



**Uptown**  
**Business Improvement District**  
**Operating Plan**  
**2017**

Approved by the City of Racine Common Council: \_\_\_\_\_, 2016

## **Uptown Business Improvement District Operating Plan - 2017**

### Table of Contents

I.	Preface	Page 3
II.	Development Plan	Page 4-8
	a. Plan Objectives	
	b. Plan of Action	
	c. Benefits	
	d. Budget	
	e. Powers	
	f. Relationship of Plan for the Orderly Development in the City	
	g. Public Review Process	
III.	District Boundaries	Page 8
IV.	Organization	Page 8-11
	a. Operating Board	
	b. Amendments	
V.	Financing Method	Page 11
VI.	Method of Assessment	Page 11-13
	a. Parcels Assessed	
	b. Levy of Assessment	
	c. Schedule of Assessments	
	d. Assessment Collection	
VII.	City Role	Page 13
VIII.	Required Statements	Page 14
IX.	Board Members	Page 15
X.	Severability and Expansion	Page 15
XI.	Appendices	
	a. B.I.D. Map	
	b. List of assessment and tax key numbers	

## **I. PREFACE**

In 2007, the City of Racine received a petition from property owners in Uptown that requested the creation of a business improvement district for the purposes of redeveloping Uptown. On August 21, 2007, by Resolution 07-0315, the Common Council approved the creation of the business improvement district and adopted its first-year operating plan (“Plan”) as developed by Racine County Economic Development Corporation in conjunction with the BID proponents. This Plan for 2017 has been prepared by the BID Board in compliance with state statutes that requires, “The board shall annually consider and make changes to the operating plan...The board shall then submit the operating plan to the local legislative body for its approval.”

As used herein, “BID” shall refer to the business improvement district’s operating and governance mechanism, and “District” shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Development of the District through continuation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
2. Existing public funding sources used to help maintain and provide the District are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.
3. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support the District development efforts. The BID

plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the District.

4. Use of the BID mechanism will help ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve Uptown, as outlined in the adopted “Uptown Improvement Plan.” Many of those same stakeholders, and the BID Board, are currently collaborating on the creation of a new redevelopment plan for Uptown Racine. These property owners and the BID Board have pledged to work to be fiscally responsible in its management of the BID and to further drive investment in Uptown for the overall benefit of all BID participants.

Use of a BID to develop the District works as follows:

Step 1: The BID is created by the City of Racine Common Council.

Step 2: An operating Board composed primarily of property owners within the District is established. The Board has all powers necessary or convenient to implement the operating plan.

Step 3: The City collects the assessments from property owners following the approved assessment formula.

## **II. DEVELOPMENT PLAN**

The following will be the BID Operating Plan for the Uptown Business Improvement District for 2017.

## **Plan Objectives**

The objective of the BID is to preserve and improve the economic conditions in the BID by assembling appropriate people, organizations and funds to evaluate, facilitate and implement development projects in Uptown.

### **A. Plan of Action**

The BID shall carry out its objectives for 2017 by initiating the following activities:

1. Implementing an Uptown marketing plan to promote new development and increase the value of existing properties by:
  - a. Producing publicity and media coverage of the BID activities;
  - b. Enhance the viability of District marketing, promotional and special events and activities.
2. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
3. Promote safety and safety awareness initiatives through a partnership with the 16<sup>th</sup> Street Corridor Community Policing Office.
4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
5. Comply with BID reporting, compilation and notice requirements.
6. Identify and implement any other opportunities to carry out the purposes of the BID plan.

### **B. Benefits**

Funds collected by the BID under this plan will be used to benefit the District in the following manner:

- o Assist property owners in attracting and retaining tenants by providing an attractive environment in which customers and clients are drawn for a pleasant experience during their shopping, business services, etc. activities.

- The BID will play an active role in marketing the District to future businesses, residents and customer groups.
- Maintain and enhance the image of the District resulting in greater interest in the District from a patronage perspective as well as tenants.
- Increase the value of Uptown property by encouraging building improvements and linking property owners to community development programs to develop and improve commercial properties. A vibrant Uptown will also attract interested buyers further driving up demand and property values.

**C. 2017 BID Budget**

<b>Revenue (Special Assessments)</b>	<b>\$30,000.00</b>
<b>Expenses</b>	
Marketing/Promotions	\$2,500.00
Streetscape Maintenance & Security	\$45,500.00
Plan Implementation	\$2,500
Wayfinding	\$2,500
Weed Spraying/Sweeping	\$2,500
Flowers/Landscaping	\$8,000
Plaza/Pass Through	\$20,000
Parking Enhancements	\$5,000
Security	\$5,000
Business Development	\$7,700.00
Administrative	\$ 1,500.00
Management	\$ 7,300.00
<b>Total Expenditures</b>	<b>\$64,500.00</b>

All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year.

If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein and in a manner required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

#### **D. Powers**

It is intended that the BID Board shall have all powers authorized by law and by this Plan including, but not limited to the following:

- 1) Manage the affairs of the District;
- 2) Promote new investment and appreciation in value of existing investments;
- 3) Contract on behalf of the BID for services;
- 4) Develop, advertise and promote the existing and potential benefits of the District;
- 5) Acquire, improve, lease and sell properties within the District;
- 6) Undertake on its own account, in coordination with the City of Racine, public improvements, assist in development and underwrite or guarantee public improvements within the District;
- 7) Apply for, accept and use grants and gifts for District purposes;
- 8) Elect officers and engage consultant services to carry out the goals of the BID and the District.

#### **F. Relationship to Plans for Orderly Development in the City**

The creation of the BID is to facilitate development and redevelopment within the Uptown area which is consistent with the Uptown Improvement Plan as approved by the Racine Common Council in 2015. The BID would also promote the orderly development of the City in general and the Uptown area in particular.

### **III. DISTRICT BOUNDARIES**

The District boundaries begin at the intersection of Hilker Place and Tenth Street; run thence westerly on Tenth Street to Pearl Street; run thence southerly to Eleventh Street; run thence westerly on Eleventh Street to the railroad right of way; run thence southerly along the railroad right of way to Twelfth Street; run thence westerly on Twelfth Street to Lockwood Avenue; run thence southerly to Thirteenth Street; run thence westerly to South Memorial Drive; run thence southerly to Maiden Lane; run thence westerly to Valley Drive; run thence southerly to Phillips Avenue; run then easterly along the southern property lines of 1511 Phillips Avenue and 1711 Washington Avenue; then northerly along the alley way to the southern property line of 1709 Washington Avenue; run then easterly along the southern property lines of 1510 Packard Avenue, 1719 Washington Avenue and 1627 Washington Avenue to South Memorial Drive; run then southerly to Sixteenth Street; run thence easterly to Racine Street; run then northerly to Eleventh Street; run then easterly to Hilker Place; run then northerly to the beginning of this description, shown on the map attached as Appendix A. The area includes over 130 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property which are not subject to general real estate taxes and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix A.

### **IV. ORGANIZATION**

#### **A. Operating Board**

The Mayor appoints members to the BID Board (“Board”) with confirmation of the Common Council. Wisconsin law requires that the Board be composed of at least five (5) members with the majority of Board members owning or occupying real property in the District.



The Board's primary responsibility shall be to implement the current year's Operating Plan, to contract for the carrying out of the Operating Plan, to contract for preparation of an annual report and audit for the District, to annually consider and make changes to the Operating Plan and to submit the Operating Plan for the following year to the Common Council of the City of Racine for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

- 1) Board size – 9 members.
- 2) Composition – At least 4 members shall be owners of property within the District. 3 members shall be an owner of a business within the District. Twin Disc, Inc. shall have a permanent representative on the Board to be recommended by the Company. One of the Alderpersons representing the District shall be an ex-officio voting member of the Board.
- 3) Terms – Appointment to the Board shall be for terms of three years, except for the District Alderman, each term ending on December 31<sup>st</sup>. The representative of Twin Disc, Inc. will have a permanent seat on the Board. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove by majority vote, any BID Board member who is absent from more than 3 consecutive meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Common Council confirmation within 30 days.
- 4) Compensation – None.
- 5) Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings law. Minutes will be recorded and submitted to the City

and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.

- 6) Recordkeeping – Files and records of the Board’s affairs shall be kept pursuant to public record requirements.
- 7) Staffing – The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
- 8) Officers – The Board shall appoint as officers a chairman, treasurer and secretary, and any two of the three officers shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board.

**B. Amendments and Annual Review**

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to make changes, if appropriate, then submit the plan to the City for approval.

The following process for approval of the amended plan will be followed:

1. Communication submitted to the Mayor and Common Council.
2. The Finance and Personnel Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the BID’s proposed annual Operating Plan.
4. The Mayor of the City of Racine will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members’ terms.

The BID will continue to review, revise (if necessary) and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein.

The BID Operating Plan will continue to apply the assessment to raise funds to meet the next annual budget. However, the method of assessment shall not be materially altered, except with the consent of the City of Racine Common Council.

## **V. FINANCING METHOD**

The proposed expenditures contained in Section II D above, will be financed from funds collected from the BID special assessment. It is estimated that \$30,000.00 will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in Section II D.

## **VI. METHOD OF ASSESSMENT**

### **A. Parcels Assessed**

All tax parcels within the District that are required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed as part of the District. Real property used exclusively for residential purposes may not be assessed, as prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

### **B. Allocation of Assessments**

Special assessments under this 2017 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number, in the amount shown on the assessment schedule that is attached as Appendix B. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office on January 1, 2015 except as otherwise identified. The 2017 BID assessments shown on Appendix B are allocated to each parcel based on its

share of the District's total BID eligible property value. For example, a property with an assessed value of \$270,000 is 1.517% of the total value in the District and would have an assessment of \$455.10 (1.517% of \$30,000.00). The allocation is based on a total assessed value for commercial property within the District of \$17,796,800.00 in 2016.

### **C. Schedule of Assessments**

The final form of this 2017 Operating Plan has attached, as Appendix B, a schedule of all the Parcel Identification Numbers within the BID which are being assessed and their assessment using this formula.

### **D. Assessment Collection**

The City of Racine shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Operating Plan by the 15<sup>th</sup> day of the month following such collection. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated account. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

Any BID assessment collected by the City before or after the Operating Plan year for which the assessments were made shall be delivered to the BID Board by the 15<sup>th</sup> of the month following the month during which such sums were collected and

are to be used by the BID Board in the same manner as if received during the applicable Operating Plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Operating Plan year, as well as delinquent and late payment made after the Operating Plan year.

The BID Board shall prepare and make available to the public and the City's Council annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Operating Plan to the City for the following Operating Plan year. This report shall include an independent certified audit of the implementation of the Operating Plan, which shall be obtained by the City and which shall be paid for out of the BID budget.

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method or accounting method. Disbursements made under this Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

## **VII. CITY ROLE**

The City of Racine is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the Business Improvement District and in implementation of the Operating Plan. In particular, the City will:

- A.** Encourage the County and State governments to support the activities of the District.

- B.** Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C.** Collect assessments, maintain the funds in a segregated account, and disburse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.
- D.** Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E.** Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F.** Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

### **XIII. REQUIRED STATEMENTS**

The Business Improvement District law requires the Operating Plan to include several specific statements:

Wis. Stat. sec. 66.1109(1)(f)1m: The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed. Such properties will be identified as BID exempt properties on Appendix B, as revised each year.

## **IX. BOARD MEMBERS**

On or before October 31 of each year, the BID Board shall submit to the Mayor recommendations for appointments to the BID Board for the following year.

## **X. SEVERABILITY AND EXPANSION**

This BID has been created under authority of Wis. Stat. sec. 66.1109.

Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.

Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3)(b).

If it is determined by a court or administrative body that a parcel of property not subject to general real estate taxes may not be included within the District, then such parcels shall be excluded from the definition of the District.

# City of Racine

STATE NO. 51-276

## 2016 Real Estate Assessment Roll

APPENDIX B

PARCEL #	OWNER NA	PARCEL LOCATION	C O D E	Land Value	Improv. Value	Total Value	2017 Assessment
TIF District	MAILING ADDRESS	LEGAL DESCRIPTION					
	617	1000 WASHINGTON AVE	2288959				
03786000	5002 - 7TH AVE	BLK 61 SCHOOL SECTION G W SELDEN`S SUB N 30 FT LOT 1 + S B		7,200	92,800	\$100,000	\$168.57
16-19	KENOSHA WI 53140						
	SHIELDS MICHAEL D	1006 WASHINGTON AVE	2258237				
03787000	1850 13TH ST /	BLK 61 SCHOOL SECTION G W SELDEN`S SUB LOT 1 EXC N 30 FT B		3,600	30,400	\$34,000	\$57.31
16-19	RACINE WI 53403						
	BRANTNER KENTON C	1058 WASHINGTON AVE	2642/923				
03796000	1060 WASHINGTON AVE	BLK 61 SCHOOL SECTION G W SELDEN`S SUB PT LOTS 7 + 8 DE\$ B		5,900	0	\$5,900	\$9.95
16-19	RACINE WI 53403						
	BRANTNER KENTON C /	1060 WASHINGTON AVE	2450/035				
03797000	1060-1/2 WASHINGTON AVE /	BLK 61 SCHOOL SECTION G W SELDEN`S SUB PT DESC VOL 144` B		4,700	58,300	\$63,000	\$106.20
16-19	RACINE WI 53403						
	CARRENO ELSA M / SANTIAGO ISAURO	1045 WASHINGTON AVE	2426974				
03822000	1318 NIELDS CT	BLK 62 SCHOOL SECTION PT DESC AS PCLS I THRU VI VOL 2490 B		25,600	104,400	\$130,000	\$219.14
16-19	RACINE WI 53404						
	CARRENO ELSA M / SANTIAGO ISAURO	1049 WASHINGTON AVE	2426974				
03841001	1045 WASHINGTON AVE	BLK 62 SCHOOL SECTION PT DESC VOL 1390 RECS PG 578, N OF B		2,100	3,400	\$5,500	\$9.27
16-19	RACINE WI 53403						



	JOJO REAL ESTATE INVESTMENTS	1007 WASHINGTON AVE	2235906					
03849000	1200 VILLA ST	MEINZER + DAVIS SUB PT BLK 62 SCHOOL SECTION LOT 6	B	21,700	218,300	\$240,000	\$404.57	
16-19	RACINE WI 53403							
	AGS GROUP	1015 WASHINGTON AVE	2279050					
03850000	1630 STARBRIDGE DR	MEINZER + DAVIS SUB PT BLK 62 SCHOOL SECTION LOTS 7 + 8 + B		27,600	182,400	\$210,000	\$354.00	
16-19	BROOKFIELD WI 53005							
	SAVIN PROPERTIES	1415 WASHINGTON AVE	3391-857					
08443000	1421 WASHINGTON AVE	BLK 2 HERRICKS ADD AS ALTERED LOTS 1 + 2	B	42,900	257,100	\$300,000	\$505.71	
16-19	RACINE WI 53403							
	SAVIN PROPERTIES	1425 ANN ST	3391-857					
08444000	1421 WASHINGTON AVE	BLK 2 HERRICKS ADD AS ALTERED LOT 3	A	7,600	0	\$7,600	\$12.81	
16-19	RACINE WI 53403							
	GARZA EDUARDO O	1430 JUNCTION AVE	2065638					
08446000	3209 WHEELOCK DR	BLK 2 HERRICKS ADD AS ALTERED LOT 5	B	9,600	71,400	\$81,000	\$136.54	
16-19	RACINE WI 53405							
	LARSON RANDALL L / LARSON PEGGY L	1436 JUNCTION AVE	2005061					
08449000	2320 WESTWOOD DR	BLK 2 HERRICKS ADD AS ALTERED LOT 8	B	9,600	79,400	\$89,000	\$150.03	
16-19	RACINE WI 53404							
	GEO X	1440 JUNCTION AVE	2338441					
08450000	5638 INDEPENDENCE RD	BLK 2 HERRICKS ADD AS ALTERED LOT 9	B	9,600	99,400	\$109,000	\$183.74	
16-19	RACINE WI 53406							
	GEO X	1450 JUNCTION AVE	2338441					
08453000	5638 INDEPENDENCE RD	BLK 2 HERRICKS ADD AS ALTERED LOT 12	B	9,300	0	\$9,300	\$15.68	
16-19	RACINE WI 53406							
	MARTINEZ PAULO D	1454 JUNCTION AVE	2327638					

08454000	% MARIA SALAS / 1661 DOUGLAS AVE	BLK 2 HERRICKS ADD AS ALTERED N 29 FT 8 IN LOT 13	B	5,700	39,300	\$45,000	\$75.86
16-19	RACINE WI 53404						
	LGBT CENTER OF SE WIS	1456 JUNCTION AVE	2276290				
08455000	1456 JUNCTION AVE	BLK 2 HERRICK'S ADD LOT 13 EXC N 29 FT 8 IN	E	0	0	\$0	\$0.00
16-19	RACINE WI 53403						
	R AND S MONEY MANAGERS	1441 ANN ST	2312101				
08456000	P O BOX 081155	BLK 2 HERRICKS ADD AS ALTERED LOTS 14, 15 + 18, 19 WITH W	B	38,400	160,600	\$199,000	\$335.45
16-19	RACINE WI 53408-1155						
	TOWERY JOHN S	1500 JUNCTION AVE	1980804				
08459000	48 CYPRESS HARBOR CT	BLK 2 HERRICKS ADD AS ALTERED LOT 16, N 40 FT LOT 17 + E 1/2	B	17,900	66,100	\$84,000	\$141.60
16-19	NEW CONCORD KY 42076						
	SANCHEZ TERESA	1510 JUNCTION AVE	2016302				
08460000	1219 KENILWORTH AVE	BLK 2 HERRICKS ADD AS ALTERED S 10 FT LOT 17 + E 1/2 ADJ V/	B	6,200	64,800	\$71,000	\$119.68
16-19	MT PLEASANT WI 53403						
	PALOMO JOSE A	1514 JUNCTION AVE	2277869				
08463000	1514 JUNCTION AVE	BLK 2 HERRICKS ADD AS ALTERED S 30 FT LOT 20 + E 1/2 ADJ V/	B	11,400	63,600	\$75,000	\$126.43
16-19	RACINE WI 53403						
	RACINE PROPERTIES GROUP	1501 WASHINGTON AVE	2380092				
08465000	1341 WASHINGTON AVE	BLK 3 HERRICKS ADD AS ALTERED E 40 FT LOT 1, S 13 FT OF W	B	28,600	183,400	\$212,000	\$357.37
16-19	RACINE WI 53403						
	GLEASON ROBERT A / GLEASON RUBY L	1503 WASHINGTON AVE	2124463				
08468000	3255 PHILLIPS AVE	BLK 3 HERRICKS ADD AS ALTERED W 13.36 FT LOT 1 EXC S 13 F	B	14,100	165,900	\$180,000	\$303.43
16-19	RACINE WI 53403						
	KEMPER RICHARD J	1509 WASHINGTON AVE	1825/147				
08469000	1509 WASHINGTON AVE /	BLK 3 HERRICK'S ADD W 23.02 FT LOT 2 EXC S 13 FT	B	6,200	71,800	\$78,000	\$131.48
16-19	RACINE WI 53403						

	ADAMS OUTDOOR ADVERTISING	1101 WASHINGTON AVE	2107371				
08632000	102 EAST BADGER RD	BLK 68 SCHOOL SECTION REILY'S 2ND SUB N 37 FT LOT 12 MEAS B		3,800	22,200	\$26,000	\$43.83
16-19	MADISON WI 53713						
	1442 NORTH FARWELL KING KONG INVESTMENT	1105 WASHINGTON AVE	2399175				
08633000	W162 N11747 PARK AVE	BLK 68 SCHOOL SECTION REILY'S 2ND SUB S 50 FT LOT 12 MEAS B		6,100	173,900	\$180,000	\$303.43
16-19	GERMANTOWN WI 53022						
	SCALES SHAWNVEL	1109 WASHINGTON AVE	2322786				
08634000	1643 1/2 TAYLOR AVE	BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOT 13 DESC VOL B		3,100	64,900	\$68,000	\$114.63
16-19	RACINE WI 53403						
	ROGERS LESLIE / ROGERS PATRICIA	1111 WASHINGTON AVE	2256593				
08635000	4813 NEWPORT LANE	BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOT 13 DESC VOL B		3,900	56,100	\$60,000	\$101.14
16-19	RACINE WI 53403						
	MEYERS GEORGE A	1121 WASHINGTON AVE	3078-739				
08639000	C/O NEW ERA PROP MGT / 1000 VILLA ST	BLK 68 SCHOOL SECTION REILY'S 2ND SUB LOTS 14, 15 + PT L1 B		19,000	43,000	\$62,000	\$104.51
16-19	RACINE WI 53403						
	CRUZ MODESTO / CRUZ MARTINA	1125 WASHINGTON AVE	2037481				
08640000	1317 HAMILTON ST	BLK 68 SCHOOL SECTION REILY'S 2ND SUB LOTS 16, 17 + N 30 F B		19,500	81,500	\$101,000	\$170.26
16-19	RACINE WI 53404						
	BLACKSMITH HOLDING	1129 WASHINGTON AVE	2416817				
08644000	P O BOX 562	BLK 68 SCHOOL SECTION REILY'S 2ND SUB LOT 18 B		5,800	59,200	\$65,000	\$109.57
16-19	RACINE WI 53401						
	BLACKSMITH HOLDING	1133 WASHINGTON AVE	2416817				
08652000	P O BOX 562	BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOT 19 DESC VOL B		6,800	33,200	\$40,000	\$67.43
16-19	RACINE WI 53401						
	MARTIN DERRICK D	1149 WASHINGTON AVE	2101863				

08653001	1149 WASHINGTON AVE /	BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOTS 23 + 26 DEE B	7,600	39,400	\$47,000	\$79.23
16-19	RACINE WI 53403					
	CHOICE PETROLEUM	1130 WASHINGTON AVE	2392060			
08658001	9519 N RIVER BEND CT	BLK 68 SCHOOL SECTION + BLK 68 DEARSLEY'S SUB LOT 1 CSM B	298,400	701,600	\$1,000,000	\$1,685.70
16-19	RIVER HILLS WI 53217					
	ALL AMERICAN CAR SERVICES	1158 WASHINGTON AVE	2019394			
08660001	1158 WASHINGTON AVE	BLK 68 SCHOOL SECTION DEARSLEY'S SUB LOT 1 + LOT 2 EXC N B	8,700	71,300	\$80,000	\$134.86
16-19	RACINE WI 53403					
	PANTELOPOULOS KOSTAS / PANTELOPOULOS I	1100 WASHINGTON AVE	2566/611			
08661001	1100 WASHINGTON AVE	BLK 68 SCHOOL SECTION DEARSLEY'S SUB PT LOTS 9 + 10 BEG B	35,300	94,700	\$130,000	\$219.14
16-19	RACINE WI 53403					
	PANTELOPOULOS KOSTANTINOS / PANTELOPO	1229 ELEVENTH ST	2841/641			
08664000	150 26TH AVE	BLK 68 SCHOOL SECTION DEARSLEY'S SUB N 86.6 FT LOT 8 B	9,400	66,600	\$76,000	\$128.11
16-19	RACINE WI 53403					
	B AND B RENTAL	1201 WASHINGTON AVE	1758-915			
08667000	C/O NIELSEN MACHINE CO INC / 1201 WASHING	BLK 69 SCHOOL SECTION N 102 FT EXC E 142 FT, E OF WASHINC	0	0	\$156,500	\$263.81
16-19	RACINE WI 53403					
	DE MICCHI ROBERT / DE MICCHI GREGORY	1223 WASHINGTON AVE	2012376			
08670000	6331 - 3RD AVE	BLK 69 SCHOOL SECTION N 65 FT OF S 290 FT EXC E 144.5 FT, E C	0	0	\$105,200	\$177.34
16-19	KENOSHA WI 53143					
	VAN MAREN ALBERT	1236 THIRTEENTH ST	2157240			
08673000	%IMPERIAL LAUNDRY SYSTEM INC / 1236 THIRTI	BLK 69 SCHOOL SECTION BAP 224.5 FT W OF INTER WLN RACINI B	48,200	641,800	\$690,000	\$1,163.13
16-19	RACINE WI 53403					
	TWIN DISC	1212 THIRTEENTH ST	492-241			
08676000	1328 RACINE ST	BLK 69 SCHOOL SECTION E 224.5 FT OF S 120 FT, E OF WASHINC C	0	0	\$40,300	\$67.93
16-19	RACINE WI 53403					

	FUNDERBURG WENDELL / FUNDERBURG FAWN	1200 WASHINGTON AVE	2359976				
08687000	1117 90TH ST	BLK 69 SCHOOL SECTION PT DESC VOL 1922 RECS PG 658, NWL B		2,900	57,100	\$60,000	\$101.14
16-19	RACINE WI 53406						
	RACINE, CITY OF	1247 WASHINGTON AVE	2167882				
08688000	C/O CITY ATTORNEY'S OFFICE / 730 WASHINGT	BLK 69 SCHOOL SECTION PT DESC VOL 1797 RECS PG 13, N OF T E		0	0	\$0	\$0.00
16-19	RACINE WI 53403						
	DE MICCHI ROBERT / DE MICCHI GREGORY R	1230 RACINE ST	2118/301				
08688008	6331 - 3RD AVE	BLK 69 SCHOOL SECTION PTS DESC AS PCLS ONE + TWO IN VOI C		0	0	\$153,900	\$259.43
16-19	KENOSHA WI 53140						
	DE MICCHI ROBERT / DE MICCHI GREGORY R	1226 RACINE ST	2118/301				
08688009	6331 - 3RD AVE	BLK 69 SCHOOL SECTION BEG 120 FT N OF INTER NLN THIRTEEN C		0	0	\$19,000	\$32.03
16-19	KENOSHA WI 53130						
	TWIN DISC	1328 RACINE ST	0994/150				
08870001	1328 RACINE ST	E 1/2 BLK 76 SCHOOL SECTION ALL SD BLK, ADJ VAC CLARK ST - C		0	0	\$1,807,500	\$3,046.90
16-19	RACINE WI 53403						
	J AND J PROPERTIES RACINE	1301 WASHINGTON AVE	2077449				
08872000	519 CENTER ST	BLK 76 SCHOOL SECTION HARMON'S SUB N 27.89 FT LOT 3 MEAS B		4,000	68,000	\$72,000	\$121.37
16-19	RACINE WI 53403						
	RAMIREZ YADIRA	1303 WASHINGTON AVE	2131623				
08875000	1246 GRAND AVE /	BLK 76 SCHOOL SECTION HARMON'S SUB N 50 FT LOT 3 EXC N 1/2 A		3,900	42,100	\$46,000	\$77.54
16-19	RACINE WI 53403						
	ALIU NEVRUS	1323 WASHINGTON AVE	3417-877				
08880000	6032 - 60TH AVE	BLK 76 SCHOOL SECTION HARMON'S SUB LOT 4, LOT 3 EXC N 5/8 B		52,700	49,300	\$102,000	\$171.94
16-19	KENOSHA WI 53142						
	UMAR SHEIKH NIRMAN	1327 WASHINGTON AVE	2408918				

08881000	619 N MEMORIAL DR	BLK 76 SCHOOL SECTION HARMON'S SUB SLY 8 FT LOT 7 + NLY B	8,900	47,100	\$56,000	\$94.40
16-19	RACINE WI 53404					
	RACINE PROPERTIES GROUP	1329 WASHINGTON AVE		1991970		
08882000	1341 WASHINGTON AVE	BLK 76 SCHOOL SECTION HARMON'S SUB SLY 25 FT 4 IN OF NLY B	11,800	0	\$11,800	\$19.89
16-19	RACINE WI 53403					
	RACINE PROPERTIES GROUP	1331 WASHINGTON AVE		1991971		
08883000	1341 WASHINGTON AVE	BLK 76 SCHOOL SECTION HARMON'S SUB SLY 20 FT LOT 8 + NLY B	19,900	0	\$19,900	\$33.55
16-19	RACINE WI 53403					
	RACINE PROPERTIES GROUP	1337 WASHINGTON AVE		1989829		
08885000	1341 WASHINGTON AVE	BLK 76 SCHOOL SECTION HARMON'S SUB SLY 40 FT LOT 11 + PT B	39,000	85,000	\$124,000	\$209.03
16-19	RACINE WI 53403					
	RACINE PROPERTIES GROUP	1341 WASHINGTON AVE		1989829		
08886000	1341 WASHINGTON AVE	BLK 76 SCHOOL SECTION HARMON'S SUB PT LOTS 12, 14 + 15 DIB	16,100	99,900	\$116,000	\$195.54
16-19	RACINE WI 53403					
	SHECKLES ERNESTINE M	1347 WASHINGTON AVE		3462-401		
08887000	1353 WASHINGTON AVE /	BLK 76 SCHOOL SECTION HARMON'S SUB PT LOTS 12 THRU 15 L B	14,600	11,400	\$26,000	\$43.83
16-19	RACINE WI 53403					
	SHECKLES ERNESTINE / SHECKLES DONALD C	1351 WASHINGTON AVE		2359983		
08888000	1351 WASHINGTON AVE	BLK 76 SCHOOL SECTION HARMON'S SUB SLY 40 FT LOTS 13, 14 B	22,500	105,500	\$128,000	\$215.77
16-19	RACINE WI 53403					
	KUMOSZ FRANCISZEK	1225 FOURTEENTH ST		2394953		
08889000	1225 FOURTEENTH ST /	BLK 77 SCHOOL SECTION CITY OF RACINE SUB OF LOT 1 BLAKE B	65,100	378,900	\$444,000	\$748.45
16-19	RACINE WI 53403					
	JOHNSON S C AND SON	1412 RACINE ST		2196399		
08890000	1525 HOWE ST	BLK 77 SCHOOL SECTION CITY OF RACINE SUB LOT 8 EXC W 40 A	7,700	67,300	\$75,000	\$126.43
16-19	RACINE WI 53403					

	FALASCHI INVESTMENTS / FALASCHI MARK	1419 JUNCTION AVE	2339718				
08891000	733 NEWMAN RD	BLK 77 SCHOOL SECTION HERRICK'S SUB PT LOTS 1, 2, 3 + SW ' B		19,800	30,200	\$50,000	\$84.28
16-19	MT PLEASANT WI 53406-4033						
	DIMENSIONAL	1325 FOURTEENTH ST	2059/377				
08891001	733 NEWMAN RD	BLK 77 SCHOOL SECTION HERRICK'S SUB PT LOTS 1, 2, 3 + SW ' B		31,700	112,300	\$144,000	\$242.74
16-19	RACINE WI 53406						
	ESCH MARK C / ESCH MONICA L	1427 JUNCTION AVE	2356693				
08892000	5349 WOOD LILY LN	BLK 77 SCHOOL SECTION HERRICK'S SUB S 1/2 LOT 3 + N 3/4 LO B		12,600	99,400	\$112,000	\$188.80
16-19	WATERFORD WI 53185						
	MARION GAGNON PROPERTIES	1433 JUNCTION AVE	1952543				
08893000	1433 JUNCTION AVE	BLK 77 SCHOOL SECTION HERRICK'S SUB LOT 5 + S 1/4 LOT 4 C		0	0	\$66,900	\$112.77
16-19	RACINE WI 53403						
	NORBY ARLEY D /	1439 JUNCTION AVE	3073-408				
08894000	2732 SHERIDAN RD /	BLK 77 SCHOOL SECTION HERRICK'S SUB LOTS 6 + 7 B		17,300	104,700	\$122,000	\$205.65
16-19	RACINE WI 53403						
	WHAM	1445 JUNCTION AVE	2114020				
08895000	2933 RAPIDS DR	BLK 77 SCHOOL SECTION HERRICK'S SUB LOT 8 + N 1/2 ADJ VAC B		13,400	18,600	\$32,000	\$53.94
16-19	RACINE WI 53404						
	KUDRNA PROPERTIES	1339 FOURTEENTH ST	2010620				
08896000	2405 LATHROP AVE	BLK 77 SCHOOL SECTION PT DESC VOL 2684 RECS PG 37, S OF F B		35,600	172,400	\$208,000	\$350.62
16-19	RACINE WI 53405						
	KUMOSZ FRANCISZEK	1416 RACINE ST	2394953				
08902000	1225 FOURTEENTH ST /	BLK 77 SCHOOL SECTION BLAKE + FISH'S SUB LOTS 3 + 4 B		30,800	500	\$31,300	\$52.76
16-19	RACINE WI 53403						
	TWIN DISC	1311 FOURTEENTH ST	N/A				

08914000	1328 RACINE ST	BLK 77 SCHOOL SECTION BLAKE + FISH' S SUB LOTS 6, 7, 8, 13, 1 C	0	0	\$106,200	\$179.02
16-19	RACINE WI 53403					
	RACINE INDUSTRIAL PLANT	1529 JUNCTION AVE	2013965			
09055000	1405 SIXTEENTH ST	BLK 84 SCHOOL SECTION PT DESC VOL 769 DEEDS PG 8 E OF JL C	0	0	\$16,500	\$27.81
16-19	RACINE WI 53403					
	CHICAGO AND NORTH WESTERN RAILWAY	1545 JUNCTION AVE	0-0			
09055001	%UNION PACIFIC RR CO/PROP TAX / 1400 DOUG	BLK 84 SCHOOL SECTION COMG INTER N LN SIXTEENTH ST WIT E	0	0	\$0	\$0.00
16-19	OMAHA NE 68179-1640					
	KUMOSZ FRANCISZEK	1501 CLARK ST	2394952			
09057000	1225 FOURTEENTH ST /	BLK 84 SCHOOL SECTION BLAKE + FISH' S SUB LOTS 2, 7, 10, 15, C	0	0	\$356,400	\$600.78
16-19	RACINE WI 53403					
	SUMMIT INDUSTRIAL PARK	1520 CLARK ST	1926973			
09059000	1900 CLARK ST	BLK 84 SCHOOL SECTION BLAKE + FISH' S SUB PT DESC VOL 165 B	120,800	243,200	\$364,000	\$613.59
16-19	RACINE WI 53403					
	SUMMIT INDUSTRIAL PARK	1536 CLARK ST	2190494			
09076000	1900 CLARK ST	BLK 84 SCHOOL SECTION BLAKE + FISH' S SUB LOT 33 + PT LOT 1 B	8,600	31,400	\$40,000	\$67.43
16-19	RACINE WI 53403					
	JACOB LEE ENTERPRISES	1300 SIXTEENTH ST	2594/399			
09079000	C/O LINCOLN MANAGEMENT LLC / 222 STATE ST	BLK 84 SCHOOL SECTION BLAKE + FISH' S SUB E 30 FT LOTS 35, 1 B	6,500	58,500	\$65,000	\$109.57
16-19	RACINE WI 53403					
	PETERS NELMIE	1214 SIXTEENTH ST	2014112			
09082001	3621 INDIANA LANE	BLK 84 SCHOOL SECTION BLAKE + FISH' S SUB LOTS 39 + 43 EXC B	14,600	144,400	\$159,000	\$268.03
16-19	RACINE WI 53405					
	CAMPOS VERONICA	1224 SIXTEENTH ST	2436570			
09082003	2139 MEAD ST	BLK 84 SCHOOL SECTION BLAKE + FISH' S SUB W 42.80 FT LOTS 1 B	9,300	74,700	\$84,000	\$141.60
16-19	MT PLEASANT WI 53403					



	SCHMITT MUSIC	1409 WASHINGTON AVE	3371-192				
09151000	1409 WASHINGTON AVE	SE 1/4 SECTION 17-3-23 W 67 FT OF E 139 FT, N + E OF HERRICK` B		36,700	137,300	\$174,000	\$293.31
16-19	RACINE WI 53403						
	BIDDLE ENTERPRISES	1530 JUNCTION AVE	2099161				
09152000	1900 CLARK ST	SE 1/4 SEC 17-3-23 S 162 FT 7 INS, N OF SIXTEENTH ST, E OF AN` B		136,000	169,000	\$305,000	\$514.14
16-19	RACINE WI 53403						
	GALES MANUFACTURING	1500 SIXTEENTH ST	1981/696				
09153000	1541 OWEN AVE	SE 1/4 SECTION 17-3-23 S 162 FT 7 IN, N OF 16TH ST, E OF OWEN C		0	0	\$131,100	\$220.99
16-19	RACINE WI 53403						
	JMS REAL ESTATE HOLDING	1401 WASHINGTON AVE	2399631				
09153001	1401 WASHINGTON AVE	SE 1/4 SECTION 17-3-23 N 216 FT MEAS ALG JUNCTION AVE OF E B		43,100	116,900	\$160,000	\$269.71
16-19	RACINE WI 53403						
	EQUITY TRUST COMPANY CUSTODIAN FBO DAV	1346 WASHINGTON AVE	2349796				
09175000	2345 N 60TH ST	BLK 1 HERRICKS ADD AS ALTERED SLY 25 FT LOT 1	B	10,800	42,200	\$53,000	\$89.34
16-19	WAUWATOSA WI 53210						
	OROZCO DELIA M / MARTINEZ DELIA M	1334 WASHINGTON AVE	2257434				
09176000	1336 WASHINGTON AVE APT 3	BLK 1 HERRICKS ADD AS ALTERED + BLK 76 SCHOOL SECTION F B		10,900	84,100	\$95,000	\$160.14
16-19	RACINE WI 53403						
	OLIVER SR JAMES O	1330 WASHINGTON AVE	2515/395				
09177000	1330 WASHINGTON AVE	BLK 1 HERRICKS ADD AS ALTERED + BLK 76 SCHOOL SECTION F B		9,200	86,800	\$96,000	\$161.83
16-19	RACINE WI 53403						
	HIGH RIDERS MOTORCYCLE CLUB RACINE	1328 WASHINGTON AVE	2251305				
09178000	P O BOX 081815	BLK 1 HERRICKS ADD AS ALTERED + BLK 76 SCHOOL SECTION F B		8,500	93,500	\$102,000	\$171.94
16-19	RACINE WI 53408						
	EQUITY TRUST COMPANY CUSTODIAN FBO DAV	1348 WASHINGTON AVE	2349796				

09179000	2345 N 60TH ST	BLK 1 HERRICKS ADD AS ALTERED LOT 2 EXC SLY 20 FT	B	11,500	0	\$11,500	\$19.39
16-19	WAUWATOSA WI 53210						
	BORGESON J RAYMOND / BORGESON FAOEN D	1352 WASHINGTON AVE		2475/599			
09180000	C/O GUY LLOYD INC. / 2300 WASHINGTON AVE	BLK 1 HERRICKS ADD AS ALTERED SLY 20 FT LOT 2	B	10,700	63,300	\$74,000	\$124.74
16-19	RACINE WI 53405						
	MY FATHER`S HOUSE PROPERTY MANAGEMEN	1354 WASHINGTON AVE		2344628			
09181000	P O BOX 231	BLK 1 HERRICKS ADD AS ALTERED LOT 3	B	23,800	34,200	\$58,000	\$97.77
16-19	RACINE WI 53401						
	BORGESON J RAYMOND / BORGESON FAOEN D	1400 WASHINGTON AVE		2475/600			
09182000	C/O GUY LLOYD INC / 2300 WASHINGTON AVE	BLK 1 HERRICKS ADD AS ALTERED LOT 4	B	31,500	78,500	\$110,000	\$185.43
16-19	RACINE WI 53405						
	DENTICI GINA M	1406 WASHINGTON AVE		2293248			
09183000	3105 LATHROP AVE	BLK 1 HERRICKS ADD AS ALTERED ELY 38 FT LOT 5	B	20,900	71,100	\$92,000	\$155.08
16-19	RACINE WI 53405						
	CHEDRA LORI J	1412 WASHINGTON AVE		2434621			
09184000	4021 S 60TH ST	BLK 1 HERRICKS ADD AS ALTERED LOT 5 EXC ELY 38 FT	B	23,800	76,200	\$100,000	\$168.57
16-19	MILWAUKEE WI 53220						
	RACINE, CITY OF REDEV AUTH	1418 WASHINGTON AVE		2160644			
09185000	C/O CITY ATTORNEY / 730 WASHINGTON AVE	BLK 1 HERRICKS ADD AS ALTERED PT LOT 6 DESC VOL 1168 REC E		0	0	\$0	\$0.00
16-19	RACINE WI 53403						
	LARSON RANDALL L / LARSON PEGGY L	1426 WASHINGTON AVE		2110977			
09186000	2320 WESTWOOD DR	BLK 1 HERRICKS ADD AS ALTERED PT LOT 6 DESC VOL 1603 RE B		52,800	83,200	\$136,000	\$229.25
16-19	RACINE WI 53404						
	VINE MINISTRIES	1500 WASHINGTON AVE		2341450			
09187000	1500 WASHINGTON AVE	BLK 1 HERRICKS ADD AS ALTERED ELY 35 FT OF SLY 103.56 FT C E		0	0	\$0	\$0.00
16-19	RACINE WI 53403						

	PEDERSON FULTON T / PEDERSON SUSANNE J	1504 WASHINGTON AVE	2757/155					
09188000	1804 80TH ST	BLK 1 HERRICKS ADD AS ALTERED S 140 FT OF W 25 FT LOT 7 +	B	14,700	105,300	\$120,000	\$202.28	
16-19	KENOSHA WI 53143							
	PEDERSEN FULTON T / PEDERSEN SUSANNE J	1508 WASHINGTON AVE	2757/154					
09189000	1804 80TH ST	BLK 1 HERRICKS ADD AS ALTERED S 140 FT OF E 25 FT OF W 50 B		10,500	62,500	\$73,000	\$123.06	
16-19	KENOSHA WI 53143							
	PEDERSEN FULTON T / PEDERSEN SUSANNE J	1510 WASHINGTON AVE	2757/156					
09190000	1804 80TH ST	BLK 1 HERRICKS ADD AS ALTERED S 140 FT OF W 25 FT LOT 8	B	10,500	81,500	\$92,000	\$155.08	
16-19	KENOSHA WI 53143							
	RACINE PROPERTIES GROUP	1512 WASHINGTON AVE	2366459					
09191000	1341 WASHINGTON AVE	BLK 1 HERRICKS ADD AS ALTERED E 40 FT LOT 9 DESC VOL 143	B	13,200	83,800	\$97,000	\$163.51	
16-19	RACINE WI 53403							
	LOVE ERIC A	1516 WASHINGTON AVE	2351233					
09192000	1814 TWELFTH ST	BLK 1 HERRICK'S ADD W 20 FT OF S 110 FT LOT 9	B	7,700	0	\$7,700	\$12.98	
16-19	RACINE WI 53403							
	LOVE ERIC A	1518 WASHINGTON AVE	2351233					
09193000	1814 TWELFTH ST	BLK 1 HERRICKS ADD AS ALTERED S 110 FT LOT 10 + E 3 FT OF	B	20,800	187,200	\$208,000	\$350.62	
16-19	RACINE WI 53403							
	DEDERICH MARK J /	1717 WASHINGTON AVE	2836/140					
09267000	1717 WASHINGTON AVE /	BLK 1 DODGES' ADD LOT 2 EXC S 85 FT + LOT 3 EXC S 70.2 FT	B	17,200	58,800	\$76,000	\$128.11	
16-19	RACINE WI 53403							
	RACINE, CITY OF REDEV AUTH /	1511 WASHINGTON AVE	2162178					
09289000	730 WASHINGTON AVE	BLK 1 OWEN'S 1ST SUB LOT 1	E	0	0	\$0	\$0.00	\$0.00
16-19	RACINE WI 53403							
	GALES MANUFACTURING	1541 OWEN AVE	N/A					

09306000	1541 OWEN AVE	BLK 1 OWEN'S 1ST SUB LOTS 10, 21 + 22	C	0	0	\$149,000	\$251.17
16-19	RACINE WI 53403						
	KOPULOS REALTY	1521 WASHINGTON AVE	1982448				
09308002	1521 WASHINGTON AVE	BLK 1 OWEN'S 1ST SUB LOT 3 + W 20 FT LOT 2	B	22,100	247,900	\$270,000	\$455.14
16-19	RACINE WI 53403						
	KOPULOS REALTY	1515 WASHINGTON AVE	1982448				
09308003	1521 WASHINGTON AVE	BLK 1 OWEN'S 1ST SUB E 20 FT LOT 2	B	7,800	102,200	\$110,000	\$185.43
16-19	RACINE WI 53403						
	LOCKWOOD PROPERTIES	1301 MEMORIAL DR	1927133				
09359000	1306 LOCKWOOD AVE	BLK 2 THOMAS WILLIAMS' ADD LOTS 1 THRU 7 + W 1/2 ADJ VAC I B		63,500	411,500	\$475,000	\$800.71
16-19	RACINE WI 53403						
	TWIN PROPERTIES	1701 WASHINGTON AVE	2394130				
09365000	1812 SIXTEENTH ST	BLK 2 MOREY + PACKARD'S ADD LOT 1 EXC S 47 FT	B	9,600	0	\$9,600	\$16.18
16-19	RACINE WI 53403						
	NEWMAN ENTERPRISES	1601 WASHINGTON AVE	3451-286				
09405000	441 MARINA DR	BLK 2 OWEN'S 1ST SUB LOT 1, LOT 2 EXC W 21 FT, LOT 4 EXC P1 B		70,800	319,200	\$390,000	\$657.42
16-19	CHESTERMERE AB T1X1W4						
	NEWMAN ENTERPRISES	1436 OWEN AVE	3451-286				
09405001	441 MARINA DR	BLK 2 OWEN'S 1ST SUB PT S 20 FT LOT 9 AS DESC VOL 1176 RE B		7,000	0	\$7,000	\$11.80
16-19	CHESTERMERE AB T1X1W4						
	J AND J INVESTMENTS OF WIS	1546 OWEN AVE	2337664				
09424000	3111 NICHOLSON RD	BLK 2 OWEN'S 1ST SUB LOT 21	B	8,600	118,400	\$127,000	\$214.08
16-19	RACINE WI 53406						
	SINGH MOHINDER / KAUR PARMINDER	1627 WASHINGTON AVE	1890215				
09529000	1627 WASHINGTON AVE	HAMILTON'S SECOND ADD W H BELL'S SUB LOTS 1 THRU 4	B	76,200	203,800	\$280,000	\$471.99
16-19	RACINE WI 53403						

	EWIS SAMEER	1610 WASHINGTON AVE	2070331						
09568000	1610 WASHINGTON AVE /	BLK 4 HERRICKS SECOND ADD LOTS 2 THRU 7		B	130,000	184,000	\$314,000	\$529.31	
16-19	RACINE WI 53403								
	GUY LLOYD	1642 WASHINGTON AVE	N/A						
09578000	2300 WASHINGTON AVE	BLK 4 HERRICKS SECOND ADD LOT 11		B	28,800	60,200	\$89,000	\$150.03	
16-19	RACINE WI 53405								
	WESTMORELAND ROBERT D / WESTMORELANE	1710 WASHINGTON AVE	2494/085						
09581000	1710 WASHINGTON AVE, APT 1	BLK 4 HERRICKS SECOND ADD SLY 123 FT LOT 16		B	9,000	76,000	\$85,000	\$143.28	
16-19	RACINE WI 53405								
	BORGESON J RAYMOND AND FAOEN D	1646 WASHINGTON AVE	2475/602						
09582000	2300 WASHINGTON AVE	BLK 4 HERRICKS SECOND ADD LOTS 12, 13 + 14		B	72,000	348,000	\$420,000	\$707.99	
16-19	RACINE WI 53405								
	SERVANTEZ JESSICA N	1407 MEMORIAL DR	2312406						
09585000	5415 BYRD AVE	BLK 4 HAMILTON' S SECOND ADD LOT 2, PT LOTS 1 + 3 + ADJ VAC B			43,500	80,500	\$124,000	\$209.03	
16-19	RACINE WI 53406								
	GLASER HANS F	1608 SIXTEENTH ST	2049/410						
09601002	3324 ASCOT DR /	BLK 4 HAMILTON' S SECOND ADD LOT 19 EXC W 85 FT		C	0	0	\$21,800	\$36.75	
16-19	RACINE WI 53406								
	HILLSIDE LANES	1400 THIRTEENTH ST	N/A						
09868003	1400 THIRTEENTH ST	BLK 16 HERRICK' S PARTITION PLAT PT DESC VOL 1700 RECS P B			70,400	214,600	\$285,000	\$480.42	
16-19	RACINE WI 53403								
	MATSON PROPERTIES	1215 LOCKWOOD AVE	2371344						
09868005	5521 WHIRLAWAY LANE	BLK 16 HERRICK' S PARTITION PLAT PT DESC VOL 1675 RECS P B			38,600	162,400	\$201,000	\$338.82	
16-19	RACINE WI 53402								
	RACINE, CITY OF (PARK SERVICE CENTER) /	1420 THIRTEENTH ST	N/A						

09868006	C/O FINANCE DEPT / 730 WASHINGTON AVE	BLK 16 HERRICK'S PARTITION PLAT LOTS 13, 14, S 14.3 FT LOT E	0	0	\$0	\$0.00
16-19	RACINE WI 53403					
	FAZ JUAN / FAZ ENRIQUE	1239 LOCKWOOD AVE	2361299			
09868007	1804 ARLINGTON AVE	BLK 16 HERRICK'S PARTITION PLAT LOTS 10 + 11 EXC E 30 FT + B	14,200	67,800	\$82,000	\$138.23
16-19	RACINE WI 53403					
	JOHNSON ROSS B	1552 MAIDEN LANE	2166611			
10067000	16513 50TH RD /	BLK 24 HERRICK'S PARTITION PLAT LOT 9 + PT DESC VOL 1302 B	2,500	37,500	\$40,000	\$67.43
16-19	FRANKSVILLE WI 53126					
	WALQUIST PETER R AND SUSAN J	1413 THIRTEENTH ST	2736/306			
10076000	6101 MT VERNON WAY	BLK 25 HERRICK'S PARTITION PLAT LOTS 2 + 3 + LOT 5 EXC PT B	18,200	206,800	\$225,000	\$379.28
16-19	RACINE WI 53406					
	WALQUIST PETER R AND SUSAN J	1421 THIRTEENTH ST	2736/307			
10078000	6101 MT VERNON WAY	BLK 25 HERRICK'S PARTITION PLAT LOT 4, PT LOT 5 + E 1/2 ADJ B	27,400	142,600	\$170,000	\$286.57
16-19	RACINE WI 53406					
	HUGHES MICHAEL W /	1409 THIRTEENTH ST	1935316			
10079001	1409 THIRTEENTH ST /	BLK 25 HERRICK'S PARTITION PLAT PT LOT 1 DESC VOL 571 DE B	6,600	96,400	\$103,000	\$173.63
16-19	RACINE WI 53403					
	AFFORDABLE FINISHES	1317 MAIDEN LANE	2363114			
10083001	1317 MAIDEN LANE	BLK 26 HERRICK'S PARTITION PLAT SLY 34.34 FT LOT 5 + NLY 5.2 B	7,800	89,200	\$97,000	\$163.51
16-19	RACINE WI 53403					
	U S I WINDOW WASHING	1313 MAIDEN LANE	2227064			
10083002	123 ELROSA RD	BLK 26 HERRICK'S PARTITION PLAT LOT 4 + NLY 5.66 FT LOT 5 B	8,900	86,100	\$95,000	\$160.14
16-19	MOORESVILLE NC 28115					
	RACINE, CITY OF REDEV AUTH	1248 WASHINGTON AVE	2364891			
10109000	C/O FINANCE DEPT / 730 WASHINGTON AVE	BLK 69 SCHOOL SECTION S 62 FT EXC W 109.5 FT, W OF WASHIN E	0	0	\$0	\$0.00
16-19	RACINE WI 53403					

	NUNEZ ALEJANDRO	1240 WASHINGTON AVE	2117029					
10110000	1123 BROOKER ST	BLK 69 SCHOOL SECTION N 51.5 FT OF S 109.5 FT EXC W 85 FT, \ B		23,900	79,100	\$103,000	\$173.63	
16-19	RACINE WI 53404							
	DE MICCHI ROBERT G / DE MICCHI GREGORY	1232 WASHINGTON AVE	2023/929					
10112000	6331 3RD AVE	BLK 69 SCHOOL SECTION PT DESC AS PCLS I + II VOL 2023 RECS B		61,200	71,800	\$133,000	\$224.20	
16-19	KENOSHA WI 53140							
	DE MICCHI ROBERT G / DE MICCHI GREGORY R	1220 WASHINGTON AVE	2023/928					
10114000	6331 3RD AVE	BLK 69 SCHOOL SECTION S 172.15 FT OF N 289.15 FT EXC PT FOIC		0	0	\$301,000	\$507.39	
16-19	KENOSHA WI 53140							
	HYDRAULIC FITTINGS	1210 WASHINGTON AVE	N/A					
10115000	1210 WASHINGTON AVE	BLK 69 SCHOOL SECTION N 117 FT OF E 122.4 FT OF W 274.4 FT, C		0	0	\$74,400	\$125.42	
16-19	RACINE WI 53403							
	R AND R INNOVATIVE INVESTMENTS	1322 WASHINGTON AVE	2157613					
10127000	3255 PHILLIPS AVE	HERRICKS SUB PART OF SCHOOL SECTION BLK 76 LOT 5 + NLY B		15,500	155,500	\$171,000	\$288.25	
16-19	RACINE WI 53403							
						<b>\$17,796,800</b>	<b>\$30,000.00</b>	

## Grand Totals

# of Parcels: 130

Total Value: 17,796,800

*End of Report*