105,000	Average	Yes	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11656000	1317 Grove Ave	Phyllis J. La Haye	0.11	17,800	76,200	94,000	100.00%	17,800	76,200	94,000	Very Good	No
11781006	1201 Illinois St	Phyllis Lenz	0.14	14,400	147,600	162,000	100.00%	14,400	147,600	162,000	Good	No
16795000	1641 Quincy Ave	Pias Holdings, LLC	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Average	Yes
12861000	1500 Quincy Ave	Pias Holdings, LLC	0.12	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Average	Yes
22457000	1246 Oregon St	PMETZ Real Estate, LLC	0.12	12,800	111,200	124,000	100.00%	12,800	111,200	124,000	Average	Yes
10803009	4606 Washington Ave	Prasadi, LLC	0.31	120,900	99,100	220,000	100.00%	120,900	99,100	220,000	Average	Yes
22785000	4500 Victory Ave	Pritam Singh	0.10	13,700	162,300	176,000	100.00%	13,700	162,300	176,000	Average	Yes
12980000	1521 Arthur Ave	Quico Ayala	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No
11313000	1408 Monroe Ave	R and T Investments, LLC	0.11	18,300	166,700	185,000	100.00%	18,300	166,700	185,000	Good	No
13132092	5304 Washington Ave	Rac I, LLC	0.28	173,300	432,000	605,300	100.00%	173,300	432,000	605,300	Excellent	No
13132103	5310 Washington Ave	Rac I, LLC	1.02	0	0	0	100.00%	0	0	0	Average	Yes
11311000	3506 Wright Ave	Rachael A. Benson	0.11	17,600	136,400	154,000	100.00%	17,600	136,400	154,000	Good	No
22106000	1400 Oregon St	Rachael Olsen	0.13	14,400	132,600	147,000	100.00%	14,400	132,600	147,000	Average	Yes
11972000	1305 Monroe Ave	Rachel Ann Wiecezorek	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Average	Yes
22024000	4204 Fifteenth St	Rachel Jarvis	0.12	16,400	85,600	102,000	100.00%	16,400	85,600	102,000	Good	No
12715000	1312 Lathrop Ave	Rachel R. Arebalo	0.13	12,800	82,200	95,000	100.00%	12,800	82,200	95,000	Average	Yes
12494000	3623 Lindermann Ave	Rachel Wroblewski	0.10	17,100	134,900	152,000	100.00%	17,100	134,900	152,000	Average	Yes
22727000	4316 Victory Ave	Racine County	0.11	14,000	107,000	121,000	100.00%	14,000	107,000	121,000	Average	Yes
09976000	1528 Grange Ave	Racine County	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Fair	Yes
12043000	1612 Arthur Ave	Racine Prime Properties, LLC	0.12	13,600	113,400	127,000	100.00%	13,600	113,400	127,000	Average	Yes
10146000	1305 West Blvd	Racine Prime Properties, LLC	0.12	18,000	120,000	138,000	100.00%	18,000	120,000	138,000	Good	No
13132122	5201 Washington Ave	Racine Shopping Centre, LLC	0.76	387,600	1,060,400	1,448,000	100.00%	387,600	1,060,400	1,448,000	Very Good	No
12196000	1347 Hayes Ave	Racine Wis Lakeview Church of Christ of, Inc	0.20	0	0	0	100.00%	0	0	0	Average	Yes
10385000	1216 Hayes Ave	Racine, City of	0.37	0	0	0	100.00%	0	0	0	Average	Yes
12771000	1124 Grove Avenue	Racine, City of	0.11	0	0	0	100.00%	0	0	0	Average	Yes
12772000	1128 Grove Avenue	Racine, City of	0.11	0	0	0	100.00%	0	0	0	Average	Yes
12005000	1214 Grove Ave	Racine, City of	0.22	0	0	0	100.00%	0	0	0	Average	Yes
11563000	3825 Sixteenth St	Racine, City of	2.57	0	0	0	100.00%	0	0	0	Average	Yes
12780000	1131 Hayes Ave	Racine, City of	0.11	0	0	0	100.00%	0	0	0	Average	Yes
12773000	1132 Grove Ave	Racine, City of	0.11	0	0	0	100.00%	0	0	0	Average	Yes
11893004	1256 West Blvd	Racine, City of	0.04	0	0	0	100.00%	0	0	0	Average	Yes
12781000	1127 Hayes Ave	Racine, City of	0.11	0	0	0	100.00%	0	0	0	Average	Yes
11629000	3829 Washington Ave	Racine, City of	0.42	0	0	0	100.00%	0	0	0	Average	Yes
12004000	1215 Hayes Ave	Racine, City of	0.22	0	0	0	100.00%	0	0	0	Average	Yes
12782000	1123 Hayes Ave	Racine, City of	0.11	0	0	0	100.00%	0	0	0	Average	Yes
13119020	1700 West Blvd	Racine, City of	1.48	0	0	0	100.00%	0	0	0	Average	Yes
13115000	1633 West Blvd	Racine, City of	0.12	0	0	0	100.00%	0	0	0	Average	Yes
22522000	1329 Ohio St	Ralland J. Brumfield	0.25	20,500	120,500	141,000	100.00%	20,500	120,500	141,000	Good	No
10779000	3423 Washington Ave	Ralph W. Porcaro	0.17	34,000	142,000	176,000	100.00%	34,000	142,000	176,000	Good	No
12499000	1125 West Lawn Ave	Ramond Shockley II	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Average	Yes
11889000	1239 Grove Ave	Randall C. Nelsen	0.10	17,500	103,500	121,000	100.00%	17,500	103,500	121,000	Good	No
10198000	1345 Deane Blvd	Randall D. Williams	0.11	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes
12027000	3525 Fifteenth St	Randall J. Saltys	0.10	18,600	109,400	128,000	100.00%	18,600	109,400	128,000	Average	Yes
11055000	1332 Cleveland Ave	Randall K. Becker	0.12	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Average	Yes
12689002	1139 Blaine Ave	Randall P. Solberg	0.09	24,700	196,300	221,000	100.00%	24,700	196,300	221,000	Average	Yes
12595000	1134 Blaine Ave	Randall P. Solberg	0.25	58,000	0	58,000	100.00%	58,000	0	58,000	Average	Yes
22506000	1312 Virginia St	Randall W. Wick	0.31	25,600	140,400	166,000	100.00%	25,600	140,400	166,000	Very Good	No
22429000	1231 Oregon St	Randy A. Larsen	0.13	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Good	No
16708000	1616 Grange Ave	Randy L. Johnson	0.15	23,700	83,300	107,000	100.00%	23,700	83,300	107,000	Average	Yes
22117000	4416 Fifteenth St	Randy L. Roberts	0.19	19,400	96,600	116,000	100.00%	19,400	96,600	116,000	Very Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	In Need of Rehabilitation or Conservation		
											Condition	Conservation Acres	
22161000	1422 Virginia St	Randy P. Leppien	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Average	Yes	0.12
13104000	1640 Deane Blvd	Randy S. Cabunac	0.12	18,000	80,000	98,000	100.00%	18,000	80,000	98,000	Average	Yes	0.12
13070000	1628 Deane Blvd	Randy S. Cabunac	0.12	17,900	81,100	99,000	100.00%	17,900	81,100	99,000	Average	Yes	0.12
13119005	1634 Cleveland Ave	Raphael J Spang Revocable Living Trust	0.15	17,700	115,300	133,000	100.00%	17,700	115,300	133,000	Average	Yes	0.15
12990000	1540 Blaine Ave	Raquel D. Villarreal	0.09	16,800	89,200	106,000	100.00%	16,800	89,200	106,000	Average	Yes	0.09
12236000	1324 Hayes Ave	Raul C. Renteria	0.13	18,900	87,100	106,000	100.00%	18,900	87,100	106,000	Good	No	0.12
12951000	1509 Blaine Ave	Raul Munoz Jr	0.12	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Average	Yes	
22105000	1414 Indiana St	Raymond B. Duckworth	0.13	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Good	No	
11970000	1300 West Lawn Ave	Raymond Bishop	0.12	18,000	157,000	175,000	100.00%	18,000	157,000	175,000	Good	No	
12741000	3911 Fifteenth St	Raymond L. De Ford	0.13	12,800	120,200	133,000	100.00%	12,800	120,200	133,000	Good	No	0.11
12357000	1332 Blaine Ave	Raymond Lopez	0.13	18,900	169,100	188,000	100.00%	18,900	169,100	188,000	Good	No	
11088000	1414 West Lawn Ave	Raymond W. Grundhoefer	0.11	17,500	133,500	151,000	100.00%	17,500	133,500	151,000	Average	Yes	
10405000	1254 Hayes Ave	Rebecca E. Blank	0.12	18,000	135,000	153,000	100.00%	18,000	135,000	153,000	Good	No	
11669000	1509 Monroe Ave	Rebecca L. Weber	0.11	17,500	92,500	110,000	100.00%	17,500	92,500	110,000	Good	No	0.11
09482000	1529 Grange Ave	Rebecca Lyn St Martin	0.11	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes	
12808000	1436 Quincy Ave	Redbrick Property Mgt, LLC	0.11	17,600	131,400	149,000	100.00%	17,600	131,400	149,000	Good	No	
12593000	1118 Blaine Ave	Reed J. Schmidt	0.13	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Good	No	
13012000	1600 Hayes Ave	Regina L. Glatt	0.12	13,400	112,600	126,000	100.00%	13,400	112,600	126,000	Good	No	0.12
10335000	1247 Cleveland Ave	Reginald T. Scott	0.12	18,000	133,000	151,000	100.00%	18,000	133,000	151,000	Good	No	
22377000	1246 Kentucky St	Rene Real Estate, LLC	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Average	Yes	
22503000	1212 Virginia St	Rene Real Estate, LLC	0.12	12,800	128,200	141,000	100.00%	12,800	128,200	141,000	Average	Yes	
09936000	2721 Wright Ave	Renee C. Kelly	0.14	25,400	104,600	130,000	100.00%	25,400	104,600	130,000	Average	Yes	0.14
22205001	1519 Virginia St	REO 2021-NR4, LLC	0.14	14,100	72,900	87,000	100.00%	14,100	72,900	87,000	Good	No	0.13
12360000	1336 Blaine Ave	Restoration Property Group, LLC	0.13	18,900	93,100	112,000	100.00%	18,900	93,100	112,000	Average	Yes	
10155001	1201 West Blvd	Reuc Building Inc Fka Racine Education Association	0.43	0	0	0	100.00%	0	0	0	Average	Yes	
11346000	1300 Hayes Ave	Rey Luis Cartagena Jr	0.21	30,300	141,700	172,000	100.00%	30,300	141,700	172,000	Good	No	
14218000	2615 Sixteenth St	Reyes Santos Jr	0.04	6,600	61,400	68,000	100.00%	6,600	61,400	68,000	Average	Yes	0.04
12622000	1340 Russet St	Rhianna L. Durfee	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Average	Yes	0.12
09486000	1545 Grange Ave	Rhonda J. Beth	0.11	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes	0.11
22009000	4118 Fifteenth St	Rhonda R. Tannler	0.19	17,300	135,700	153,000	100.00%	17,300	135,700	153,000	Average	Yes	0.19
09971000	1521 Thurston Ave	Rhonda Spor	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Average	Yes	0.12
12699000	1414 Deane Blvd	Ricardo Navarro	0.11	17,600	107,400	125,000	100.00%	17,600	107,400	125,000	Average	Yes	0.11
11090000	1422 West Lawn Ave	Ricardo Sanchez Jr	0.11	17,500	126,500	144,000	100.00%	17,500	126,500	144,000	Average	Yes	0.11
11381001	3816 Fifteenth St	Richard A. Ashmus	0.14	26,800	116,200	143,000	100.00%	26,800	116,200	143,000	Good	No	0.12
22358000	1231 Kentucky St	Richard A. Lovdahl	0.12	12,800	95,200	108,000	100.00%	12,800	95,200	108,000	Good	No	
12692000	3009 Wright Ave	Richard A. Matsen	0.10	17,100	110,900	128,000	100.00%	17,100	110,900	128,000	Good	No	
11890000	1245 Grove Ave	Richard and Mary Buehrens Living Trust	0.11	17,500	105,500	123,000	100.00%	17,500	105,500	123,000	Good	No	
22118000	1438 Oregon St	Richard B. Anderson	0.12	12,800	128,200	141,000	100.00%	12,800	128,200	141,000	Good	No	0.12
09967000	1511 Thurston Ave	Richard Bowman	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes	
12407000	3821 Lindermann Ave	Richard E. Ostergaard	0.11	17,600	142,400	160,000	100.00%	17,600	142,400	160,000	Average	Yes	
12532000	1433 Hayes Ave	Richard Emmert Jr	0.11	17,600	106,400	124,000	100.00%	17,600	106,400	124,000	Average	Yes	
12769000	1116 Grove Ave	Richard G. Flatley	0.11	28,600	212,400	241,000	100.00%	28,600	212,400	241,000	Good	No	0.09
12904000	1540 Deane Blvd	Richard G. Walters	0.09	13,000	92,000	105,000	100.00%	13,000	92,000	105,000	Average	Yes	
10554000	1418 Lathrop Ave	Richard Hintz	0.13	12,800	97,200	110,000	100.00%	12,800	97,200	110,000	Good	No	
13031000	1606 Grove Ave	Richard J. Jensen	0.10	12,600	78,400	91,000	100.00%	12,600	78,400	91,000	Good	No	
13034000	1613 Hayes Ave	Richard J. Joseph	0.11	13,400	95,600	109,000	100.00%	13,400	95,600	109,000	Good	No	0.12
11867000	1336 Monroe Ave	Richard Joseph Sorenson	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Average	Yes	
11067003	1329 West Lawn Ave	Richard K. Hitzelberger	0.12	18,900	115,100	134,000	100.00%	18,900	115,100	134,000	Very Good	No	
11702000	3719 Sixteenth St	Richard L. Panyk	0.09	12,500	118,500	131,000	100.00%	12,500	118,500	131,000	Good	No	
16783000	1637 Thurston Ave	Richard Marcsis	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Average	Yes	0.12

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
11919000	1631 West Lawn Ave	Richard N. Cole	0.12	13,600	129,400	143,000	100.00%	13,600	129,400	143,000	Good	No
22316000	1621 Ohio St	Richard Noe	0.12	12,800	128,200	141,000	100.00%	12,800	128,200	141,000	Very Good	No
12377000	3304 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.15	13,600	52,427	66,027	100.00%	13,600	52,400	66,000	Average	Yes
12485000	3510 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Average	Yes
12372001	3318 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	55,300	66,000	100.00%	10,700	55,300	66,000	Good	No
12301000	1634 Grove Ave	Richard O and Eleanore J Becker Living Trust	0.14	20,600	113,400	134,000	100.00%	20,600	113,400	134,000	Good	No
12371001	3322 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Average	Yes
12207000	1639 Grove Ave	Richard O and Eleanore J Becker Living Trust	0.10	11,200	51,800	63,000	100.00%	11,200	51,800	63,000	Average	Yes
12202000	3122 Seventeenth St	Richard O and Eleanore J Becker Living Trust	0.08	10,900	53,100	64,000	100.00%	10,900	53,100	64,000	Average	Yes
12427000	3422 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	50,300	61,000	100.00%	10,700	50,300	61,000	Average	Yes
12373001	3316 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	55,300	66,000	100.00%	10,700	55,300	66,000	Good	No
12303001	1642 Grove Ave	Richard O and Eleanore J Becker Living Trust	0.10	11,500	53,500	65,000	100.00%	11,500	53,500	65,000	Good	No
12483000	3518 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Good	No
12299000	3210 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,900	55,100	66,000	100.00%	10,900	55,100	66,000	Good	No
12486000	3508 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Good	No
12296000	3218 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.15	13,900	51,100	65,000	100.00%	13,900	51,100	65,000	Average	Yes
12206000	1641 Grove Ave	Richard O and Eleanore J Becker Living Trust	0.10	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Average	Yes
12298000	3212 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	11,200	56,800	68,000	100.00%	11,200	56,800	68,000	Good	No
12370001	3324 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.05	7,800	56,200	64,000	100.00%	7,800	56,200	64,000	Average	Yes
12426000	3424 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.06	10,600	50,400	61,000	100.00%	10,600	50,400	61,000	Average	Yes
12719000	1328 Lathrop Ave	Richard O and Eleanore J Becker Living Trust	0.13	22,100	82,900	105,000	100.00%	22,100	82,900	105,000	Very Good	No
12376000	3306 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	55,300	66,000	100.00%	10,700	55,300	66,000	Average	Yes
12488000	3502 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	11,000	54,000	65,000	100.00%	11,000	54,000	65,000	Good	No
12302001	1640 Grove Ave	Richard O and Eleanore J Becker Living Trust	0.07	10,300	54,700	65,000	100.00%	10,300	54,700	65,000	Good	No
12487000	3504 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Good	No
12484000	3516 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	54,300	65,000	100.00%	10,700	54,300	65,000	Good	No
12203000	3120 Seventeenth St	Richard O and Eleanore J Becker Living Trust	0.08	10,900	53,100	64,000	100.00%	10,900	53,100	64,000	Average	Yes
12297000	3216 Victory Ave	Richard O and Eleanore J Becker Living Trust	0.08	10,700	55,300	66,000	100.00%	10,700	55,300	66,000	Average	Yes
12205000	3116 Seventeenth St	Richard O Becker Living Trust	0.16	21,300	112,700	134,000	100.00%	21,300	112,700	134,000	Good	No
12728000	1345 Russet St	Richard O. O Connor	0.13	12,800	90,200	103,000	100.00%	12,800	90,200	103,000	Good	No
11296000	1324 Arthur Ave	Richard T. Kauffman	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No
10717000	1247 West Lawn Ave	Richard T. Kauffman III	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes
10694000	3601 Washington Ave	Richard W. Birdsall III	0.11	17,600	180,400	198,000	100.00%	17,600	180,400	198,000	Good	No
22551000	1311 Virginia St	Richard W. Sabin	0.19	19,200	89,800	109,000	100.00%	19,200	89,800	109,000	Average	Yes
11206000	1414 Orchard St	Rick Grooms	0.19	17,300	96,700	114,000	100.00%	17,300	96,700	114,000	Good	No
10167000	1340 Deane Blvd	Ricky L. Muhammad	0.11	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Good	No
12569000	1101 Cleveland Ave	Riverhouse Investments, LLC	0.11	17,600	170,400	188,000	100.00%	17,600	170,400	188,000	Good	No
11522000	3724 Thirteenth St	Riverhouse Investments, LLC	0.12	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Fair	Yes
22277000	4407 Sixteenth St	Rivest Trust	0.12	14,400	96,600	111,000	100.00%	14,400	96,600	111,000	Average	Yes
12733000	1325 Russet St	Rob N and Susan J Richardson Family Trust	0.13	12,800	108,200	121,000	100.00%	12,800	108,200	121,000	Average	Yes
22063000	1505 Kentucky St	Rob N Richardson Family Trust	0.12	12,800	76,200	89,000	100.00%	12,800	76,200	89,000	Average	Yes
09992000	1509 Quincy Ave	Robert A. Chartier	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes
13110000	1653 West Blvd	Robert Albritton	0.08	13,000	99,000	112,000	100.00%	13,000	99,000	112,000	Average	Yes
22054000	4118 Sixteenth St	Robert B. Belkin	0.12	14,400	69,600	84,000	100.00%	14,400	69,600	84,000	Average	Yes
12864000	1504 Quincy Ave	Robert Bartels	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No
12963000	1533 Blaine Ave	Robert Brenner	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No
12978000	1516 Blaine Ave	Robert C. Brown	0.12	18,000	123,000	141,000	100.00%	18,000	123,000	141,000	Average	Yes
12576000	3524 Washington Ave	Robert C. Witek	0.12	17,100	175,900	193,000	100.00%	17,100	175,900	193,000	Very Good	No
22582000	1308 Indiana St	Robert D. Yerges	0.19	19,200	63,800	83,000	100.00%	19,200	63,800	83,000	Average	Yes
09200000	2707 Washington Ave	Robert Day Jr	0.06	14,100	106,900	121,000	100.00%	14,100	106,900	121,000	Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
13052000	1631 Grove Ave	Robert E. Hartje	0.14	20,600	62,400	83,000	100.00%	20,600	62,400	83,000	Good	No
11505000	1219 Monroe Ave	Robert F. Conner	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Good	No
22368000	1227 Indiana St	Robert F. Harris II	0.31	25,600	92,400	118,000	100.00%	25,600	92,400	118,000	Good	No
16757000	1632 Flett Ave	Robert F. Ingles	0.11	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Average	Yes 0.11
09910000	2813 Wright Ave	Robert F. Ingles	0.10	17,100	96,900	114,000	100.00%	17,100	96,900	114,000	Average	Yes 0.1
09339000	1302 Thurston Ave	Robert F. Ingles	0.11	25,500	85,500	111,000	100.00%	25,500	85,500	111,000	Average	Yes 0.11
12359000	1339 Arthur Ave	Robert Flores	0.12	17,600	139,400	157,000	100.00%	17,600	139,400	157,000	Average	Yes 0.12
11893008	1244 West Blvd	Robert G Berkley Family Trust	0.56	60,900	189,100	250,000	100.00%	60,900	189,100	250,000	Very Good	No
10178000	2925 Washington Ave	Robert G. Kight	0.13	20,700	137,300	158,000	100.00%	20,700	137,300	158,000	Good	No
22296000	4519 Sixteenth St	Robert G. Scheit	0.25	28,800	117,200	146,000	100.00%	28,800	117,200	146,000	Good	No
12459000	3301 Wright Ave	Robert J. Matson	0.11	18,600	100,400	119,000	100.00%	18,600	100,400	119,000	Good	No
10403000	1251 Blaine Ave	Robert J. Novine	0.12	18,000	159,000	177,000	100.00%	18,000	159,000	177,000	Good	No
10896000	4015 Wright Ave	Robert J. Secky	0.13	14,400	107,600	122,000	100.00%	14,400	107,600	122,000	Average	Yes 0.13
22378000	1242 Kentucky St	Robert King	0.19	17,300	57,700	75,000	100.00%	17,300	57,700	75,000	Good	No
11645000	1246 Monroe Ave	Robert L and Mary L Wegner Revocable Living Trust	0.18	27,000	157,000	184,000	100.00%	27,000	157,000	184,000	Good	No
09935000	2717 Wright Ave	Robert L. Hutton	0.10	17,100	88,900	106,000	100.00%	17,100	88,900	106,000	Good	No
11887000	1235 Grove Ave	Robert L. Nunez II	0.10	17,500	105,500	123,000	100.00%	17,500	105,500	123,000	Average	Yes 0.1
12900000	1535 West Blvd	Robert L. Walser	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Average	Yes 0.12
10168000	1344 Deane Blvd	Robert M. Jobson	0.11	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Very Good	No
09480000	1521 Grange Ave	Robert M. Mandernack	0.11	18,000	95,000	113,000	100.00%	18,000	95,000	113,000	Average	Yes 0.11
22030001	1508 Kentucky St	Robert Michael Salzman	0.12	13,800	140,200	154,000	100.00%	13,800	140,200	154,000	Good	No
10755000	1533 West Lawn Ave	Robert Niesen	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes 0.12
13102000	1632 Deane Blvd	Robert P. Diel	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Good	No
10194000	1363 Deane Blvd	Robert P. Kosterman	0.10	15,800	118,200	134,000	100.00%	15,800	118,200	134,000	Good	No
13005000	1617 Arthur Ave	Robert P. Rubel	0.12	13,400	85,600	99,000	100.00%	13,400	85,600	99,000	Average	Yes 0.12
11091000	1426 West Lawn Ave	Robert R. Kivisto	0.11	17,500	164,500	182,000	100.00%	17,500	164,500	182,000	Good	No
22141000	1422 Illinois St	Robert S. Hayek	0.12	12,800	58,200	71,000	100.00%	12,800	58,200	71,000	Good	No
09348000	1323 Quincy Ave	Robert T. Weygant	0.07	12,900	105,100	118,000	100.00%	12,900	105,100	118,000	Average	Yes 0.07
11510000	1231 Monroe Ave	Robert Thillemann	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Good	No
22686000	4114 Victory Ave	Robert W. Beiley	0.14	17,900	114,100	132,000	100.00%	17,900	114,100	132,000	Good	No
22179000	1529 Ohio St	Robert W. Petersen	0.12	12,800	121,200	134,000	100.00%	12,800	121,200	134,000	Average	Yes 0.12
16689000	1615 Quincy Ave	Robert Williams Jr	0.09	13,300	88,700	102,000	100.00%	13,300	88,700	102,000	Average	Yes 0.09
12823000	1607 Russet St	Roberta A. Perez	0.24	20,600	142,400	163,000	100.00%	20,600	142,400	163,000	Average	Yes 0.24
10758000	1531 West Lawn Ave	Roberta Williams	0.12	18,000	136,000	154,000	100.00%	18,000	136,000	154,000	Good	No
12997000	1601 Arthur Ave	Roberto Delgado Vega	0.12	13,400	83,600	97,000	100.00%	13,400	83,600	97,000	Average	Yes 0.12
12915000	1517 Grove Ave	Roberto Ruhland	0.11	17,800	140,200	158,000	100.00%	17,800	140,200	158,000	Good	No
11676000	1516 West Lawn Ave	Robin L. Wilson	0.11	17,500	113,500	131,000	100.00%	17,500	113,500	131,000	Good	No
22758000	1639 Illinois St	Rocco F. Demark II	0.10	13,700	115,300	129,000	100.00%	13,700	115,300	129,000	Average	Yes 0.1
12767000	1108 Grove Ave	Rocco M. Peretto	0.11	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Good	No
11707000	1616 West Lawn Ave	Rochelle E. Christensen	0.12	13,600	105,400	119,000	100.00%	13,600	105,400	119,000	Average	Yes 0.12
22016000	1415 Indiana St	Rodney L. Whiteside	0.12	12,800	149,200	162,000	100.00%	12,800	149,200	162,000	Good	No
10152000	1329 West Blvd	Rodney W. Darge	0.12	18,000	120,000	138,000	100.00%	18,000	120,000	138,000	Good	No
22007000	1431 Kentucky St	Rodolfo B. Barrientez	0.19	17,300	138,700	156,000	100.00%	17,300	138,700	156,000	Good	No
22148000	4621 Wright Ave	Rodolfo C. Torres	0.12	13,800	131,200	145,000	100.00%	13,800	131,200	145,000	Good	No
12922009	1534 West Blvd	Rodrigo Puentes Macias	0.16	26,800	123,200	150,000	100.00%	26,800	123,200	150,000	Average	Yes 0.16
22126000	4507 Wright Ave	Roger E. Gleason	0.13	14,400	110,600	125,000	100.00%	14,400	110,600	125,000	Average	Yes 0.13
22376000	1250 Kentucky St	Roger L. Knudson	0.12	12,800	75,200	88,000	100.00%	12,800	75,200	88,000	Good	No
10904000	1431 Orchard St	Roger Phillips	0.12	12,800	96,200	109,000	100.00%	12,800	96,200	109,000	Average	Yes 0.12
10776000	3407 Washington Ave	Roger Rodriguez	0.11	18,700	119,300	138,000	100.00%	18,700	119,300	138,000	Average	Yes 0.11
10372000	3525 Wright Ave	Rolando G. Maldonado	0.10	16,900	177,100	194,000	100.00%	16,900	177,100	194,000	Good	No

Appendix A

City of Racine, Wisconsin												
Tax Increment District No. 31												
Base Property Information												
Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22192000	1520 Illinois St	Roman Anchondo	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Very Good	No
13084000	1622 Quincy Ave	Roman Cervantes	0.11	17,800	103,200	121,000	100.00%	17,800	103,200	121,000	Good	No
13132120	4901 Washington Ave	Romano Properties, LLC	10.25	1,722,300	2,149,700	3,872,000	100.00%	1,722,300	2,149,700	3,872,000	Average	Yes
22364000	1255 Kentucky St	Ronald Bonczkiewicz	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No
09561000	1429 Grange Ave	Ronald E. Thomas	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes
11210000	4016 Victory Ave	Ronald F Novak Living Trust	0.15	20,500	119,500	140,000	100.00%	20,500	119,500	140,000	Average	Yes
11044000	1309 West Lawn Ave	Ronald G. Lamberty	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Average	Yes
12763000	3921 Fifteenth St	Ronald J. Beasley	0.13	12,800	74,200	87,000	100.00%	12,800	74,200	87,000	Average	Yes
22131000	1415 Virginia St	Ronald Joy Gauthier Jr	0.12	12,800	139,200	152,000	100.00%	12,800	139,200	152,000	Good	No
10147000	1309 West Blvd	Ronald K. Brankey	0.12	18,000	153,000	171,000	100.00%	18,000	153,000	171,000	Average	Yes
12025000	1254 Grove Ave	Ronald Noll Living Trust	0.11	17,900	147,100	165,000	100.00%	17,900	147,100	165,000	Very Good	No
09939000	1414 Grange Ave	Ronald R. Hewitt Jr	0.11	17,600	100,400	118,000	100.00%	17,600	100,400	118,000	Average	Yes
14203000	1605 Grange Ave	Rosa Mae French	0.07	12,400	83,600	96,000	100.00%	12,400	83,600	96,000	Average	Yes
11082000	3723 Wright Ave	Rose M. Urdiales	0.21	27,800	154,200	182,000	100.00%	27,800	154,200	182,000	Very Good	No
13038000	1621 Hayes Ave	Rose Martin-Stinson	0.11	13,400	83,600	97,000	100.00%	13,400	83,600	97,000	Average	Yes
09622000	1504 Flett Ave	Rosemary T. Haegerl	0.11	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes
12952000	1513 Blaine Ave	Ross Hosking	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Good	No
10800000	1251 Arthur Ave	Ross L. Sykes	0.08	17,700	121,300	139,000	100.00%	17,700	121,300	139,000	Average	Yes
16763000	1654 Flett Ave	Roxanne Jankowski	0.07	12,600	92,400	105,000	100.00%	12,600	92,400	105,000	Average	Yes
16789000	1650 Thurston Ave	Roy G. Godzicki	0.07	12,600	83,400	96,000	100.00%	12,600	83,400	96,000	Average	Yes
22687000	1637 Kentucky St	Roy L. Carter	0.13	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes
22042000	4220 Sixteenth St	Roy N. Berry	0.12	14,400	131,600	146,000	100.00%	14,400	131,600	146,000	Very Good	No
11054000	1328 Cleveland Ave	Roy R. Riddle	0.12	18,000	179,000	197,000	100.00%	18,000	179,000	197,000	Very Good	No
16773000	1640 Grange Ave	Royal Apartments of Racine, LLC	0.12	18,000	106,000	124,000	100.00%	18,000	106,000	124,000	Average	Yes
11658000	1325 Grove Ave	Ruben Vargas	0.16	26,800	108,200	135,000	100.00%	26,800	108,200	135,000	Very Good	No
13108000	3010 Seventeenth St	Run RMC, LLC	0.04	10,100	153,900	164,000	100.00%	10,100	153,900	164,000	Good	No
12182000	1316 Grove Ave	Russell C Erhardt Irrevocable Family Trust	0.11	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
22822000	4606 Victory Ave	Russell E. Smith	0.10	13,700	97,300	111,000	100.00%	13,700	97,300	111,000	Average	Yes
10568002	3921 Wright Ave	Russell J. Derks	0.20	20,000	156,000	176,000	100.00%	20,000	156,000	176,000	Average	Yes
22384008	1354 Indiana St	Russell J. Derks	0.19	19,200	131,800	151,000	100.00%	19,200	131,800	151,000	Fair	Yes
22384004	1351 Oregon St	Russell J. Derks	0.26	21,200	138,800	160,000	100.00%	21,200	138,800	160,000	Fair	Yes
22150000	1415 Ohio St	Russell J. Solberg	0.13	7,600	131,400	139,000	100.00%	7,600	131,400	139,000	Good	No
10354000	1544 Arthur Ave	Russell V. Cera	0.13	23,600	94,400	118,000	100.00%	23,600	94,400	118,000	Good	No
10499000	3908 Washington Ave	Ruth Fenelon	0.80	54,400	270,600	325,000	100.00%	54,400	270,600	325,000	Good	No
13049000	1619 Grove Ave	Ryan D. Lafever	0.13	16,000	68,000	84,000	100.00%	16,000	68,000	84,000	Good	No
22384000	1214 Kentucky St	Ryan J and Tabitha L Fultz	0.12	12,800	89,200	102,000	100.00%	12,800	89,200	102,000	Fair	Yes
12717000	1322 Lathrop Ave	Ryan L. Ventura	0.25	20,500	122,500	143,000	100.00%	20,500	122,500	143,000	Good	No
22258000	4321 Fifteenth St	Ryan N. Casperson	0.11	12,700	63,300	76,000	100.00%	12,700	63,300	76,000	Good	No
12933000	1527 Hayes Ave	Ryan R. Baker	0.16	25,700	170,300	196,000	100.00%	25,700	170,300	196,000	Average	Yes
22753000	4400 Victory Ave	Ryan Saldivar	0.10	13,700	104,300	118,000	100.00%	13,700	104,300	118,000	Good	No
11533002	3620 Victory Ave	Ryan T. Contreras	0.15	17,000	132,000	149,000	100.00%	17,000	132,000	149,000	Average	Yes
22439000	1234 Indiana St	Ryan W. Arndt	0.26	20,500	131,500	152,000	100.00%	20,500	131,500	152,000	Average	Yes
10193000	1365 Deane Blvd	Ryan W. Arndt	0.10	15,800	123,200	139,000	100.00%	15,800	123,200	139,000	Good	No
22509000	1336 Virginia St	Ryane's House of Hope, Inc	0.35	37,600	(37,600)	0	100.00%	37,600	(37,600)	0	Very Good	No
09565000	1414 Flett Ave	Saamanta De La O Tovar	0.17	16,100	114,900	131,000	100.00%	16,100	114,900	131,000	Average	Yes
22248000	4316 Sixteenth St	Saint Regis Adult Family Home, LLC	0.13	14,800	142,200	157,000	100.00%	14,800	142,200	157,000	Good	No
22823000	4610 Victory Ave	Salvador Coronado	0.10	13,700	96,300	110,000	100.00%	13,700	96,300	110,000	Average	Yes
22700000	4220 Victory Ave	Salvador Martinez Jr	0.21	21,900	90,100	112,000	100.00%	21,900	90,100	112,000	Average	Yes
22149000	1401 Ohio St	Salvador Torres Ramirez Sr	0.14	14,100	141,900	156,000	100.00%	14,100	141,900	156,000	Good	No
22292000	1600 Illinois St	Sam Pichelman	0.12	14,400	31,600	46,000	100.00%	14,400	31,600	46,000	Average	Yes

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
22237000	4309 Fifteenth St	Samantha Marie Robinson	0.11	12,700	75,300	88,000	100.00%	12,700	75,300	88,000	Average	Yes	0.11
12035000	3501 Sixteenth St	Sami A Ali and Chadia M Ali Revocable Trust	0.09	17,700	137,300	155,000	100.00%	17,700	137,300	155,000	Average	Yes	0.09
12968000	3322 Sixteenth St	Sami A Ali and Chadia M Ali Revocable Trust	0.37	43,700	172,300	216,000	100.00%	43,700	172,300	216,000	Average	Yes	0.37
12041000	3523 Sixteenth St	Sami A Ali and Chadia M Ali Revocable Trust	0.09	17,700	105,300	123,000	100.00%	17,700	105,300	123,000	Average	Yes	0.09
13113000	1639 West Blvd	Samina P. Awan	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Average	Yes	0.12
11853000	1309 Lathrop Ave	Samuel A. Boykin	0.12	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Average	Yes	0.12
10506000	1121 Russet St	Samuel J. Graceffa Jr	0.14	18,000	197,000	215,000	100.00%	18,000	197,000	215,000	Very Good	No	
12783000	1121 Hayes Ave	Samuel M. Daams	0.11	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Average	Yes	0.11
12916000	1523 Grove Ave	Samuel M. Daams	0.11	17,800	102,200	120,000	100.00%	17,800	102,200	120,000	Fair	Yes	0.11
11379000	1430 Monroe Ave	Samuel M. Daams	0.11	17,500	151,500	169,000	100.00%	17,500	151,500	169,000	Average	Yes	0.11
11380000	1432 Monroe Ave	Samuel M. Daams	0.11	17,500	123,500	141,000	100.00%	17,500	123,500	141,000	Average	Yes	0.11
11534000	1347 West Blvd	Samuel M. Daams	0.04	10,100	79,900	90,000	100.00%	10,100	79,900	90,000	Average	Yes	0.04
11875000	3810 Wright Ave	Sandra Ann Schumaker	0.11	17,600	103,400	121,000	100.00%	17,600	103,400	121,000	Average	Yes	0.11
13054000	3011 Sixteenth St	Sandra Ceja	0.07	12,500	79,500	92,000	100.00%	12,500	79,500	92,000	Good	No	
22028000	1418 Kentucky St	Sandra J. Koepke	0.12	12,800	98,200	111,000	100.00%	12,800	98,200	111,000	Average	Yes	0.12
10700000	3627 Washington Ave	Sandra J. Remillard	0.11	17,300	146,700	164,000	100.00%	17,300	146,700	164,000	Average	Yes	0.11
10781000	1215 Arthur Ave	Sandra L. Czosnek	0.12	18,000	159,000	177,000	100.00%	18,000	159,000	177,000	Good	No	
10909000	1430 Russet St	Sandra L. Erickson	0.12	12,800	111,200	124,000	100.00%	12,800	111,200	124,000	Good	No	
11905000	3605 Sixteenth St	Sandra L. Menarek	0.09	12,600	107,400	120,000	100.00%	12,600	107,400	120,000	Good	No	
12463000	3319 Wright Ave	Sandra M. Roushia	0.11	18,600	139,400	158,000	100.00%	18,600	139,400	158,000	Average	Yes	0.11
22454000	4418 Thirteenth St	Sara J. Vego	0.12	12,800	126,200	139,000	100.00%	12,800	126,200	139,000	Good	No	
12405000	3815 Lindermann Ave	Sara R. Brauer	0.11	17,600	58,400	76,000	100.00%	17,600	58,400	76,000	Good	No	
11225000	3810 Sixteenth St	Sarah E. Wilson	0.11	20,300	80,700	101,000	100.00%	20,300	80,700	101,000	Good	No	
22534000	1324 Illinois St	Sarah N. Bates	0.16	16,700	122,300	139,000	100.00%	16,700	122,300	139,000	Good	No	
12973000	1504 Blaine Ave	Saray L. Garduno Ortiz	0.12	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.12
13119013	1639 Monroe Ave	Sassou Akakpo	0.15	17,000	170,000	187,000	100.00%	17,000	170,000	187,000	Good	No	
12191000	1333 Hayes Ave	Scarlette Kinderman	0.11	18,000	73,000	91,000	100.00%	18,000	73,000	91,000	Good	No	
10399000	1243 Blaine Ave	Scott A. Bergman	0.12	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Good	No	
12665000	1104 Hayes Ave	Scott A. Hetchler	0.13	18,000	123,000	141,000	100.00%	18,000	123,000	141,000	Good	No	
22084000	1628 Kentucky St	Scott A. Ingersoll	0.12	11,900	57,100	69,000	100.00%	11,900	57,100	69,000	Average	Yes	0.12
12044000	1618 Arthur Ave	Scott A. Scholz	0.12	13,600	88,400	102,000	100.00%	13,600	88,400	102,000	Average	Yes	0.12
22133000	1423 Virginia St	Scott A. Witt	0.12	12,800	140,200	153,000	100.00%	12,800	140,200	153,000	Good	No	
22549000	1321 Virginia St	Scott D. Buck	0.19	19,200	126,800	146,000	100.00%	19,200	126,800	146,000	Good	No	
22558000	1320 Oregon St	Scott D. Geiger Jr	0.25	20,500	80,500	101,000	100.00%	20,500	80,500	101,000	Average	Yes	0.25
12580000	3504 Washington Ave	Scott D. Hansen	0.14	20,300	131,700	152,000	100.00%	20,300	131,700	152,000	Good	No	
22315000	1617 Ohio St	Scott D. Houdek	0.12	12,800	114,200	127,000	100.00%	12,800	114,200	127,000	Good	No	
13057000	3025 Sixteenth St	Scott E. Grennell	0.08	13,200	111,800	125,000	100.00%	13,200	111,800	125,000	Good	No	
10751000	3614 Sixteenth St	Scott E. Tiesman	0.10	17,100	101,900	119,000	100.00%	17,100	101,900	119,000	Good	No	
22113000	1417 Illinois St	Scott M. Thieme	0.19	17,300	109,700	127,000	100.00%	17,300	109,700	127,000	Average	Yes	0.19
12659000	1517 Orchard St	Scott M. Zierten	0.12	12,800	126,200	139,000	100.00%	12,800	126,200	139,000	Average	Yes	0.12
12583000	1128 Arthur Ave	Scott Matson	0.13	18,000	109,000	127,000	100.00%	18,000	109,000	127,000	Good	No	
10731000	3621 Wright Ave	Scott P. Kaminski	0.11	17,500	120,500	138,000	100.00%	17,500	120,500	138,000	Good	No	
12853000	4101 Sixteenth St	Scott Parkhurst	0.12	14,400	132,600	147,000	100.00%	14,400	132,600	147,000	Good	No	
13009000	1625 Arthur Ave	Scott R. Clark	0.12	13,400	71,600	85,000	100.00%	13,400	71,600	85,000	Average	Yes	0.12
10507000	1115 Russet St	Scott R. Peters	0.14	18,000	153,000	171,000	100.00%	18,000	153,000	171,000	Very Good	No	
11071000	3419 Thirteenth St	Scott S. Schoening	0.10	20,300	88,700	109,000	100.00%	20,300	88,700	109,000	Good	No	
11712000	1623 Monroe Ave	Scott Tangerstrom Family Trust	0.19	20,400	139,600	160,000	100.00%	20,400	139,600	160,000	Average	Yes	0.19
22470000	1237 Virginia St	Scott Troestler	0.19	19,200	142,800	162,000	100.00%	19,200	142,800	162,000	Average	Yes	0.19
12412000	1129 Lathrop Ave	Scott W. Bosak	0.19	27,000	103,000	130,000	100.00%	27,000	103,000	130,000	Average	Yes	0.19
11665001	1300 West Blvd	Scott W. Clausen	0.11	18,700	132,300	151,000	100.00%	18,700	132,300	151,000	Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Rehabilitation or Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
12466000	1417 Blaine Ave	Scott W. Storheim	0.12	17,600	140,400	158,000	100.00%	17,600	140,400	158,000	Average	Yes	0.12
12246000	3328 Wright Ave	Scott W. Terry	0.12	19,000	146,000	165,000	100.00%	19,000	146,000	165,000	Very Good	No	
12242000	1337 Blaine Ave	Sean J. Higgins	0.13	18,900	111,100	130,000	100.00%	18,900	111,100	130,000	Average	Yes	0.13
22475000	1255 Virginia St	Sean M. Sorenson Sr	0.12	12,800	122,200	135,000	100.00%	12,800	122,200	135,000	Good	No	
11183000	4101 Washington Ave	Servantez Properties, Inc	0.28	79,400	91,600	171,000	100.00%	79,400	91,600	171,000	Average	Yes	0.28
10134000	3027 Washington Ave	Service Employees Intl Union, Local No 52	0.19	17,300	91,700	109,000	100.00%	17,300	91,700	109,000	Average	Yes	0.19
11701000	3715 Sixteenth St	Seth P. Mitchell	0.09	12,500	82,500	95,000	100.00%	12,500	82,500	95,000	Average	Yes	0.09
12666000	1110 Hayes Ave	Sfr3-000, LLC	0.13	18,000	120,000	138,000	100.00%	18,000	120,000	138,000	Average	Yes	0.13
09353000	2820 Wright Ave	Sfr3-000, LLC	0.10	17,100	99,900	117,000	100.00%	17,100	99,900	117,000	Average	Yes	0.1
09485000	1541 Grange Ave	Sfr3-020, LLC	0.11	18,000	63,000	81,000	100.00%	18,000	63,000	81,000	Average	Yes	0.11
11993000	3720 Wright Ave	SFR3-040 LLC (As to Parcels 1,2,3,4,5 & 8]	0.10	17,100	91,900	109,000	100.00%	17,100	91,900	109,000	Fair	Yes	0.1
16779000	1653 Thurston Ave	SFR3-040 LLC (As to Parcels 1,2,3,4,5 & 8]	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Fair	Yes	0.12
13096000	1653 Deane Blvd	SFR3-040 LLC (As to Parcels 1,2,3,4,5 & 8]	0.08	12,900	86,100	99,000	100.00%	12,900	86,100	99,000	Average	Yes	0.08
13100000	1637 Deane Blvd	SFR3-040 LLC (As to Parcels 1,2,3,4,5 & 8]	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Average	Yes	0.12
22821000	4600 Victory Ave	Sfr3-040, LLC	0.10	13,700	84,300	98,000	100.00%	13,700	84,300	98,000	Average	Yes	0.1
09931000	1404 Grange Ave	Sfr3-040, LLC	0.06	13,600	105,400	119,000	100.00%	13,600	105,400	119,000	Average	Yes	0.06
09563000	2610 Fifteenth St	Sfr3-040, LLC	0.17	18,300	96,700	115,000	100.00%	18,300	96,700	115,000	Average	Yes	0.17
09352000	2824 Wright Ave	Sfr3-040, LLC	0.10	17,100	90,900	108,000	100.00%	17,100	90,900	108,000	Average	Yes	0.1
09930000	1408 Grange Ave	Sfr3-040, LLC	0.06	12,900	100,100	113,000	100.00%	12,900	100,100	113,000	Average	Yes	0.06
09911000	2817 Wright Ave	Sfr3-040, LLC	0.10	17,100	80,900	98,000	100.00%	17,100	80,900	98,000	Average	Yes	0.1
09488000	1536 Flett Ave	Sfr3-040, LLC	0.07	12,600	82,400	95,000	100.00%	12,600	82,400	95,000	Average	Yes	0.07
12937000	1528 Grove Ave	Sfr3-050, LLC	0.11	18,000	83,000	101,000	100.00%	18,000	83,000	101,000	Average	Yes	0.11
09347000	1319 Quincy Ave	Sfr3-050, LLC	0.06	18,900	92,100	111,000	100.00%	18,900	92,100	111,000	Average	Yes	0.06
13099000	1641 Deane Blvd	Shadia I. Museitif	0.12	18,000	77,000	95,000	100.00%	18,000	77,000	95,000	Average	Yes	0.12
10138000	1231 West Blvd	Shajuan Kennedy	0.11	17,900	129,100	147,000	100.00%	17,900	129,100	147,000	Good	No	
10555000	1422 Lathrop Ave	Shana Jacob	0.13	12,800	196,200	209,000	100.00%	12,800	196,200	209,000	Very Good	No	
22589000	1322 Indiana St	Shane Campbell	0.19	19,200	131,800	151,000	100.00%	19,200	131,800	151,000	Average	Yes	0.19
12535000	1300 Orchard St	Shane Nichols	0.12	12,800	139,200	152,000	100.00%	12,800	139,200	152,000	Average	Yes	0.12
12812002	1616 Lathrop Ave	Shane P. McNally	0.13	12,800	143,200	156,000	100.00%	12,800	143,200	156,000	Good	No	
10316000	3513 Washington Ave	Shane Thomas Paschen	0.11	17,600	164,400	182,000	100.00%	17,600	164,400	182,000	Good	No	
10505000	1123 Russet St	Sharilyn S Due Family Trust	0.21	27,000	149,000	176,000	100.00%	27,000	149,000	176,000	Good	No	
12975000	1509 Arthur Ave	Shar-in Properties, LLC	0.12	14,600	178,400	193,000	100.00%	14,600	178,400	193,000	Average	Yes	0.12
12949000	1504 Hayes Ave	Sharon E. Balsano	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes	0.12
10777000	3411 Washington Ave	Sharon L Mayrand Revocable Living Trust	0.11	18,700	152,300	171,000	100.00%	18,700	152,300	171,000	Good	No	
09199000	2710 Wright Ave	Sharon S. Hill Dc	0.06	10,400	127,600	138,000	100.00%	10,400	127,600	138,000	Fair	Yes	0.06
11351000	1526 Monroe Ave	Sharon Topel	0.18	27,000	119,000	146,000	100.00%	27,000	119,000	146,000	Good	No	
12901000	1539 West Blvd	Shaun D. Starks	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Average	Yes	0.12
11657000	1321 Grove Ave	Shauna L. Lass	0.11	17,800	91,200	109,000	100.00%	17,800	91,200	109,000	Average	Yes	0.11
11323000	1425 Lathrop Ave	Shaunte L. Stills	0.16	24,300	105,700	130,000	100.00%	24,300	105,700	130,000	Average	Yes	0.16
16714000	1629 Thurston Ave	Shawn Larson	0.12	17,900	90,100	108,000	100.00%	17,900	90,100	108,000	Average	Yes	0.12
12358000	1335 Arthur Ave	Shawn M. McCarter	0.12	17,600	139,400	157,000	100.00%	17,600	139,400	157,000	Average	Yes	0.12
10356000	3510 Sixteenth St	Shawn Medasie	0.14	24,300	98,700	123,000	100.00%	24,300	98,700	123,000	Average	Yes	0.14
10709000	1231 West Lawn Ave	Shawn P. Lueck	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Average	Yes	0.12
22048000	1517 Indiana St	Shawnieka Wesley	0.12	12,800	163,200	176,000	100.00%	12,800	163,200	176,000	Good	No	
12683000	1125 Blaine Ave	Shelly J. Myhre	0.13	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	
12231000	1310 Hayes Ave	Sheri A. Wolf	0.12	17,100	103,900	121,000	100.00%	17,100	103,900	121,000	Average	Yes	0.12
22432000	1243 Oregon St	Sherrill Aukland	0.19	17,300	69,700	87,000	100.00%	17,300	69,700	87,000	Average	Yes	0.19
12878000	1537 Deane Blvd	Sheryl Cain	0.12	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Average	Yes	0.12
12877000	1529 Deane Blvd	Shirie E. Massie	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes	0.12
09552000	2629 Washington Ave	Shirl J. Smith	0.11	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Average	Yes	0.11

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Rehabilitation or Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
22291000	1612 Oregon St	Shirley Johnson-Bedford	0.12	12,800	90,200	103,000	100.00%	12,800	90,200	103,000	Average	Yes	0.12
12422000	1124 Monroe Ave	Shirley R. Wynstra	0.12	18,000	70,000	88,000	100.00%	18,000	70,000	88,000	Good	No	
12987000	1535 Arthur Ave	Shore Island Holdings,, LLC	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.12
10182000	1302 Quincy Ave	Shore Island Holdings,, LLC	0.08	19,700	176,300	196,000	100.00%	19,700	176,300	196,000	Average	Yes	0.08
22267000	1617 Oregon St	Sige O. Godoy	0.13	12,800	76,200	89,000	100.00%	12,800	76,200	89,000	Average	Yes	0.13
11504000	1218 West Lawn Ave	Sige O. Godoy	0.12	18,000	56,000	74,000	100.00%	18,000	56,000	74,000	Fair	Yes	0.12
10172000	1362 Deane Blvd	Sige Omar Godoy	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Average	Yes	0.12
11706000	1612 West Lawn Ave	Silvia Espinza-Aguirre	0.12	13,600	126,400	140,000	100.00%	13,600	126,400	140,000	Good	No	
12701000	1421 West Blvd	Simple Property Solutions, LLC	0.11	17,600	122,400	140,000	100.00%	17,600	122,400	140,000	Good	No	
22186000	4621 Fifteenth St	Singer Family Revocable Trust, Dated May 25, 2022	0.25	20,500	118,500	139,000	100.00%	20,500	118,500	139,000	Good	No	
10707000	1226 Cleveland Ave	Slobodan Markovic	0.12	18,000	142,000	160,000	100.00%	18,000	142,000	160,000	Good	No	
12889000	1509 West Blvd	Sonia Carver	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes	0.12
12509000	1128 Cleveland Ave	Sonja Alexandria Casselman	0.12	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Average	Yes	0.12
16692000	1616 Thurston Ave	Sonny Havn	0.11	17,800	76,200	94,000	100.00%	17,800	76,200	94,000	Fair	Yes	0.11
12807000	1441 Deane Blvd	Sophia Huarota	0.11	17,600	146,400	164,000	100.00%	17,600	146,400	164,000	Average	Yes	0.11
12909000	3115 Fifteenth St	Southgate Lodge Number 6, Prince Hall Masons	0.07	0	0	0	100.00%	0	0	0	Average	Yes	0.07
16765000	1653 Grange Ave	Spencer J. Wolf	0.07	12,600	96,400	109,000	100.00%	12,600	96,400	109,000	Average	Yes	0.07
10898000	4019 Wright Ave	Spencer James Bergman	0.13	14,400	132,600	147,000	100.00%	14,400	132,600	147,000	Good	No	
22463000	1222 Oregon St	Spencer Living Trust	0.19	17,300	202,700	220,000	100.00%	17,300	202,700	220,000	Good	No	
11067001	1321 West Lawn Ave	Spencer T. Zold	0.12	18,900	141,100	160,000	100.00%	18,900	141,100	160,000	Average	Yes	0.12
22790000	4522 Victory Ave	Sr. Jeffery Nelson	0.10	13,700	55,300	69,000	100.00%	13,700	55,300	69,000	Fair	Yes	0.1
12530000	1430 Grove Ave	St Edward's Congregation	0.32	0	0	0	100.00%	0	0	0	Average	Yes	0.32
12561000	1401 Grove Ave	St Edward's Congregation	2.31	0	0	0	100.00%	0	0	0	Average	Yes	2.31
12922005	1518 West Blvd	St Edward's Congregation	0.64	0	0	0	100.00%	0	0	0	Average	Yes	0.64
22162000	1418 Virginia St	Stacey Bland	0.13	13,800	131,200	145,000	100.00%	13,800	131,200	145,000	Good	No	
11637000	1226 Monroe Ave	Stacey L. Walsh	0.12	18,000	138,000	156,000	100.00%	18,000	138,000	156,000	Average	Yes	0.12
10912000	1418 Russet St	Stacey M. Jenrette	0.12	12,800	73,200	86,000	100.00%	12,800	73,200	86,000	Average	Yes	0.12
22236000	4305 Fifteenth St	Stacie L. Abrahamson	0.11	12,700	70,300	83,000	100.00%	12,700	70,300	83,000	Average	Yes	0.11
09926000	1435 Quincy Ave	Stacy L. Martini	0.11	17,600	82,400	100,000	100.00%	17,600	82,400	100,000	Average	Yes	0.11
10788000	1227 Arthur Ave	Stacy R. Gildenstern	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Good	No	
12178000	1310 Grove Ave	Stanley A. Johnson	0.11	18,000	125,000	143,000	100.00%	18,000	125,000	143,000	Average	Yes	0.11
10883000	1254 Russet St	Stanley C. Celmer	0.12	12,800	153,200	166,000	100.00%	12,800	153,200	166,000	Average	Yes	0.12
12560000	4110 Sixteenth St	Stanley J. Neu	0.19	19,400	92,600	112,000	100.00%	19,400	92,600	112,000	Good	No	
16700000	1601 Thurston Ave	Stanley Masik	0.07	12,800	87,200	100,000	100.00%	12,800	87,200	100,000	Average	Yes	0.07
10735000	3607 Wright Ave	Staphanie Saldivar	0.11	17,500	133,500	151,000	100.00%	17,500	133,500	151,000	Good	No	
22431000	1239 Oregon St	Start Fresh, LLC	0.19	17,300	103,700	121,000	100.00%	17,300	103,700	121,000	Good	No	
11072000	1301 Arthur Ave	Stephanie DeMars	0.09	18,600	132,400	151,000	100.00%	18,600	132,400	151,000	Average	Yes	0.09
12809000	3901 Sixteenth St	Stephanie L. Hamilton	0.13	12,800	155,200	168,000	100.00%	12,800	155,200	168,000	Good	No	
10323000	1223 Cleveland Ave	Stephen J. Anderson	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Average	Yes	0.12
09955000	1516 Thurston Ave	Stephen J. Checki	0.12	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Average	Yes	0.12
09489000	2608 Sixteenth St	Stephen J. Lambert	0.07	12,600	84,400	97,000	100.00%	12,600	84,400	97,000	Average	Yes	0.07
11301000	1335 Cleveland Ave	Stephen P. Latham	0.12	18,000	188,000	206,000	100.00%	18,000	188,000	206,000	Good	No	
11068000	3403 Thirteenth St	Stephen R. Tripp	0.11	19,600	101,400	121,000	100.00%	19,600	101,400	121,000	Average	Yes	0.11
12690000	3001 Wright Ave	Stephen Woessner	0.11	17,800	133,200	151,000	100.00%	17,800	133,200	151,000	Average	Yes	0.11
12566000	3513 Lindermann Ave	Steve C. Baca	0.11	17,600	158,400	176,000	100.00%	17,600	158,400	176,000	Average	Yes	0.11
12995000	1600 Blaine Ave	Steve Lalonde	0.09	12,500	85,500	98,000	100.00%	12,500	85,500	98,000	Average	Yes	0.09
22085000	1624 Kentucky St	Steve Matic	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Average	Yes	0.12
09999000	1526 Thurston Ave	Steven A. Hall	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.12
11377000	1422 Monroe Ave	Steven C. Hansen	0.11	17,500	165,500	183,000	100.00%	17,500	165,500	183,000	Good	No	
12456000	1120 West Lawn Ave	Steven C. Janus	0.12	18,000	156,000	174,000	100.00%	18,000	156,000	174,000	Good	No	

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22210000	1501 Virginia St	Steven F. Mrkvicka Jr	0.15	12,500	110,500	123,000	100.00%	12,500	110,500	123,000	Good	No
12688000	1105 Blaine Ave	Steven G. Jenkins	0.13	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Average	Yes 0.13
12512000	1116 Cleveland Ave	Steven G. Mertins	0.12	18,000	118,000	136,000	100.00%	18,000	118,000	136,000	Average	Yes 0.12
12986000	1532 Blaine Ave	Steven J. Anderson	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Good	No
12048000	1624 Arthur Ave	Steven J. Gehrig	0.12	13,600	81,400	95,000	100.00%	13,600	81,400	95,000	Average	Yes 0.12
22229000	1525 Illinois St	Steven J. Matter	0.12	12,800	110,200	123,000	100.00%	12,800	110,200	123,000	Average	Yes 0.12
12716000	1316 Lathrop Ave	Steven J. Mutchie	0.13	12,800	60,200	73,000	100.00%	12,800	60,200	73,000	Average	Yes 0.13
12511000	1122 Cleveland Ave	Steven J. Sadowski	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
12015000	1235 Hayes Ave	Steven J. Vite	0.11	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Good	No
10384000	1215 Blaine Ave	Steven J. Welch	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Average	Yes 0.12
12745000	1520 Lathrop Ave	Steven M. Knuth	0.13	12,800	169,200	182,000	100.00%	12,800	169,200	182,000	Good	No
12958000	1524 Hayes Ave	Steven R. Barnfather	0.12	18,000	155,000	173,000	100.00%	18,000	155,000	173,000	Average	Yes 0.12
16797000	1633 Quincy Ave	Steven R. Tajnai	0.12	18,000	101,000	119,000	100.00%	18,000	101,000	119,000	Average	Yes 0.12
12907000	1544 Deane Blvd	Steven Tajnai	0.09	13,000	85,000	98,000	100.00%	13,000	85,000	98,000	Average	Yes 0.09
10742000	1434 Cleveland Ave	Steven Wortman	0.11	17,500	78,500	96,000	100.00%	17,500	78,500	96,000	Good	No
12414000	3824 Washington Ave	Stuart M. Brown	0.14	38,600	161,400	200,000	100.00%	38,600	161,400	200,000	Average	Yes 0.14
12425000	1112 Monroe Ave	Stuart R. Van Swol	0.12	18,000	91,000	109,000	100.00%	18,000	91,000	109,000	Very Good	No
12976000	1513 Arthur Ave	Sue E. Hoffman	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Good	No
12979000	1517 Arthur Ave	Sue E. Hoffman	0.12	18,000	127,000	145,000	100.00%	18,000	127,000	145,000	Very Good	No
13082000	1617 Deane Blvd	Sue L. Beres	0.11	17,800	149,200	167,000	100.00%	17,800	149,200	167,000	Very Good	No
12895000	1520 Deane Blvd	Susan C. Wanggaard	0.17	27,000	116,000	143,000	100.00%	27,000	116,000	143,000	Average	Yes 0.17
12183000	1317 Hayes Ave	Susan D. Henken	0.11	18,000	62,000	80,000	100.00%	18,000	62,000	80,000	Average	Yes 0.11
22433000	1251 Oregon St	Susan M. Rumage	0.13	12,800	141,200	154,000	100.00%	12,800	141,200	154,000	Good	No
10758001	1538 Cleveland Ave	Suzanne C. Coe	0.15	24,700	116,300	141,000	100.00%	24,700	116,300	141,000	Good	No
22096000	1423 Oregon St	Suzanne E. Cienkus	0.19	14,400	62,600	77,000	100.00%	14,400	62,600	77,000	Average	Yes 0.19
12757000	1525 Russet St	Suzanne M. Gabbey	0.13	12,800	132,200	145,000	100.00%	12,800	132,200	145,000	Good	No
12957000	1520 Hayes Ave	Suzanne M. Tracy	0.12	18,000	134,000	152,000	100.00%	18,000	134,000	152,000	Average	Yes 0.12
10319000	3525 Washington Ave	Sydney Miller Prochazka	0.11	17,300	169,700	187,000	100.00%	17,300	169,700	187,000	Average	Yes 0.11
12444000	1123 Monroe Ave	Tabitha Anne Crane	0.12	18,000	160,000	178,000	100.00%	18,000	160,000	178,000	Very Good	No
12388000	1412 Blaine Ave	Tajnai Family Trust	0.12	17,600	128,400	146,000	100.00%	17,600	128,400	146,000	Average	Yes 0.12
12890000	1513 West Blvd	Tamara Miller	0.12	18,000	94,000	112,000	100.00%	18,000	94,000	112,000	Good	No
10177000	2929 Washington Ave	Tameeka R. Cozey	0.11	17,600	110,400	128,000	100.00%	17,600	110,400	128,000	Average	Yes 0.11
22452000	1247 Illinois St	Tammy Hutchison	0.12	12,800	99,200	112,000	100.00%	12,800	99,200	112,000	Good	No
13081000	1618 Quincy Ave	Taner Charles Nelsen	0.11	17,800	74,200	92,000	100.00%	17,800	74,200	92,000	Good	No
10143000	1253 West Blvd	Tangler C. Malone	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
10009000	1539 Quincy Ave	Tanze Rand-Coldtrain	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Average	Yes 0.12
16688000	1609 Quincy Ave	Tara A. Ramcke	0.11	17,800	73,200	91,000	100.00%	17,800	73,200	91,000	Average	Yes 0.11
12022000	1250 Grove Ave	Taylor J. Stevenson	0.11	18,000	139,000	157,000	100.00%	18,000	139,000	157,000	Good	No
22253000	1525 Oregon St	Ted P Kyriazis Revocable Trust	0.13	12,800	63,200	76,000	100.00%	12,800	63,200	76,000	Average	Yes 0.13
22825000	4618 Victory Ave	Ted Wisniewski	0.10	13,700	132,300	146,000	100.00%	13,700	132,300	146,000	Good	No
22826000	4624 Victory Ave	Ted Wisniewski	0.10	15,700	0	15,700	100.00%	15,700	0	15,700	Average	Yes 0.1
12922010	1540 West Blvd	Ted Wisniewski	0.16	26,800	192,200	219,000	100.00%	26,800	192,200	219,000	Good	No
12527000	1426 Grove Ave	Terence N. Dubinsky	0.11	17,600	104,400	122,000	100.00%	17,600	104,400	122,000	Good	No
22221000	4400 Sixteenth St	Teresa Therkelsen	0.12	14,400	116,600	131,000	100.00%	14,400	116,600	131,000	Average	Yes 0.12
12023000	1251 Hayes Ave	Teresa Trinidad	0.11	18,000	129,000	147,000	100.00%	18,000	129,000	147,000	Good	No
10552000	1410 Lathrop Ave	Terrell D. Truss	0.13	12,800	108,200	121,000	100.00%	12,800	108,200	121,000	Average	Yes 0.13
22171000	1528 Virginia St	Terrence J. Fenske	0.25	20,500	96,500	117,000	100.00%	20,500	96,500	117,000	Average	Yes 0.25
10787000	1226 Blaine Ave	Terrence N. Dubinsky	0.12	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Average	Yes 0.12
09557000	1417 Grange Ave	Terry J. Christensen	0.11	17,600	94,400	112,000	100.00%	17,600	94,400	112,000	Average	Yes 0.11
11863000	1328 Monroe Ave	Terry M. Loper	0.12	18,000	134,000	152,000	100.00%	18,000	134,000	152,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
12799000	1423 Deane Blvd	Terry P. Lynch	0.11	17,600	128,400	146,000	100.00%	17,600	128,400	146,000	Good	No
22012000	4211 Wright Ave	Terry Peterson	0.13	14,400	117,600	132,000	100.00%	14,400	117,600	132,000	Good	No
12551000	1508 Orchard St	Terry R. Smith Jr	0.17	16,700	123,300	140,000	100.00%	16,700	123,300	140,000	Average	Yes 0.17
16761000	1648 Flett Ave	Terry T. Jackson	0.07	12,600	93,400	106,000	100.00%	12,600	93,400	106,000	Average	Yes 0.07
10714000	1238 Cleveland Ave	Thaddeus D. Swartz	0.12	18,000	154,000	172,000	100.00%	18,000	154,000	172,000	Good	No
12677000	3312 Washington Ave	The Cerebral Palsy Agency of Racine County	0.11	49,200	128,800	178,000	100.00%	49,200	128,800	178,000	Average	Yes 0.11
09356002	1322 Thurston Ave	The Gordian Fund	0.05	9,600	66,400	76,000	100.00%	9,600	66,400	76,000	Average	Yes 0.05
22435000	4300 Thirteenth St	Theodore Gement	0.13	12,800	130,200	143,000	100.00%	12,800	130,200	143,000	Average	Yes 0.13
22218000	1524 Oregon St	Theodore Loebbaka	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Average	Yes 0.12
10740000	1426 Cleveland Ave	Theodore M. Wisniewski	0.11	17,500	127,500	145,000	100.00%	17,500	127,500	145,000	Average	Yes 0.11
11092000	1430 West Lawn Ave	Theodore P. Galizanski	0.11	16,800	102,200	119,000	100.00%	16,800	102,200	119,000	Average	Yes 0.11
12529000	1429 Hayes Ave	Theresa Carroll	0.11	17,600	127,400	145,000	100.00%	17,600	127,400	145,000	Good	No
12971002	1501 Arthur Ave	Theresa Hoeke	0.08	16,100	72,900	89,000	100.00%	16,100	72,900	89,000	Good	No
12932000	1519 Hayes Ave	Theresa Hoeke	0.16	24,200	115,800	140,000	100.00%	24,200	115,800	140,000	Good	No
12415000	3818 Washington Ave	Third 124, LLC	0.14	27,300	181,700	209,000	100.00%	27,300	181,700	209,000	Average	Yes 0.14
22250000	1541 Oregon St	Thomas A. Mogren	0.13	14,800	115,200	130,000	100.00%	14,800	115,200	130,000	Good	No
22039000	4204 Sixteenth St	Thomas D. Thelen	0.25	23,000	46,000	69,000	100.00%	23,000	46,000	69,000	Average	Yes 0.25
12801000	1424 Quincy Ave	Thomas E. Andersen	0.11	17,600	120,400	138,000	100.00%	17,600	120,400	138,000	Average	Yes 0.11
22238000	4313 Fifteenth St	Thomas E. Bauernfeind	0.11	12,800	67,200	80,000	100.00%	12,800	67,200	80,000	Good	No
22116000	4422 Fifteenth St	Thomas E. Coe	0.19	19,400	116,600	136,000	100.00%	19,400	116,600	136,000	Average	Yes 0.19
12977000	1512 Blaine Ave	Thomas E. Mc Donnel	0.12	18,000	140,000	158,000	100.00%	18,000	140,000	158,000	Good	No
11453006	1201 Indiana St	Thomas E. Turner Jr	0.14	14,400	137,600	152,000	100.00%	14,400	137,600	152,000	Good	No
13025000	1625 Blaine Ave	Thomas J. Devine	0.12	13,400	130,600	144,000	100.00%	13,400	130,600	144,000	Good	No
11865000	1333 Lathrop Ave	Thomas J. Howe	0.12	18,000	68,000	86,000	100.00%	18,000	68,000	86,000	Very Good	No
09491000	1526 Flett Ave	Thomas J. Petersen	0.11	18,000	110,000	128,000	100.00%	18,000	110,000	128,000	Average	Yes 0.11
12943000	1549 Hayes Ave	Thomas J. Schaefer	0.11	18,000	100,000	118,000	100.00%	18,000	100,000	118,000	Good	No
22502000	1218 Virginia St	Thomas J. Zukewich	0.12	12,800	118,200	131,000	100.00%	12,800	118,200	131,000	Good	No
22223000	4410 Sixteenth St	Thomas L. Harrison	0.12	14,400	125,600	140,000	100.00%	14,400	125,600	140,000	Good	No
12363000	3424 Wright Ave	Thomas L. Oakley	0.11	18,700	86,300	105,000	100.00%	18,700	86,300	105,000	Good	No
12624000	4004 Wright Ave	Thomas McFarland	0.21	17,900	92,100	110,000	100.00%	17,900	92,100	110,000	Good	No
22031000	4209 Fifteenth St	Thomas R. Thalacker	0.14	16,000	123,000	139,000	100.00%	16,000	123,000	139,000	Good	No
22136000	4522 Fifteenth St	Thomas R. Trevino	0.12	12,800	80,200	93,000	100.00%	12,800	80,200	93,000	Average	Yes 0.12
13015000	1604 Hayes Ave	Thomas S and Sherry L Frayer Revocable Trust	0.12	13,400	125,600	139,000	100.00%	13,400	125,600	139,000	Good	No
10000000	1525 Quincy Ave	Thomas Sugent	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Good	No
10907000	1436 Russet St	Thomas Urban	0.25	20,500	96,500	117,000	100.00%	20,500	96,500	117,000	Good	No
12201001	1354 Grove Ave	Thomas W. Tajnai	0.07	15,000	107,000	122,000	100.00%	15,000	107,000	122,000	Average	Yes 0.07
12013000	1230 Grove Ave	Thunderbird Company, LLC	0.11	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Good	No
22102000	1430 Indiana St	Tiki Bunton	0.13	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Average	Yes 0.13
12233000	1317 Blaine Ave	Timothy A. Bruns	0.13	18,900	152,100	171,000	100.00%	18,900	152,100	171,000	Good	No
12406000	3817 Lindermann Ave	Timothy A. Dustman	0.11	17,600	143,400	161,000	100.00%	17,600	143,400	161,000	Good	No
10803000	1254 Blaine Ave	Timothy Baker	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Good	No
12917000	1525 Grove Ave	Timothy D. Timmons Jr	0.11	17,800	113,200	131,000	100.00%	17,800	113,200	131,000	Good	No
11648000	1250 Monroe Ave	Timothy G. Kortendick	0.18	27,000	127,000	154,000	100.00%	27,000	127,000	154,000	Good	No
10332000	1238 Arthur Ave	Timothy Hansen	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No
22144000	4601 Wright Ave	Timothy J and Eliza Schram	0.12	14,100	106,900	121,000	100.00%	14,100	106,900	121,000	Average	Yes 0.12
22362000	1247 Kentucky St	Timothy J. Ager II	0.12	12,800	111,200	124,000	100.00%	12,800	111,200	124,000	Average	Yes 0.12
12009000	1222 Grove Ave	Timothy J. Gleason	0.11	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes 0.11
09343000	2815 Washington Ave	Timothy J. Schram	0.10	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Average	Yes 0.1
22357000	1227 Kentucky St	Timothy James Vorwald	0.12	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Average	Yes 0.12
22436000	1250 Indiana St	Timothy L. Scheidell	0.13	12,800	141,200	154,000	100.00%	12,800	141,200	154,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
12636000	1311 Orchard St	Timothy L. Scheidell Jr	0.29	25,600	139,400	165,000	100.00%	25,600	139,400	165,000	Good	No
12557000	1532 Orchard St	Timothy M. Harlan	0.19	17,300	122,700	140,000	100.00%	17,300	122,700	140,000	Good	No
11045000	1311 West Lawn Ave	Timothy Otowska	0.12	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Good	No
12721000	1336 Lathrop Ave	Timothy R. Kelly	0.13	12,800	92,200	105,000	100.00%	12,800	92,200	105,000	Good	No
11516000	1242 West Lawn Ave	Timothy S. Patrick	0.12	18,000	122,000	140,000	100.00%	18,000	122,000	140,000	Good	No
22205000	1523 Virginia St	Timothy S. Zold	0.16	16,300	75,700	92,000	100.00%	16,300	75,700	92,000	Good	No
09341000	2807 Washington Ave	Timothy S. Zold	0.09	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Average	Yes 0.09
10797000	1247 Arthur Ave	Timothy T. Kinyon	0.12	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Good	No
11898000	1501 West Lawn Ave	Timothy W. Arneson	0.11	17,500	70,500	88,000	100.00%	17,500	70,500	88,000	Good	No
12697000	3025 Wright Ave	Timothy W. Shumway	0.08	15,000	130,000	145,000	100.00%	15,000	130,000	145,000	Very Good	No
22497000	1238 Virginia St	Tina Robin	0.19	19,200	68,800	88,000	100.00%	19,200	68,800	88,000	Good	No
12768000	1112 Grove Ave	Tjs Realty II, LLC	0.11	18,000	114,000	132,000	100.00%	18,000	114,000	132,000	Good	No
11888000	1237 Grove Ave	Tjs Realty III, LLC	0.10	17,500	120,500	138,000	100.00%	17,500	120,500	138,000	Average	Yes 0.1
10368000	1427 Cleveland Ave	Tjs Realty III, LLC	0.11	17,500	109,500	127,000	100.00%	17,500	109,500	127,000	Average	Yes 0.11
13043000	1628 Grove Ave	Tjs Realty IX, LLC	0.11	13,500	88,500	102,000	100.00%	13,500	88,500	102,000	Good	No
12660000	1513 Orchard St	Tng 3, LLC	0.12	12,800	106,200	119,000	100.00%	12,800	106,200	119,000	Average	Yes 0.12
11084000	3715 Wright Ave	Tod Rawley	0.11	17,400	126,600	144,000	100.00%	17,400	126,600	144,000	Good	No
12740000	1504 Lathrop Ave	Todd Jensen	0.13	12,800	103,200	116,000	100.00%	12,800	103,200	116,000	Good	No
10696000	3611 Washington Ave	Todd M. Koeshall	0.11	17,600	110,400	128,000	100.00%	17,600	110,400	128,000	Good	No
22302000	1629 Virginia St	Todd W. Jacobs	0.12	12,200	121,800	134,000	100.00%	12,200	121,800	134,000	Good	No
10318000	3521 Washington Ave	Tom Schaefer	0.11	17,600	96,400	114,000	100.00%	17,600	96,400	114,000	Average	Yes 0.11
13001000	1609 Arthur Ave	Tomas Aleman	0.12	13,400	91,600	105,000	100.00%	13,400	91,600	105,000	Average	Yes 0.12
11714000	1628 West Lawn Ave	Tomas Antonio Olivera	0.18	18,400	103,600	122,000	100.00%	18,400	103,600	122,000	Average	Yes 0.18
22434000	4320 Thirteenth St	Tomasz Gadzala	0.13	12,800	136,200	149,000	100.00%	12,800	136,200	149,000	Good	No
14214000	1612 Flett Ave	Toni D. Holton	0.11	17,800	83,200	101,000	100.00%	17,800	83,200	101,000	Average	Yes 0.11
09994000	1512 Thurston Ave	Toni Gustafson	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes 0.12
22490000	1243 Ohio St	Tonya King	0.19	19,200	72,800	92,000	100.00%	19,200	72,800	92,000	Average	Yes 0.19
10387000	1219 Blaine Ave	Torrence S. Donald	0.12	18,000	126,000	144,000	100.00%	18,000	126,000	144,000	Average	Yes 0.12
13132110	5005 Washington Ave	Town Bank, Inc	0.91	423,800	716,200	1,140,000	100.00%	423,800	716,200	1,140,000	Excellent	No
10905000	1435 Orchard St	Tracey Jasper	0.12	12,800	125,200	138,000	100.00%	12,800	125,200	138,000	Good	No
11513000	1235 Monroe Ave	Traci M. Brack	0.12	18,000	115,000	133,000	100.00%	18,000	115,000	133,000	Good	No
12461000	3309 Wright Ave	Traci S. Pfleger	0.11	18,600	112,400	131,000	100.00%	18,600	112,400	131,000	Average	Yes 0.11
22064000	1501 Kentucky St	Tracy A. De La Cruz	0.12	12,800	67,200	80,000	100.00%	12,800	67,200	80,000	Average	Yes 0.12
10349000	1520 Arthur Ave	Tracy Douglas Young	0.12	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
16695000	1620 Thurston Ave	Tracy L. Saldana	0.11	17,800	77,200	95,000	100.00%	17,800	77,200	95,000	Average	Yes 0.11
13065000	1621 West Blvd	Tracy L. Sandle	0.12	17,800	81,200	99,000	100.00%	17,800	81,200	99,000	Average	Yes 0.12
11376000	1418 Monroe Ave	Tracy L. Slater	0.11	17,500	100,500	118,000	100.00%	17,500	100,500	118,000	Very Good	No
10359000	1543 Cleveland Ave	Tracy M. Dieter	0.10	21,500	108,500	130,000	100.00%	21,500	108,500	130,000	Average	Yes 0.1
22697000	4204 Victory Ave	Trader 6 Investments, LLC	0.10	13,700	66,300	80,000	100.00%	13,700	66,300	80,000	Fair	Yes 0.1
11643000	1239 Lathrop Ave	Trader 8 Investments, LLC	0.15	22,500	74,500	97,000	100.00%	22,500	74,500	97,000	Average	Yes 0.15
22055000	4120 Sixteenth St	Trader II Investments, LLC	0.12	14,400	57,600	72,000	100.00%	14,400	57,600	72,000	Good	No
10730000	3623 Wright Ave	Transcend Properties, LLC	0.11	17,500	167,500	185,000	100.00%	17,500	167,500	185,000	Average	Yes 0.11
11299000	1328 Arthur Ave	Transcend Properties, LLC	0.12	18,000	113,000	131,000	100.00%	18,000	113,000	131,000	Good	No
12708000	1434 Deane Blvd	Travis A. Mandli	0.11	17,600	89,400	107,000	100.00%	17,600	89,400	107,000	Average	Yes 0.11
11309000	3512 Wright Ave	Travis Nienhaus	0.11	17,600	101,400	119,000	100.00%	17,600	101,400	119,000	Average	Yes 0.11
12664000	1100 Hayes Ave	Tre C. Sorenson	0.13	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No
11536000	3020 Wright Ave	Treva Anderson	0.10	17,100	109,900	127,000	100.00%	17,100	109,900	127,000	Average	Yes 0.1
11665000	3112 Wright Ave	Tricia R. Ynocencio	0.13	21,600	70,400	92,000	100.00%	21,600	70,400	92,000	Average	Yes 0.13
09927000	1439 Quincy Ave	Trung Bitner	0.11	17,600	110,400	128,000	100.00%	17,600	110,400	128,000	Average	Yes 0.11
13114000	1635 West Blvd	Twin Properties, LLC	0.12	18,000	107,000	125,000	100.00%	18,000	107,000	125,000	Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
22300000	1621 Virginia St	Twins Properties, LLC	0.12	12,800	99,200	112,000	100.00%	12,800	99,200	112,000	Good	No
12612001	4011 Thirteenth St	Tws Investments VI, LLC	0.16	14,200	143,800	158,000	100.00%	14,200	143,800	158,000	Average	Yes
12612002	1306 Russet St	Tws Investments VI, LLC	0.12	14,300	164,700	179,000	100.00%	14,300	164,700	179,000	Average	Yes
12612003	1310 Russet St	Tws Investments VI, LLC	0.15	14,900	173,100	188,000	100.00%	14,900	173,100	188,000	Average	Yes
09555000	2641 Wright Ave	Tws Investments VI, LLC	0.10	22,400	131,600	154,000	100.00%	22,400	131,600	154,000	Average	Yes
12477000	3312 Fifteenth St	Tws Investments VII, LLC	0.07	15,600	166,400	182,000	100.00%	15,600	166,400	182,000	Good	No
11339000	2924 Wright Ave	Twyla J. Clark	0.10	17,100	125,900	143,000	100.00%	17,100	125,900	143,000	Average	Yes
11995000	3714 Wright Ave	Tyler J. Mischo	0.11	17,600	77,400	95,000	100.00%	17,600	77,400	95,000	Average	Yes
16712000	1628 Grange Ave	Tyler Tirella	0.15	23,800	66,200	90,000	100.00%	23,800	66,200	90,000	Average	Yes
10173000	1366 Deane Blvd	Tyran De La Cruz	0.12	18,000	146,000	164,000	100.00%	18,000	146,000	164,000	Average	Yes
13132113	4701 Washington Ave	U S Bank National	1.79	831,300	1,643,700	2,475,000	100.00%	831,300	1,643,700	2,475,000	Good	No
22880001	1300 Perry Ave	United States Postal Serv	4.94	0	0	0	100.00%	0	0	0	Average	Yes
10001000	1529 Quincy Ave	Us Bank Trust Na As Trustee For Lsf9 Master Participati	0.12	18,000	86,000	104,000	100.00%	18,000	86,000	104,000	Average	Yes
12243000	1334 Hayes Ave	Us Bank Trust, Na	0.13	18,900	115,100	134,000	100.00%	18,900	115,100	134,000	Good	No
10394000	1234 Hayes Ave	Valencia T. Helm	0.12	18,000	153,000	171,000	100.00%	18,000	153,000	171,000	Average	Yes
13051000	1627 Grove Ave	Valerie K. Bish	0.11	14,000	65,000	79,000	100.00%	14,000	65,000	79,000	Good	No
12176000	1305 Hayes Ave	Valerie R. Peterson	0.11	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Good	No
10798000	1246 Blaine Ave	Van H. Wanggaard	0.12	18,000	169,000	187,000	100.00%	18,000	169,000	187,000	Good	No
10561000	1437 Russet St	Vannio Salerno	0.13	12,800	71,200	84,000	100.00%	12,800	71,200	84,000	Average	Yes
12611002	3411 Lindermann Ave	Velji Prajapati	0.04	10,100	106,900	117,000	100.00%	10,100	106,900	117,000	Average	Yes
14207000	1621 Grange Ave	Verla R. Jones	0.12	19,100	92,900	112,000	100.00%	19,100	92,900	112,000	Good	No
11540000	1384 Deane Blvd	Vianey Perez Perez	0.07	15,500	105,500	121,000	100.00%	15,500	105,500	121,000	Good	No
12669000	1120 Hayes Ave	Vicki A. Zywicki	0.13	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Very Good	No
22011000	4207 Wright Ave	Vicki M. Cottone	0.13	14,400	112,600	127,000	100.00%	14,400	112,600	127,000	Good	No
12563000	3501 Lindermann Ave	Vickie Mcfarland	0.14	17,600	147,400	165,000	100.00%	17,600	147,400	165,000	Good	No
22498000	1234 Virginia St	Victoria E. Johnson	0.19	19,200	118,800	138,000	100.00%	19,200	118,800	138,000	Good	No
09922000	1431 Quincy Ave	Victor J Skurulsky Revocable Trust	0.11	17,600	94,400	112,000	100.00%	17,600	94,400	112,000	Average	Yes
12867000	1515 Deane Blvd	Victor J Skurulsky Revocable Trust	0.12	18,000	98,000	116,000	100.00%	18,000	98,000	116,000	Average	Yes
22355000	1219 Kentucky St	Victor L. Peterson	0.12	12,800	86,200	99,000	100.00%	12,800	86,200	99,000	Good	No
10166000	1336 Deane Blvd	Victor M. Luis	0.11	18,000	124,000	142,000	100.00%	18,000	124,000	142,000	Average	Yes
22516002	1355 Ohio St	Victor Manuel Flores Contreras	0.14	14,300	130,700	145,000	100.00%	14,300	130,700	145,000	Very Good	No
10202000	1329 Deane Blvd	Victoria R. Betker	0.11	19,400	105,600	125,000	100.00%	19,400	105,600	125,000	Good	No
22092000	4317 Wright Ave	Vidal Trejo Enriquez	0.13	14,800	121,200	136,000	100.00%	14,800	121,200	136,000	Average	Yes
12506000	3606 Washington Ave	Vidal Trejo Enriquez	0.14	20,300	133,700	154,000	100.00%	20,300	133,700	154,000	Average	Yes
11988000	1337 Monroe Ave	Vincent C. Cox	0.12	18,000	147,000	165,000	100.00%	18,000	147,000	165,000	Average	Yes
10713000	1239 West Lawn Ave	Vinicio Hernandez	0.12	18,000	63,000	81,000	100.00%	18,000	63,000	81,000	Good	No
10393000	1232 Hayes Ave	Vinson R. Smith	0.12	18,000	105,000	123,000	100.00%	18,000	105,000	123,000	Very Good	No
12748000	1534 Lathrop Ave	Viola Crawford	0.11	11,400	128,600	140,000	100.00%	11,400	128,600	140,000	Good	No
11902000	1512 Cleveland Ave	Violet Bernadine Ortiz	0.23	28,000	152,000	180,000	100.00%	28,000	152,000	180,000	Good	No
16683000	2815 Sixteenth St	Violet K. Petersen	0.07	12,800	78,200	91,000	100.00%	12,800	78,200	91,000	Average	Yes
22557000	1316 Oregon St	Virginia D. Squires	0.19	17,300	116,700	134,000	100.00%	17,300	116,700	134,000	Very Good	No
13064000	1617 West Blvd	Virginia G. Orlowski	0.12	17,800	91,200	109,000	100.00%	17,800	91,200	109,000	Average	Yes
12525000	1423 Hayes Ave	Virginia Guy	0.11	17,600	136,400	154,000	100.00%	17,600	136,400	154,000	Good	No
10145000	1301 West Blvd	Virginia K. Singleton	0.12	18,000	142,000	160,000	100.00%	18,000	142,000	160,000	Average	Yes
22513000	1348 Virginia St	Vivian June Soto	0.20	21,900	190,100	212,000	100.00%	21,900	190,100	212,000	Good	No
11298000	1329 Cleveland Ave	Vivian Perez	0.12	18,000	116,000	134,000	100.00%	18,000	116,000	134,000	Good	No
11291000	1312 Arthur Ave	Wahlstrom Revocable Trust	0.12	18,000	151,000	169,000	100.00%	18,000	151,000	169,000	Very Good	No
10174000	1370 Deane Blvd	Walter A. Leininger IV	0.15	23,900	145,100	169,000	100.00%	23,900	145,100	169,000	Good	No
10005000	1537 Quincy Ave	Walter H. Klimowicz	0.12	18,000	92,000	110,000	100.00%	18,000	92,000	110,000	Average	Yes
12408000	3825 Lindermann Ave	Walter L. Goldesberry	0.11	17,200	186,800	204,000	100.00%	17,200	186,800	204,000	Very Good	No

Appendix A

City of Racine, Wisconsin

Tax Increment District No. 31

Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification		
											In Need of Rehabilitation or Conservation		In Need of Rehabilitation or Conservation
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Value Ratio ¹	Land	Imp	Total	Condition	Conservation	Acres
22303000	1624 Illinois St	Walter Pichelman	0.36	30,200	155,800	186,000	100.00%	30,200	155,800	186,000	Average	Yes	0.36
22283000	1617 Illinois St	Walter Pichelman	0.12	12,800	46,200	59,000	100.00%	12,800	46,200	59,000	Average	Yes	0.12
22307000	1612 Illinois St	Walter Pichelman	0.12	12,800	54,200	67,000	100.00%	12,800	54,200	67,000	Average	Yes	0.12
22152000	1423 Ohio St	Wanda Berryman Price	0.12	12,800	117,200	130,000	100.00%	12,800	117,200	130,000	Average	Yes	0.12
12201002	1348 Grove Ave	Wanda J. Noll	0.13	25,500	86,500	112,000	100.00%	25,500	86,500	112,000	Very Good	No	
22398000	4214 Wright Ave	Warren R. Langlois	0.14	14,400	142,600	157,000	100.00%	14,400	142,600	157,000	Average	Yes	0.14
13071000	1600 Quincy Ave	Wasan G. Byars	0.08	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Average	Yes	0.08
13029000	1601 Hayes Ave	Waymond Stinson	0.11	13,400	98,600	112,000	100.00%	13,400	98,600	112,000	Good	No	
22553000	4519 Thirteenth St	Wayne Holmquist	0.12	12,800	119,200	132,000	100.00%	12,800	119,200	132,000	Good	No	
12420000	1132 Monroe Ave	Wayne L. Miller	0.12	18,000	128,000	146,000	100.00%	18,000	128,000	146,000	Good	No	
12770000	1120 Grove Ave	Wegner Revocable Living Trust	0.11	28,600	212,400	241,000	100.00%	28,600	212,400	241,000	Average	Yes	0.11
11065000	3610 Wright Ave	Wendy K. Mico	0.11	17,600	100,400	118,000	100.00%	17,600	100,400	118,000	Average	Yes	0.11
10895000	4007 Wright Ave	Wendy K. Willms	0.13	14,400	120,600	135,000	100.00%	14,400	120,600	135,000	Good	No	
09624001	1508 Flett Ave	Wendy M. Dillon	0.11	18,000	101,000	119,000	100.00%	18,000	101,000	119,000	Average	Yes	0.11
10160000	1316 Deane Blvd	Whitney Bell	0.11	18,000	88,000	106,000	100.00%	18,000	88,000	106,000	Good	No	
22047000	1523 Indiana St	William A. Eisel	0.12	12,800	53,200	66,000	100.00%	12,800	53,200	66,000	Average	Yes	0.12
22581000	1309 Oregon St	William A. Reeser	0.13	12,800	104,200	117,000	100.00%	12,800	104,200	117,000	Good	No	
10175000	2937 Washington Ave	William D Crawford Family Trust	0.11	22,700	116,300	139,000	100.00%	22,700	116,300	139,000	Good	No	
12607000	1113 Arthur Ave	William D. Smith	0.13	18,000	164,000	182,000	100.00%	18,000	164,000	182,000	Average	Yes	0.13
11059000	1342 Cleveland Ave	William E. Peterson	0.12	18,000	81,000	99,000	100.00%	18,000	81,000	99,000	Average	Yes	0.12
16790000	2810 Seventeenth St	William F. Olive	0.08	14,500	84,500	99,000	100.00%	14,500	84,500	99,000	Average	Yes	0.08
09346000	2827 Washington Ave	William F. Redmann	0.12	28,000	101,000	129,000	100.00%	28,000	101,000	129,000	Average	Yes	0.12
09985000	2712 Sixteenth St	William F. Redmann	0.05	6,000	126,000	132,000	100.00%	6,000	126,000	132,000	Average	Yes	0.05
12110006	4625 Washington Ave	William J and Cheryl J Spencer Living Trust	0.34	154,700	244,300	399,000	100.00%	154,700	244,300	399,000	Average	Yes	0.34
13011000	1630 Blaine Ave	William J. Brumm	0.12	13,500	119,500	133,000	100.00%	13,500	119,500	133,000	Average	Yes	0.12
22173000	1536 Virginia St	William J. Kaplan	0.19	19,200	75,800	95,000	100.00%	19,200	75,800	95,000	Good	No	
10716000	1243 West Lawn Ave	William J. Kerkman	0.12	18,000	145,000	163,000	100.00%	18,000	145,000	163,000	Very Good	No	
09908000	2807 Wright Ave	William J. Kuhnwald	0.10	17,100	94,900	112,000	100.00%	17,100	94,900	112,000	Average	Yes	0.1
12810000	1606 Lathrop Ave	William J. Moskonas	0.25	20,500	126,500	147,000	100.00%	20,500	126,500	147,000	Good	No	
13018000	1613 Blaine Ave	William J. Olive	0.12	13,400	126,600	140,000	100.00%	13,400	126,600	140,000	Average	Yes	0.12
22200000	4518 Sixteenth St	William J. Olive	0.12	14,400	108,600	123,000	100.00%	14,400	108,600	123,000	Good	No	
09964000	1503 Thurston Ave	William J. Rule	0.12	18,000	102,000	120,000	100.00%	18,000	102,000	120,000	Average	Yes	0.12
10502000	1145 Russet St	William L. Garbarek	0.17	21,500	176,500	198,000	100.00%	21,500	176,500	198,000	Good	No	
22056000	1533 Kentucky St	William L. Laitinen	0.12	12,800	51,200	64,000	100.00%	12,800	51,200	64,000	Average	Yes	0.12
12235000	1318 Hayes Ave	William M. Berggren	0.13	18,900	108,100	127,000	100.00%	18,900	108,100	127,000	Good	No	
10388000	1225 Blaine Ave	William Morris Berryman Jr	0.12	18,000	137,000	155,000	100.00%	18,000	137,000	155,000	Very Good	No	
12882000	1545 Deane Blvd	William Parrilli	0.12	18,000	112,000	130,000	100.00%	18,000	112,000	130,000	Good	No	
12658000	1521 Orchard St	William Powell	0.25	20,500	106,500	127,000	100.00%	20,500	106,500	127,000	Good	No	
10790000	1230 Blaine Ave	William R. Wilson	0.12	18,000	99,000	117,000	100.00%	18,000	99,000	117,000	Good	No	
22519000	1341 Ohio St	William Tran	0.12	12,800	132,200	145,000	100.00%	12,800	132,200	145,000	Average	Yes	0.12
09481000	1525 Grange Ave	William W Mortensen Family Trust	0.11	18,000	103,000	121,000	100.00%	18,000	103,000	121,000	Average	Yes	0.11
12185000	1320 Grove Ave	William W. Fritsch	0.11	18,000	120,000	138,000	100.00%	18,000	120,000	138,000	Good	No	
12874000	1525 Deane Blvd	William W. Stephan	0.12	18,000	111,000	129,000	100.00%	18,000	111,000	129,000	Good	No	
22451000	1243 Illinois St	William Wall	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Good	No	
22317000	1625 Ohio St	Willie E and Thelma L Biles	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Good	No	
11642000	1235 Lathrop Ave	Willie K. Hargrove	0.18	27,000	149,000	176,000	100.00%	27,000	149,000	176,000	Good	No	
12229000	1305 Blaine Ave	Willie Turner III	0.12	17,400	147,600	165,000	100.00%	17,400	147,600	165,000	Very Good	No	
12675000	3306 Washington Ave	Wilson's Coffee and Tea, LLC	0.10	42,000	175,000	217,000	100.00%	42,000	175,000	217,000	Good	No	
12244000	1340 Hayes Ave	Wind River, LLC	0.13	18,900	165,100	184,000	100.00%	18,900	165,100	184,000	Very Good	No	
10884000	1250 Russet St	Wind River, LLC	0.12	12,800	112,200	125,000	100.00%	12,800	112,200	125,000	Good	No	

Appendix A

City of Racine, Wisconsin												
Tax Increment District No. 31												
Base Property Information												
Property Information				Assessment Information			Equalized Value				District Classification	
Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio ¹	Land	Imp	Total	Condition	In Need of Rehabilitation or Conservation Acres
10360000	1533 Cleveland Ave	Wind River, LLC	0.12	18,000	117,000	135,000	100.00%	18,000	117,000	135,000	Very Good	No
12390000	1419 Arthur Ave	Wind River, LLC	0.12	17,600	126,400	144,000	100.00%	17,600	126,400	144,000	Good	No
13052002	3111 Sixteenth St	Wisconsin Electric Power	0.21	0	0	0	100.00%	0	0	0	Average	Yes
11101000	3710 Sixteenth St	Your Future Dream Home, LLC	0.10	17,000	124,000	141,000	100.00%	17,000	124,000	141,000	Good	No
22469000	1231 Virginia St	Yvonne M. Ortiz	0.12	12,800	128,200	141,000	100.00%	12,800	128,200	141,000	Good	No
16709000	1617 Thurston Ave	Zachary A. McDonald	0.11	17,800	62,200	80,000	100.00%	17,800	62,200	80,000	Average	Yes
12423000	1120 Monroe Ave	Zachary Harris	0.12	18,000	84,000	102,000	100.00%	18,000	84,000	102,000	Very Good	No
12685000	1117 Blaine Ave	Zachary Nielsen	0.13	18,000	96,000	114,000	100.00%	18,000	96,000	114,000	Good	No
22482000	1226 Illinois St	Zapotec Investment, LLC	0.14	14,400	74,600	89,000	100.00%	14,400	74,600	89,000	Average	Yes
22299000	1617 Virginia St	Zapotec Investment, LLC	0.12	16,800	0	16,800	100.00%	16,800	0	16,800	Average	Yes
12572000	1121 Cleveland Ave	Zharisse L. William	0.13	18,000	164,000	182,000	100.00%	18,000	164,000	182,000	Average	Yes
22166000	1508 Virginia St	Zhi Qun Liu	0.12	12,800	115,200	128,000	100.00%	12,800	115,200	128,000	Good	No
12110001	4601 Washington Ave	Zorg, LLC	0.14	61,500	42,500	104,000	100.00%	61,500	42,500	104,000	Average	Yes
12110004	4615 Washington Ave	Zorg, LLC	0.42	184,400	263,600	448,000	100.00%	184,400	263,600	448,000	Average	Yes
Total Acreage 375.95				53,692,800	276,015,879	329,708,679		53,692,800	276,015,800			216.72
										329,708,600		57.65%

1) Represents the estimated 2022 assessment ratio.

The above values are based on preliminary January 1, 2022 assessed values.