

**COUNTY OF RACINE  
FINANCE & HUMAN RESOURCES COMMITTEE**

Supervisor Don Trottier, Chairman  
Supervisor Robert Miller, Vice Chairman  
Supervisor John Wisch, Secretary  
Supervisor Nick Demske  
Supervisor Scott Maier

Supervisor Jody Spencer  
Supervisor Marcus West  
Shritha Reddy, Youth in Governance Representative  
Maren DeSonia Youth in Governance Representative

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\*\*\* THIS LOCATION IS HANDICAP ACCESSIBLE. If you have other special needs, please contact the Racine County Board Office, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (262) 636-3571, fax (262) 636-3491 or the TTD/RELAY 1-800-947-3529. \*\*\*

DO NOT ATTEND THIS MEETING if you are experiencing any of these symptoms or if you have been in contact with anyone with these symptoms: **shortness of breath or difficulty breathing, cough, chills, nasal congestion, sore throat, fatigue, loss of sense of taste or smell, fever greater than 100.4.**

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NOTICE OF MEETING OF THE  
FINANCE AND HUMAN RESOURCES COMMITTEE

DATE: **WEDNESDAY October 5, 2022**

TIME: **5:00 p.m.**

PLACE: **IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177**

1. Convene Meeting
2. Chairman Comments – Youth in Governance/Comments
3. Public Comments
4. Approval of Minutes from the September 21, 2022, committee meeting – Action of the Committee only
5. County Treasurer – Jeffrey Latus – Bid offers for several in rem properties through the Racine County Treasurer’s sealed bid sale. – Action of the Committee only.
6. Transfers
  - a. Human Services – Hope Otto – Authorize the acceptance of an ARPA grant for Violent Crime Reduction Initiative from the City of Racine in the amount of \$85,000 and transfer of funds within the Human Service Department 2022 Budget. – 2022 – Resolution – Action Requested: 1st Reading at the October 20, 2022, County Board Meeting.

7. Finance Department – Gwen Zimmer – Authorize a five-year contract with Baker Tilly US, LLP for financial audit and single audit services for the period of 1/1/23-12/31/27. – 2022 – Resolution - Action Requested: 1st Reading at the October 20, 2022, County Board Meeting.
8. Communication & Report Referrals from County Board Meeting:

a. Bankruptcy items:

<b>Type of Action:</b>	<b>Person/Persons</b>
Chapter 7 – Order of Discharge	Scott Lyons; Neil and Patricia Stritesky;
Chapter 7 – No Proof of Claim Deadline	Gina Brown;
Chapter 7 – Notice of Recovery of Assets and Opportunity to File Proof of Claim	Steven and Stacey Lockrem; Carl and Trisha Orta;
Chapter 7 – Order Granting Motion to Reopen Case	Steven and Stacey Lockrem;
Chapter 13 – Order Modifying Confirmed Plan	Romana Vela; Willona McBride; Daija Perry;
Chapter 13 – Notice and Motion to Dismiss Confirmed Plan	Jeffery and Tracey Lees; Kenneth and Lynn Vorlob;
Chapter 13 – Order of Discharge	Monica Rogall;
Chapter 13 – Notice of Case	Michael and Shelly Farr;
Chapter 13 – Order Dismissing Case	Khalil Muhammad;
Chapter 13 – Notice and Motion to Dismiss Unconfirmed Plan	Jeffrey Urquhart;

b.

Attorney	Lender	Person/Persons	Amt owed County
Ian Thomson	M&T Bank	Seth Oldenburg	\$329.68
Willam Foshag	MidFirst Bank	Shane Campbell	Undisclosed

- c. Claim against Racine County by Ronald T. Chimka for lost property in the amount of \$550.00.
- d. Claim against Racine County by the State for damage done to public property in the amount of \$381.87.
- e. Request from Monica Paine represented by Johnson, Blumberg & Associates to file Plaintiff's Voluntary Motion to Dismiss, Proposed Order for Dismissal, and a Notice of Appearance.

9. Staff Report – No Action Items.

- Finance & Human Resources Committee – **Next meetings will be the 2023 Budget meetings with departments/offices on October 10<sup>th</sup> and 11<sup>th</sup>.** Meetings begin at 5 p.m.
  - Next meeting for regular business items will be October 20, 2022.

10. Adjournment

FINANCE & HUMAN RESOURCES COMMITTEE ACTION ONLY

**Requestor/Originator** Finance & Human Resources Committee

**Committee/Individual Sponsoring:** Finance & Human Resources Committee

**Date of Committee Meeting:** 10/5/2022

**Signature of Committee Chairperson  
/Designee:** \_\_\_\_\_

**Description:** Minutes from the September 21, 2022 FHR Meeting

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**Action:** **County Board Supervisors**  
 Approve  
 Deny

**Youth In Governance**  
 Approve  
 Deny



**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Wednesday, September 21, 2022**

IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177

**Meeting attended by:** Supervisors Demske, Maier, Miller, Spencer, Wisch, Youth in Governance Representatives DeSonia and Reddy, Finance Director Gwen Zimmer, Human Resources Director Sarah Street

**Other attendees:** Principal Assistant Corporation Counsel John Serketich, Attorney Jacob Sosnay

**Not in Attendance:** Chairman Trottier, Supervisor West

**Agenda Item #1 – Convene Meeting.**

Meeting Called to Order at 5:03 p.m. by Vice Chairman Miller.

**Agenda Item #2 – Youth in Governance/Comments.**

Youth in Governance statement was read by Youth Representative DeSonia

**Agenda Item #3 – Public Comments.**

There were no public comments.

**Agenda Item #4 – Approval of Minutes from the September 7, 2022 committee meeting.**

**Action:** Approve the minutes from the September 7, 2022, meeting.

**Motion Passed:** Moved: Supervisor Wisch. Seconded: Supervisor Demske. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #5 – The Finance and Human Resources Committee met in a closed session pursuant to Section 19.85(1)(g) of the Wisconsin State Statutes to discuss with legal counsel the status of the following current litigation: Johnson et al v. Drewitz et al; McCollum v. Drewitz; King v. DeJesus et al; and Gray, Cedric v. Barrios.**

**Action:** To convene into closed session at 5:07 p.m. pursuant to Section 19.85(1)(g) of the Wisconsin State Statutes to discuss with legal counsel the status of the following current litigation: Johnson et al v. Drewitz et al; McCollum v. Drewitz; King v. DeJesus et al; and Gray, Cedric v. Barrios

**Motion Passed :** Moved: Supervisor Wisch Seconded: Supervisor Maier Vote: Roll-call vote was taken of the members present: All Ayes No Nays.

**Action:** To reconvene to open session at 6:10 p.m.

**Motion Passed:** Moved: Supervisor Wisch. Seconded: Supervisor Maier. Vote: All Ayes, No Nays

**Agenda Item #6 Communication & Report Referrals from County Board Meeting:**

**Action:** Receive and file items a – b.

**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Wednesday, September 21, 2022**

**Motion Passed:** Moved: Supervisor Wisch Seconded: Supervisor Demske Vote: All Ayes, No Nays.  
Advisory Vote: All Ayes, No Nays.

**Agenda Item #7– Staff Report – No Action Items**

- a. Finance & Human Resources Committee – Next meeting will be October 5, 2022.

**Agenda Item #8 – Adjournment**

**Action:** Adjourn meeting at 6:11 p.m.

**Motion Passed.** Moved: Supervisor Wisch. Seconded: Supervisor Maier. Vote: All Ayes No Nays.

REQUEST FOR COUNTY BOARD ACTION

YEAR <u>2022</u>	X	Action of Committee Only
		Resolution Request
		Ordinance Request
		Report Request
		Information Only

Requestor/Originator: Jeff Latus - Racine County Treasurer

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) Jeff Latus  
 If a person is not in attendance the item may be held over.

Does the County Executive know of this request: No

If related to a position or position change, Does the Human Resources Director know of this request: \_\_\_\_\_

Does this request propose the expenditure, receipt or transfer of any fu No

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

	<b>Date of County Board Meeting to be Introduced:</b>	
Date Considered by Committee: <u>10/5/2022</u>		<u>NA</u>

1st Reading:                       1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

BID OFFERS FOR SEVERAL IN REM PROPERTIES THROUGH THE RACINE COUNTY TREASURER'S SEALED BID SALE.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

## MEMO

September 27, 2022

TO: Donald J Trottier  
Chairman, Finance and Human Resources Committee

FROM: Jeff Latus, Racine County Treasurer

RE: Sealed Bid Sale of In Rem Foreclosure Property

Please put on the agenda for the meeting scheduled for October 5<sup>th</sup>, 2022, time to present multiple bid offers for County owned in-rem parcels.

All the properties were included in the Racine County Treasurer's Sealed Bid Sale that ran from September 1<sup>st</sup> – September 23<sup>rd</sup>.

The Racine County Treasurer's list of recommendations and offers to purchase have been attached for your consideration.

If you have any questions, please feel free to contact me.

Thank you,



Jeff Latus

Racine County Treasurer

Cc: John Serketich

TREASURER'S RECOMMENDATIONS TO FINANCE & HUMAN RESOURCE COMMITTEE - 10/5/2022

ITEM #	PARCEL # - ADDRESS	BID AMOUNT	BIDDER	TREASURER'S RECOMMENDATION	FUTURE USAGE
5	TOWN OF DOVER / 006-032021331001 LINCOLN AVE / RESIDENTIAL LOT Minimum Bid / Year appraised: \$8,300	\$ 21,000.00	Fabio Fabbr Living Trust	Accept: Only Bid	Adjacent owner. Intends to combine lots and build new house
7	VILLAGE OF CALEDONIA / 104-042225149000 5929 BEL MAR AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$117,000	\$ 121,250.00	Robert J Konecko	Accept: Only Bid	Intends to renovate and either rent or resell
10	VILLAGE OF MT PLEASANT / 151-032201650040 FLAMBEAU DR / RESIDENTIAL LOT Minimum Bid / Year appraised: \$450	\$ 1,651.00 \$ 1,050.00 \$ 500.00	Chad Durley Phillip Kongschaug Rebecca Nichols	Accept: Highest Bid Reject: Outbid Reject: Outbid	Owns adjacent property. Intends to use lot to allow road access, and potentially divide lot with part of his own parcel to build house. Intends to combine with his adjacent property Intends to build single-family home
13	CITY OF RACINE / 276-000001459000 1045 GRAND AVE / COMMERCIAL LOT Minimum Bid / Year appraised: \$3,900	\$ 5,000.00 \$ 3,900.00	Andrew Hay / Guy Lloyd Inc Racine Habitat for Humanity	Accept: Highest Bid Reject: Outbid	Intends to buy adjacent property he is currently managing at 614 1st St and combine parcels Intends to build new single family home
14	CITY OF RACINE / 276-000003229000 1019 PARKER AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$10,000	\$ 18,600.00 \$ 12,005.00 \$ 11,251.00 \$ 10,520.00	Dustin Radke Jeffrey Robert Urquhart Pedro Tomas Longoria Mario Arce / MMA Development LLC	Accept: Highest Bid Reject: Outbid Reject: Outbid Reject: Outbid	Intends to rehab and use as rental property Intends to rehab and use as primary residence Intends to fix up and live in the property Intends to use as a rental property
16	CITY OF RACINE / 276-000003789000 1008 WASHINGTON AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$33,000	\$ 33,020.00	Mario Arce / MMA Development LLC	Accept: Only Bid	Intends to use as a rental property
17	CITY OF RACINE / 276-000004039001 1631 EAST ST / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$23,000	\$ 25,520.00 \$ 25,000.00	Mario Arce / MMA Development LLC Sher Umar	Accept: Highest Bid Reject: Outbid	Intends to use as a rental property Intends to fix up property and use as primary residence.
18	CITY OF RACINE / 276-000004248000 1724 MICHIGAN BLVD / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$95,000	\$ 125,100.00 \$ 118,000.00 \$ 110,513.00 \$ 100,000.00 \$ 96,020.00	Johnny Mares Chaunel Vinson Miroslav Ivanovic DI Investments LLC Mario Arce / MMA Development LLC	Accept: Highest Valid Bid Reject: Outbid Reject: Outbid Reject: Outbid Reject: Outbid	Intends to fix property and move in as his primary residence Intends to renovate and use as personal or family home - or rebuild Intends to use as investment property / rental Intends to rehab the units to create quality rental housing Intends to use as a rental property
19	CITY OF RACINE / 276-000006615000 40 MC KINLEY AVE / RESIDENTIAL LOT Minimum Bid / Year appraised: \$4,300	\$ 180,000.00 \$ 5,300.00 \$ 4,300.00	James Chambers & Megan O'Driscoll Robert & Gloria Turner Racine Habitat for Humanity	Reject: Invalid Bid Accept: Highest Bid Reject: Outbid	Intends to live in lower unit and rent upper unit and make improvements including Climate Bill incentives and additions. Bid form was invalid. Bidders withdrew. Owns adjacent property and maintains lot. Intends to use to build addition to existing home. Intends to build single-family home and sell to a low/moderate first time home buyer.
20	CITY OF RACINE / 276-000006766000 111 HOWLAND AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$42,000	\$ 42,020.00	Mario Arce / MMA Development LLC	Accept: Only Bid	Intends to use as a rental property

21	CITY OF RACINE / 276-000007082000 320 CLIFF AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$46,000	\$ 46,020.00	Mario Arce / MMA Development LLC	Accept: Only Bid	Intends to use as a rental property
22	CITY OF RACINE / 276-000007311000 246 JONES ST / RESIDENTIAL LOT Minimum Bid / Year appraised: \$5,900	\$ 7,500.00	Osbaldo Gutierrez	Accept: Highest Bid	Adjacent property owner. Intends for personal use and eventually build his children a home
		\$ 5,900.00	Racine Habitat for Humanity	Reject: Outbid	Intends to build single-family home and sell to a low/moderate first time home buyer.
25	CITY OF RACINE / 276-000009596000 1521 S MEMORIAL DR / RESIDENTIAL LOT Minimum Bid / Year appraised: \$4,800	\$ 5,300.00	George Nicks Sr	Accept: Only Bid	Intends to use as a yard and connect this property with it
26	CITY OF RACINE / 276-000009752000 1954 TWELFTH ST / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$41,000	\$ 48,800.00	Fred Harris	Accept: Highest Bid	Intends to buy for 35 year old mother of three who will inherit on his passing. He intends to make substantial renovations.
		\$ 42,220.00	Mario Arce / MMA Development LLC	Reject: Outbid	Intends to use as a rental property
27	CITY OF RACINE / 276-000009840000 1129 S MEMORIAL DR / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$14,000	\$ 22,500.00	James Colwell / United Mechanical Inc	Accept: Highest Bid	Intends to use for business purposes
		\$ 15,000.00	Brian Bouwma	Reject: Outbid	Intends to fix up and rent or sell
		\$ 14,520.00	Mario Arce / MMA Development LLC	Reject: Outbid	Intends to use as a rental property
29	CITY OF RACINE / 276-000013985000 1958 TAYLOR AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$70,000	\$ 71,100.00	Mario Arce / MMA Development LLC	Accept: Only Bid	Intends to use as a rental property
30	CITY OF RACINE / 276-000014087000 3424 DURAND AVE / RESIDENTIAL LOT Minimum Bid / Year appraised: \$7,500	\$ 7,750.00	Max & Sarah Possing	Accept: Only Bid	Intends to build a house for their use
33	CITY OF RACINE / 276-000017139000 1931 CLARK ST / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$16,000	\$ 16,320.00	Mario Arce / MMA Development LLC	Accept: Highest Bid	Intends to use as a rental property
		\$ 16,000.00	Alicia Villa Realty Inc	Reject: Outbid	Intends to use as a rental property. Owns neighboring property.
35	CITY OF RACINE / 276-000017355000 1745 CENTER ST / RESIDENTIAL LOT Minimum Bid / Year appraised: \$4,200	\$ 4,200.00	Racine Habitat for Humanity	Accept: Only Bid	Intends to build single-family home and sell to a low/moderate first time home buyer.
36	CITY OF RACINE / 276-000017632000 1829 MEAD ST / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$20,500	\$ 21,000.00	Brian Bouwma	Accept: Highest Bid	Intends to fix up and rent or sell
		\$ 20,500.00	Ramon Trinalero	Reject: Outbid	Adjacent owner. Intends to improve or demolish and add to this property
40	CITY OF RACINE / 276-000001474000 1108 VILLA ST / RESIDENTIAL LOT Minimum Bid / Year appraised: \$4,200	\$ 4,200.00	Racine Habitat for Humanity	Accept: Only Bid	Intends to build new single family home
41	CITY OF RACINE / 276-000001042000 1009 PARK AVE / RESIDENTIAL LOT Minimum Bid / Year appraised: \$3,400	\$ 5,000.00	Andrew Hay / Guy Lloyd Inc	Accept: Highest Bid	Owns adjacent property at 1013 Park. Intends to join with lot and build new single family home or expand current house
		\$ 3,400.00	Racine Habitat for Humanity	Reject: Outbid	Intends to build new single family home
42	CITY OF RACINE / 276-000005216000 3452 FIRST AVE / RESIDENTIAL BUILDING Minimum Bid / Year appraised: \$92,000	\$ 95,000.00	Cesar Hernandez	Accept: Highest Bid	Intends to renovate and rent to a family member
		\$ 93,220.00	Mario Arce / MMA Development LLC	Reject: Outbid	Intends to flip property for resale

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: TOWN OF DOVER

Updated: 9/26/2022

PARCEL # 006-03-20-21-331-001

IN REM ACTION #: 2021-2

ITEM #: 17

JUDGMENT DOC #: 2624592

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT THIRTY-THREE (33), BLOCK SIX (6), OF RE-SUBDIVISION OF EAGLE LAKE MANOR, PART OF SECTION DESCRIPTION: 21, 27, AND 28, IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY (20) EAST. SAID LAND BEING IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>LINCOLN AVE</u>
<b>ACRES</b>	<u>0.12</u>
<b>ZONE/DESC:</b>	<u>R-4 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$4,200.00
IMP:	\$0.00
<b>TOTAL:</b>	<b><u>\$4,200.00</u></b>

FORMER OWNER: MARIO T AGUILAR & VIVIAN AGUILAR

**FAIR MARKET VALUE:** \$5,300.00

**APPRAISED VALUE:** \$8,300.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$74.77	\$0.00	\$100.19	\$50.10	\$225.06
2011	\$77.49	\$0.00	\$94.54	\$47.27	\$219.30
2012	\$80.54	\$0.00	\$88.59	\$44.30	\$213.43
2013	\$71.53	\$0.00	\$70.10	\$35.05	\$176.68
2014	\$67.21	\$0.00	\$57.80	\$28.90	\$153.91
2015	\$68.33	\$0.00	\$50.56	\$25.28	\$144.17
2016	\$67.24	\$0.00	\$41.69	\$20.84	\$129.77
2017	\$66.95	\$0.00	\$33.48	\$16.74	\$117.17
2018	\$61.14	\$0.00	\$23.23	\$11.62	\$95.99
2019	\$65.05	\$0.00	\$16.91	\$8.46	\$90.42
2020	\$67.94	\$0.00	\$9.51	\$4.76	\$82.21
2021	\$63.78	\$63.60	\$2.55	\$1.28	\$131.21
	<b>\$831.97</b>	<b>\$63.60</b>	<b>\$589.15</b>	<b>\$294.60</b>	

**SPECIAL OVER 7500:** NA

**TAX TOTALS:** \$1,779.32

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$41.37
Lawn & Snow Care	\$0.00

**FEE & COST TOTAL:** \$558.37

**GRAND TOTAL:** \$2,337.69

<b>DISPOSITION:</b>	
TO:	
ON:	
<b>TOTAL COSTS:</b>	<u>\$2,337.69</u>
<b>SOLD / DONATED FOR:</b>	
<b>PROFIT OR (LOSS):</b>	

**GENERAL RECEIPT NUMBERS**

NO: \_\_\_\_\_

NO: \_\_\_\_\_







Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID REQUIRED

Sale Property Address:

LINCOLN AVE. 006-032021331001

Sale Parcel/Tax Key #:

006-032021331001

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$21,000.00 (Twentyone thousand) NO/100

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): FABIO FABBR1

Business Entity / Organization:

Skip if you are bidding as an individual FABIO FABBR1 LIVING TRUST

Mailing Address of Bidder: 2101 Norwich Ct. Glenview, IL 60026

Phone Number(s): 847-724-5626

Email Address: INKSPOT2@COMCAST.NET

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Joining this new lot with one I own to eventually build a new house. Either lot, individually, is too narrow to build a standard house.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): At present there are no buildings on either lot.

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

Properties Legal Descriptions: LAKE SHORE DRIVE - Lake Lake  
Apartment - lot #1 Block 6 - lot #2 Block 6 - 2110 Lake Shore Drive -

D. J. [Signature] - Trustee  
Bidder's Signature

Sept 9, 2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: VILLAGE OF CALEDONIA

Updated: 9/26/2022

PARCEL # 104-04-22-25-149-000

IN REM ACTION #: 2021-2

ITEM #: 23

JUDGMENT DOC #: 2624592

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 9, BLOCK 2, BEL-MAR ACRES, ACCORDING TO THE RECORDED PLAT ON RECORD IN THE OFFICE OF DESCRIPTION: THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN. SAID LAND BEING IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, AND STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	5929 BEL MAR AVE
<b>ACRES/SQ FT:</b>	1.03
<b>ZONE:</b>	RESIDENTIAL
<b>ASSESSED VALUE:</b>	
Land:	\$60,200.00
IMP:	\$124,000.00
<b>TOTAL:</b>	<b>\$184,200.00</b>

FORMER OWNER: KEITH L. SILVERS & RUTH MARY SILVERS

<b>FAIR MARKET VALUE:</b>	\$180,200.00
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<b>APPRAISED VALUE:</b>	\$117,000.00
<b>YEAR:</b>	2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2018	\$2,267.83	\$0.00	\$861.78	\$430.89	\$3,560.50
2019	\$2,585.16	\$547.05	\$814.38	\$407.18	\$4,353.77
2020	\$2,794.48	\$901.36	\$517.43	\$258.71	\$4,471.98
2021	\$2,877.99	\$964.27	\$76.85	\$38.42	\$3,957.53
	\$10,525.46	\$2,412.68	\$2,270.44	\$1,135.20	

<b>SPECIAL OVER 7500:</b>	NA
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**TAX TOTALS: \$16,343.78**

In-Rem Fee	\$275.00
Boarding Fee	\$1,943.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$175.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$2,635.00</b>

**GRAND TOTAL: \$18,978.78**

<b>DISPOSITION:</b>		
<b>TO:</b>		
<b>ON</b>		
<b>TOTAL COSTS:</b>	\$18,978.78	
<b>SOLD / DONATED FOR:</b>		
<b>PROFIT OR (LOSS):</b>		
	<b>GENERAL RECEIPT NUMBERS</b>	
	<b>NO:</b>	
	<b>NO:</b>	

**RACINE COUNTY - IN - REM  
OFFER TO PURCHASE**

Date 10/5/2022

Appraised Value \$ 117,000.00

Sale Made By: Sealed Bid

Address 5929 Bel Mar Ave  
Municipality Village of Caledonia  
Parcel # 104-042225149000

Purchase Price \$ 121,250.00

Tax Principal On Books \$ 10,525.46

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 2,412.68

Total Due \$ 121,282.00

Interest & Penalty \$ 3,405.64

Deposit \$ 24,250.00


Costs (In-Rem / Sale) \$ 2,635.00

Balance Due \$ 97,032.00

TOTAL COSTS \$ 18,978.78

Name, address & phone number of Purchaser:  
Robert Konecko  
5306 Douglas Ave  
Racine WI 53402  
262-994-8526  
rob@ftabinc.com

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

  
\_\_\_\_\_  
Recommend/Approval  
Racine County Treasurer

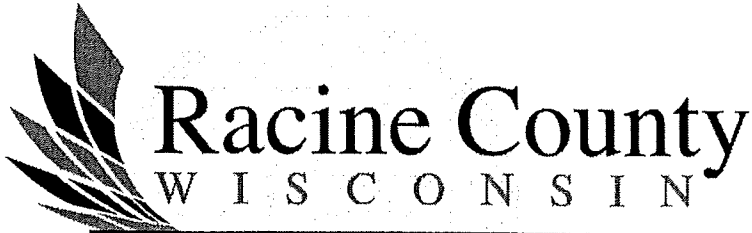
Description of Property:  
LOT 9, BLOCK 2, BEL-MAR ACRES, ACCORDING TO THE RECORDED PLAT ON RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN. SAID LAND BEING IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_

Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

5929 Belmar Ave

Sale Parcel/Tax Key #:

104-07-22-25-149-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 121,250 -

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Robert Kowalski

Business Entity / Organization:

*Skip if you are bidding as an individual:*

Mailing Address of Bidder: 5306 Douglas Ave Racine WI 53402

Phone Number(s): 262-994-8526

Email Address: ROB@FTABINC.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

RENOVATE AND RENT OR RESALE

\_\_\_\_\_  
\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co


Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

2039 Satterman Road Racine / 5538 Lemire Ln Racine  
801 Montclair St Racine / 306 Quiet Waters Tr NEBRASKA

  
Bidder's Signature

9/23/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: VILLAGE OF MT PLEASANT

Updated: 9/26/2022

PARCEL # 151-03-22-01-650-040

IN REM ACTION #: 2021-2

ITEM #: 28

JUDGMENT DOC #: 2624592

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL OUTLOT 1, BLOCK 6, COACHLAMP MANOR ADDITION NO. 1, ACCORDING TO THE RECORDED PLAT DESCRIPTION: THEREOF. SAID LAND BEING IN THE VILLAGE OF MT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	FLAMBEAU DR
<b>ACRES/SQ FT:</b>	0.07
<b>ZONE/DESC:</b>	VILLAGE / RESIDENTIAL
<b>ASSESSED VALUE:</b>	
Land:	\$200.00
IMP:	\$0.00
<b>TOTAL:</b>	<b>\$200.00</b>

FORMER OWNER: TEAM INVESTMENTS INC, A WISCONSIN CORPORATION

**FAIR MARKET VALUE:** \$200.00

**APPRAISED VALUE:** \$450.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$51.76	\$19.00	\$94.82	\$47.41	\$212.99
2011	\$24.73	\$19.00	\$53.35	\$26.68	\$123.76
2012	\$26.38	\$19.00	\$49.92	\$24.96	\$120.26
2013	\$25.40	\$19.00	\$43.51	\$21.76	\$109.67
2014	\$24.27	\$19.00	\$37.21	\$18.61	\$99.09
2015	\$25.73	\$19.00	\$33.10	\$16.55	\$94.38
2016	\$25.72	\$19.00	\$27.73	\$13.86	\$86.31
2017	\$26.25	\$19.00	\$22.63	\$11.31	\$79.19
2018	\$26.02	\$19.00	\$17.11	\$8.55	\$70.68
2019	\$9.31	\$19.00	\$7.36	\$3.68	\$39.35
2020	\$3.88	\$19.00	\$3.20	\$1.60	\$27.68
2021	\$3.79	\$19.00	\$0.46	\$0.23	\$23.48
	\$273.24	\$228.00	\$390.40	\$195.20	

**SPECIAL OVER 7500:** NA

**TAX TOTALS:** \$1,086.84

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$0.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$517.00</b>

**GRAND TOTAL:** \$1,603.84

<b>DISPOSITION:</b>		
TO:		
ON:		
<b>TOTAL COSTS:</b>	<u>\$1,603.84</u>	<b>GENERAL RECEIPT NUMBERS</b>
<b>SOLD / DONATED FOR:</b>		
<b>PROFIT OR (LOSS):</b>		
	NO:	
	NO:	

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 10/5/2022

Appraised Value \$ 450.00

Sale Made By: Sealed Bid

Address Flambeau Dr  
Municipality Village of Mt Pleasant  
Parcel # 151-032201650040

Purchase Price \$ 1,651.00

Name, address & phone number of Purchaser:  
Chad Durfey

Tax Principal On Books \$ 273.24

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 228.00

Total Due \$ 1,683.00

Interest & Penalty \$ 585.60

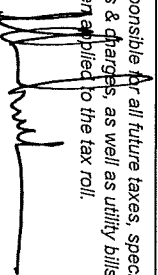
Deposit \$ 330.20

Costs (In-Rem / Sale) \$ 517.00

Balance Due \$ 1,352.80

TOTAL COSTS \$ 1,603.84

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.



Recommend Approval  
Racine County Treasurer

Description of Property:

OUTLOT 1, BLOCK 6, COACHLAMP MANOR ADDITION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, SAID LAND BEING IN THE VILLAGE OF MT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____





Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

Flambeau Dr

Sale Parcel/Tax Key #:

151-032201650040

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$1,651.<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Chad Durfey

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder:

2211 Newman Road, Mt. Pleasant

Phone Number(s):

262-994-0582

Email Address:

Chad.M.Durfey@ampf.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

The purchase of this property will allow my adjacent property to have road access. This will allow the potential for me to parcel off a portion of my land to be sold for future home building.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_ 2211 Newman Road, Mt Pleasant WI 53406 \_\_\_\_\_

\_\_\_\_\_  
Bidder's Signature

9-21-2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 10/5/2022

Appraised Value \$ 450.00

Sale Made By: Sealed Bid

Address Flambeau Dr  
Municipality Village of Mt Pleasant  
Parcel # 151-032201650040

Purchase Price \$ 1,050.00

Name, address & phone number of Purchaser:

Phillip A Kongschaug  
2132 Brougham Ln  
Mt Pleasant WI 53406  
262-886-0493  
kongschaug@wi.rr.com

Tax Principal On Books	\$ 273.24	Quit Claim Deed	\$ 30.00
Specials Over \$7,500	\$ -	Recording Fee	\$ 2.00
Specials	\$ 228.00	Total Due	\$ 1,082.00
Interest & Penalty	\$ 585.60	Deposit	\$ 210.00
Costs (In-Rem / Sale)	\$ 517.00	Balance Due	\$ 872.00

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

TOTAL COSTS \$ 1,603.84

Recommend Approval  
Racine County Treasurer

Description of Property:  
OUTLOT 1, BLOCK 6, COACHLAMP MANOR ADDITION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE VILLAGE OF MT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_

Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID REQUIRED

Sale Property Address:

FLAMBEAU DR.

Sale Parcel/Tax Key #:

151032201650040

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$1050

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): PHILLIP A. KONGSHAUG

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 2132 BROUGHAM LN, MT. PLEAS. 53406

Phone Number(s): 262-886-0493

Email Address: KONGSHAUG@WI.RR.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

ADDITION TO ADJACENT PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

9/20/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 10/5/2022

Appraised Value \$ 450.00

Sale Made By: Sealed Bid

Address Flambeau Dr  
Municipality Village of Mt Pleasant  
Parcel # 151-032201650040

Purchase Price \$ 500.00

Name, address & phone number of Purchaser:

Rebecca A Nichols  
bda / Middle Coast Holdings LLC  
3601 St Andrews Ct Unit 102  
Racine WI 53405  
262-752-6879  
fanich327@hotmail.com

Tax Principal On Books \$ 273.24

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 228.00

Total Due \$ 532.00

Interest & Penalty \$ 585.60

Deposit \$ 100.00

Costs (In-Rem / Sale) \$ 517.00

Balance Due \$ 432.00

TOTAL COSTS \$ 1,603.84

Recommend Approval  
Racine County Treasurer

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Description of Property:  
OUTLOT 1, BLOCK 6, COACHLAMP MANOR ADDITION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE VILLAGE OF MT PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address: FLAMBEAU DR, Mt. Pleasant, WI

Sale Parcel/Tax Key #: 151-032201650040

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$500<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Rebecca A. Nichols

Business Entity / Organization: Middle Coast Holdings, LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 3601 St. Andrews Pt. Unit 102, Racine, WI 53405

Phone Number(s): 262-752-6849

Email Address: ranich327@hotmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I intend to build a single family home on the parcel as challenging as that may be - considering the size of the lot.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

- Single family
- Multi-Family
- Time Share Unit
- Agriculture
- Commercial
- Utility
- Mfg/Telephone Co
- Misc. (explain) vacant lot

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3601 St. Andrews Ct. w/100 Racine, WI 53405

Rebecca A. Nichols  
Bidder's Signature

09/21/2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-01-459-000

IN REM ACTION #: 2021-2

ITEM #: 43

JUDGMENT DOC #: 2624592

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL THAT PART OF THE EAST 1/2 OF BLOCK 64, SECTION 16, AS RETURNED BY THE APPRAISERS OF SCHOOL DESCRIPTION: AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF SAID BLOCK AT THE EAST LINE OF GRAND AVENUE; THENCE NORTH ON THE EAST LINE OF GRAND AVENUE, 40 FEET; THENCE EAST 80 FEET; THENCE SOUTH 40 FEET TO THE SOUTH LINE OF SAID BLOCK; AND THENCE WEST ON THE SOUTH LINE OF SAID BLOCK 80 FEET TO BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1045 GRAND AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.078</u>
<b>ZONE/DESC:</b>	<u>R-3 / COMMERCIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	<u>\$7,200.00</u>
IMP:	<u>\$0.00</u>
<b>TOTAL:</b>	<u>\$7,200.00</u>

FORMER OWNER: ANTHONY THOMAS

<b>FAIR MARKET VALUE:</b>	<u>\$8,000.00</u>
---------------------------	-------------------

<b>APPRAISED VALUE:</b>	<u>\$3,900.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2018	\$4,392.52	\$304.40	\$1,784.83	\$892.42	\$7,374.17
2019	\$1,618.13	\$2,045.74	\$952.60	\$476.31	\$5,092.78
2020	\$198.72	\$43,303.88	\$6,090.36	\$3,045.18	\$52,638.14
2021	\$203.34	\$45,335.91	\$910.79	\$455.39	\$46,905.43
	<u>\$6,412.71</u>	<u>\$90,989.93</u>	<u>\$9,738.58</u>	<u>\$4,869.30</u>	

<b>SPECIAL OVER 7500:</b>	<u>\$88,639.79</u>
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**TAX TOTALS:** \$112,010.52

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$175.00

**FEE & COST TOTAL:** \$692.00

**GRAND TOTAL:** \$112,702.52

<p>DISPOSITION: _____</p> <p>TO: _____</p> <p>ON: _____</p> <p>TOTAL COSTS: <u>\$112,702.52</u></p> <p>SOLD / DONATED FOR: _____</p> <p>PROFIT OR (LOSS): _____</p>	<p style="text-align: center;">GENERAL RECEIPT NUMBERS</p> <p>NO: _____</p> <p>NO: _____</p>
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RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date	10/5/2022	Appraised Value	\$ 3,900.00
Address	1045 Grand Ave	Purchase Price	\$ 5,000.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000001459000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 6,412.71	Total Due	\$ 5,032.00
Specials Over \$7,500	\$ 88,639.79	Deposit	\$ 1,000.00
Specials	\$ 2,350.14	Balance Due	\$ 4,032.00
Interest & Penalty	\$ 14,607.88		
Costs (In-Rem / Sale)	\$ 692.00		
<b>TOTAL COSTS</b>	<b>\$ 112,702.52</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Andrew Hay  
 bda / Guy Lloyd Inc  
 3001 Washington Ave  
 Racine WI 53405  
 262-898-5868  
 andy@quvlyoyd.com

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

\_\_\_\_\_  
 Recommend Approval  
 Racine County Treasurer

Description of Property:

THAT PART OF THE EAST 1/2 OF BLOCK 64, SECTION 16, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF SAID BLOCK AT THE EAST LINE OF GRAND AVENUE; THENCE NORTH ON THE EAST LINE OF GRAND AVENUE, 40 FEET; THENCE EAST 80 FEET; THENCE SOUTH 40 FEET TO THE SOUTH LINE OF SAID BLOCK; AND THENCE WEST ON THE SOUTH LINE OF SAID BLOCK 80 FEET TO BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:**

1045 Grand Avenue

**Sale Parcel/Tax Key #:**

276-000001459000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$5000.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Andrew Hay

**Business Entity / Organization:**

*Skip if you are bidding as an individual* Guy Lloyd, Inc.

**Mailing Address of Bidder:** 3001 Washington Ave 53405

**Phone Number(s):** 262 898 5868

**Email Address:** andy@guylloyd.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We currently manage 614 1<sup>st</sup> St. and hope to possibly buy it. We would like to be able to join both properties. I believe they were originally part of the same parcel.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): possibly combine with 614 11<sup>th</sup> Street

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

see attached

Rebecca Gray  
Bidder's Signature

9-20-22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

Andrew Hay – other properties owned:

Personal residence

1332 Main Street

Guy Lloyd, Inc.

1013 Park Avenue

1620 Phillips Avenue

3001 Washington Avenue

4PALS, LLC

1414 9<sup>th</sup> Street

1948 12<sup>th</sup> Street

1330 Center Street

1700 Edgewood Avenue

1034 Pearl Street

1925 Racine Street

1228 Summit Avenue

1500 Washington Avenue

1016 Wilson Street

1020 Wilson Street

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 3,900.00
Address	1045 Grand Ave	Purchase Price	\$ 3,900.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000001459000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 6,412.71	Total Due	\$ 3,932.00
Specials Over \$7,500	\$ 88,639.79	Deposit	\$ 840.00
Specials	\$ 2,350.14	Balance Due	\$ 3,092.00
Interest & Penalty	\$ 14,607.88		
Costs (In-Rem / Sale)	\$ 692.00		

TOTAL COSTS \$ 112,702.52

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Grant Buenger  
 Racine Habitat for Humanity  
 1501 Villa St  
 Racine WI 53403  
 608-772-8656  
 gbuenger@habitatracine.org

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

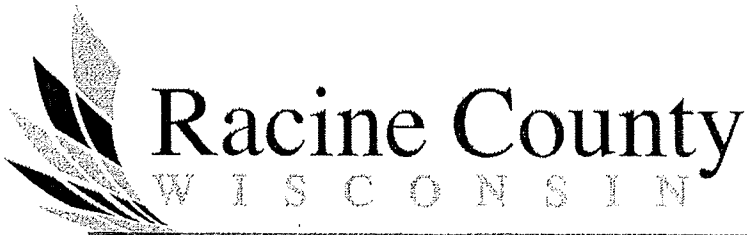
Recommend Approval  
 Racine County Treasurer

**Description of Property:**

THAT PART OF THE EAST 1/2 OF BLOCK 64, SECTION 16, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF SAID BLOCK AT THE EAST LINE OF GRAND AVENUE; THENCE NORTH ON THE EAST LINE OF GRAND AVENUE, 40 FEET; THENCE EAST 80 FEET; THENCE SOUTH 40 FEET TO THE SOUTH LINE OF SAID BLOCK; AND THENCE WEST ON THE SOUTH LINE OF SAID BLOCK 80 FEET TO BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove		Date			Date
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

1045 Grand Ave

Sale Parcel/Tax Key #:

276-000001459000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$3,900.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Grant Buenger

Business Entity / Organization:

*Skip if you are bidding as an individual*

Racine Habitat for Humanity

Mailing Address of Bidder:

1501 Villa St.

Phone Number(s):

608-772-8656

Email Address:

gbuenger@habitatracine.org

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intend to build a new, single-family home.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

9/6/2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





We build strength, stability, self-reliance and shelter.

### Addendum

#### *Additional Properties Owned in Racine County by Racine Habitat for Humanity*

1427 Villa Street, Mount Pleasant, WI

733 Villa Street, Racine, WI

2125 Blake Ave, Racine, WI

2118 Mead Street, Mount Pleasant, WI

2119 Mead Street, Mount Pleasant, WI

2215 Mead Street, Mount Pleasant, WI

2211 Mead Street, Mount Pleasant, WI

2221 Racine Street, Mount Pleasant, WI

1140 Irving Place, Racine, WI

1144 Irving Place Racine, WI

1501 Villa Street, Racine, WI

2049 Racine Street, Racine, WI

1838 Roe Ave, Racine. WI

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

 DISTRICT: CITY OF RACINE

 Updated: 9/26/2022

 PARCEL # 276-00-00-03-229-000

 IN REM ACTION #: 2021-2

 ITEM #: 58

 JUDGMENT DOC #: 2624597

 JUDGEMENT DATE: 3/21/2022

 COURT CASE #: 21-CV-1419

LEGAL LOT 3, BLOCK 1, MILLER'S SUBDIVISION OF A PART OF BLOCK 6, HERRICK'S PARTITION PLAT. SAID LAND DESCRIPTION: BEING IN THE CITY AND COUNTY OF RACINE, WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1019 PARKER AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.11</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	Land: \$8,000.00 IMP: \$42,000.00 <b>TOTAL: <u>\$50,000.00</u></b>

 FORMER OWNER: HARRIET LANGDON

<b>FAIR MARKET VALUE:</b>	<u>\$55,400.00</u>
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<b>APPRAISED VALUE:</b>	<u>\$10,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2014	\$997.90	\$230.10	\$1,056.08	\$528.04	\$2,812.12
2015	\$1,047.56	\$597.40	\$1,217.27	\$608.64	\$3,470.87
2016	\$1,019.81	\$814.59	\$1,137.33	\$568.66	\$3,540.39
2017	\$1,056.79	\$1,319.40	\$1,188.10	\$594.05	\$4,158.34
2018	\$1,043.37	\$561.15	\$609.72	\$304.86	\$2,519.10
2019	\$984.93	\$993.41	\$514.37	\$257.18	\$2,749.89
2020	\$1,147.44	\$822.89	\$275.85	\$137.92	\$2,384.10
2021	\$1,095.91	\$1,214.70	\$46.21	\$23.11	\$2,379.93
	<b>\$8,393.71</b>	<b>\$6,553.64</b>	<b>\$6,044.93</b>	<b>\$3,022.46</b>	

<b>SPECIAL OVER 7500:</b>	<u>\$0.00</u>
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<b>TAX TOTALS:</b>	<u>\$24,014.74</u>
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In-Rem Fee	\$275.00
Boarding Fee	\$1,306.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$0.00

<b>FEE &amp; COST TOTAL:</b>	<u>\$1,823.00</u>
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<b>GRAND TOTAL:</b>	<u>\$25,837.74</u>
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DISPOSITION: TO: ON:	
TOTAL COSTS: <u>\$25,837.74</u> SOLD / DONATED FOR: PROFIT OR (LOSS):	GENERAL RECEIPT NUMBERS NO: NO:

RACINE COUNTY - IN - REM

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 10,000.00
Address	1019 Parker Ave	Purchase Price	\$ 18,600.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000003229000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 8,393.71	Total Due	\$ 18,632.00
Specials Over \$7,500	\$ -	Deposit	\$ 3,720.00
Specials	\$ 6,553.64	Balance Due	\$ 14,912.00
Interest & Penalty	\$ 9,067.39		
Costs (In-Rem / Sale)	\$ 1,823.00		
<b>TOTAL COSTS</b>	<b>\$ 25,837.74</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Dustin B Radke  
 1309 Rapids Driv  
 Racine WI 53404  
 262-770-9570  
 dustinradke43@gmail.com

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

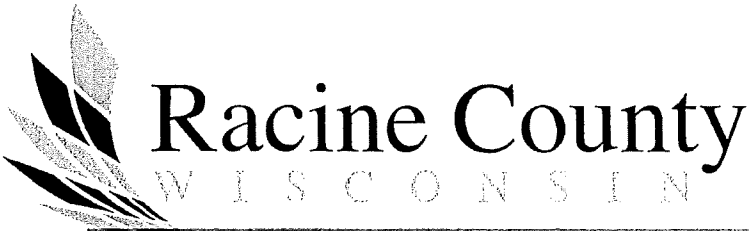


Recommend Approval  
 Racine County Treasurer

Description of Property: LOT 3, BLOCK 1, MILLER'S SUBDIVISION OF A PART OF BLOCK 6, HERRICK'S PARTITION PLAT. SAID LAND BEING IN THE CITY AND COUNTY OF RACINE, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

1019 Parker Ave

Sale Parcel/Tax Key #:

276-000003229000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$18,600.00 (Eighteen Thousand Six Hundred)

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Dustin B Radke

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder:

1309 Rapids Drive

Phone Number(s):

262-770-9570

Email Address:

dustinradke43@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rehab and then rental property

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1911 Harriet St. \_\_\_\_\_

1309 Rapids Dr. \_\_\_\_\_

Darin Rodle  
Bidder's Signature

9-23-22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





**Office of County Treasurer**

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262-636-3339  
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RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:**

1019 Parker Ave

**Sale Parcel/Tax Key #:**

276-00003229000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

~~12,005.00~~, \$12,005.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Jeffrey Robert Urganhart

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 4646 Chicory Rd, Mount Pleasant, WI 53403

**Phone Number(s):** (262) 598-7107

**Email Address:** jnurgharts@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I intend to use the house as a primary residence after rehabbing the house. I have returned to Racine during the pandemic. I'm finishing school at Carthage and work at CNH in accounting

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

9/22/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

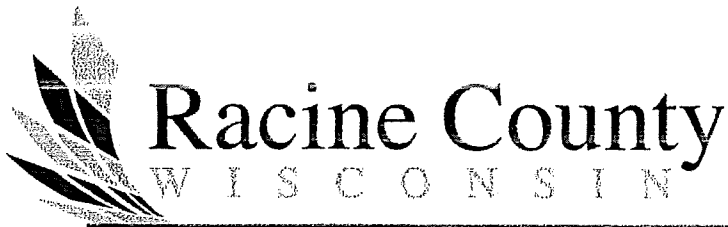
**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.







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fax: 262-636-3279  
RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:** 1019 PARKER AVE / CITY OF RACINE

**Sale Parcel/Tax Key #:** 276-000003229000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$11,251

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Pedro Tomas Longoria

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 1540 Augusta St. Racine, WI 53402

**Phone Number(s):** (262) 902-9018

**Email Address:** TomasLongoria@ymail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Intended use for this property is to fix and live here myself. I am currently in my 2nd year of college working towards a bachelors degree in special needs teaching. I would fix the home to a livable condition asap and likely reside here for at least 3 - 5 years while working and going to school, possibly much longer.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

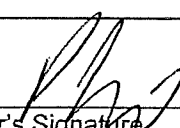
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

None \_\_\_\_\_

  
\_\_\_\_\_  
Bidder's Signature

9-23-22  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future utility, special assessments and special charges, including but not limited to, bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with meter and code department and code enforcement department for future fees and charges they may be responsible for.

Department for zoning and building requirements.

### RACINE COUNTY - IN - REM

#### OFFER TO PURCHASE

Date	10/5/2022	Appraised Value	\$ 10,000.00
Address	1019 Parker Ave	Purchase Price	\$ 10,520.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000003229000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 8,393.71	Specials Over \$7,500	\$ -
Specials	\$ 6,553.64	Interest & Penalty	\$ 9,067.39
Costs (In-Rem / Sale)	\$ 1,823.00	TOTAL COSTS	\$ 25,837.74

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Mario Arce  
 dba / MMA Development LLC  
 6333 Horseshoe Ln  
 Racine WI 53402  
 262-770-7231  
 MMADevelopment2017@gmail.com

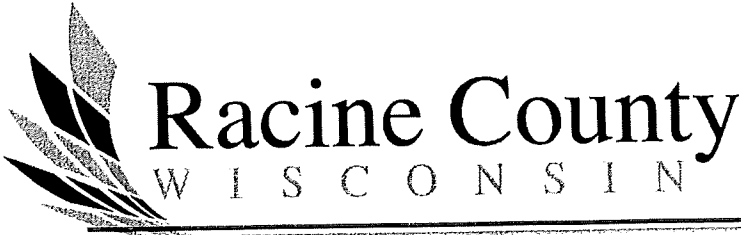
Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

Recommend Approval  
 Racine County Treasurer

Description of Property: LOT 3, BLOCK 1, MILLER'S SUBDIVISION OF A PART OF BLOCK 6, HERRICK'S PARTITION PLAT. SAID LAND BEING IN THE CITY AND COUNTY OF RACINE, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY IN-REM SEALED BID - SALE FORM MINIMUM BID REQUIRED

Sale Property Address:

1099 PARKER AVE RACINE WI 53403

Sale Parcel/Tax Key #:

276-000003229000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 10,520.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization. \*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARCE

Business Entity / Organization: MMA DEVELOPMENT LLC

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

PLEASE SEE ATTACHMENT

  
Bidder's Signature

9.14.22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-03-789-000

IN REM ACTION #: 2021-2

ITEM #: 67

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL THE NORTH 30.32 FEET OF LOT 2, BLOCK 61, G.W. SELDON'S SUBDIVISION, ACCORDING TO THE DESCRIPTION: RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

<b>PROP. ADDRESS:</b>	1008 WASHINGTON AVE		
<b>ACRES/SQ FT:</b>	0.07		
<b>ZONE/DESC:</b>	B-3 / RESIDENTIAL		
<b>ASSESSED VALUE:</b>	Land:	\$6,200.00	
	IMP:	\$49,800.00	
	<b>TOTAL:</b>	\$56,000.00	

TIMOTHY C. MOORE & JANET  
L. MOORE, HUSBAND AND  
WIFE

FORMER OWNER: \_\_\_\_\_

**FAIR MARKET VALUE:** \$62,100.00

**APPRAISED VALUE:** \$33,000.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2015	\$1,466.22	\$882.18	\$1,737.82	\$868.91	\$4,955.13
2016	\$1,086.84	\$0.00	\$673.84	\$336.92	\$2,097.60
2017	\$1,412.94	\$2,276.76	\$1,844.85	\$922.43	\$6,456.98
2018	\$1,446.69	\$1,707.31	\$1,198.52	\$599.26	\$4,951.78
2019	\$1,474.91	\$4,814.09	\$1,635.14	\$817.57	\$8,741.71
2020	\$1,478.21	\$814.07	\$320.92	\$160.46	\$2,773.66
2021	\$1,511.97	\$1,607.56	\$62.39	\$31.20	\$3,213.12
<b>\$9,877.78</b>		<b>\$12,101.97</b>	<b>\$7,473.48</b>	<b>\$3,736.75</b>	

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$33,189.98

In-Rem Fee	\$275.00
Boarding Fee	\$22.00
Resecure window (2)	\$611.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00

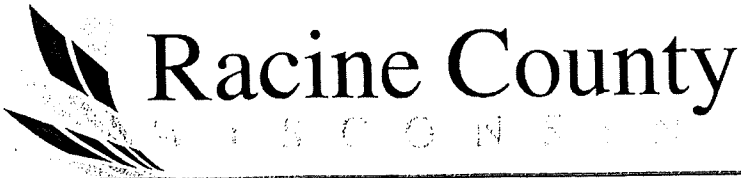
**FEE & COST TOTAL:** \$1,350.00

**GRAND TOTAL:** \$34,539.98

<b>DISPOSITION:</b>			
TO:			
ON:			
<b>TOTAL COSTS:</b>	<u>\$34,539.98</u>	GENERAL RECEIPT NUMBERS	
<b>SOLD / DONATED FOR:</b>			
<b>PROFIT OR (LOSS):</b>			
	<b>NO:</b>		
	<b>NO:</b>		







**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

1008 WASHINGTON AVE RACINE WI 53403

Sale Parcel/Tax Key #:

276-000003789000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 33,020<sup>00</sup>

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARCE

Business Entity / Organization:

*Skip if you are bidding as an individual*

MMA DEVELOPMENT LLC

Mailing Address of Bidder:

6333 HORSESHOE LN RACINE WI 53402

Phone Number(s):

262 770 7231

Email Address:

MMA DEVELOPMENT 2017 @ GMAIL . COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

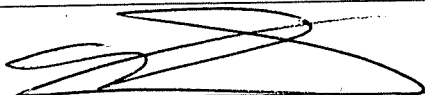
Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*PLEASE SEE ATTACHMENT*

  
\_\_\_\_\_  
Bidder's Signature

*9.14.22*  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST .
- 1112 ALBERT ST .
- 1126 BLAKE AVE .
- 909 HAMILTON ST .
- 1702 9<sup>TH</sup> ST .
- 1300 HAYES ST .
- 1739 ILLINOIS ST .
- 2001 MEAD ST .
- 1221 N WISCONSIN ST .
- 1144 CENTER ST .
- 1330 12<sup>TH</sup> ST .
- 1626 WEST ST .

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-04-039-001

IN REM ACTION #: 2021-2

ITEM #: 68

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL THE SOUTH 50 FEET OF LOT 6, BLOCK 1, IN NORTH RACINE, IN SUBDIVISION ACCORDING TO THE DESCRIPTION: RECORDED PLAT THEREOF, CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1631 EAST ST</u>
<b>ACRES/SQ FT:</b>	<u>0.088</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$16,000.00
IMP:	\$41,000.00
<b>TOTAL:</b>	<b>\$57,000.00</b>

FORMER OWNER: MVB HOLDINGS LLC

<b>FAIR MARKET VALUE:</b>	<u>\$63,100.00</u>
---------------------------	--------------------

<b>APPRAISED VALUE:</b>	<u>\$25,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2011	\$1,595.06	\$1,432.80	\$3,693.99	\$1,846.99	\$8,568.84
2012	\$1,641.87	\$2,763.89	\$4,846.34	\$2,423.17	\$11,675.27
2013	\$1,450.84	\$339.12	\$1,754.16	\$877.08	\$4,421.20
2014	\$1,307.39	\$1,405.36	\$2,332.97	\$1,166.48	\$6,212.20
2015	\$1,374.10	\$1,330.69	\$2,001.54	\$1,000.77	\$5,707.10
2016	\$1,358.15	\$384.66	\$1,080.54	\$540.27	\$3,363.62
2017	\$1,324.08	\$1,746.52	\$1,535.30	\$767.65	\$5,373.55
2018	\$1,300.85	\$749.76	\$779.23	\$389.61	\$3,219.45
2019	\$1,392.28	\$684.93	\$540.07	\$270.04	\$2,887.32
2020	\$1,505.83	\$659.27	\$303.11	\$151.56	\$2,619.77
2021	\$1,540.22	\$2,073.40	\$72.27	\$36.14	\$3,722.03
	\$15,790.67	\$13,570.40	\$18,939.52	\$9,469.76	

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$57,770.35

In-Rem Fee	\$275.00
Boarding Fee	\$1,181.00
Resecure Fee	\$175.00
Appraisal Fee	\$0.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00

**FEE & COST TOTAL:** \$1,831.00

**GRAND TOTAL:** \$59,601.35

<b>DISPOSITION:</b>		
TO:		
ON:		
<b>TOTAL COSTS:</b>	<u>\$59,601.35</u>	<b>GENERAL RECEIPT NUMBERS</b>
<b>SOLD / DONATED FOR:</b>		
<b>PROFIT OR (LOSS):</b>		
	<b>NO:</b>	
	<b>NO:</b>	





# Racine County

WISCONSIN

## Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

### RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY IN-REM SEALED BID - SALE FORM MINIMUM BID REQUIRED

Sale Property Address:

1631 EAST ST RACINE WI 53402

Sale Parcel/Tax Key #:

276-000004039001

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 25,520<sup>00</sup>

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

MARIO ARCE

Business Entity / Organization:

*Skip if you are bidding as an individual*

MMA DEVELOPMENT LLC

Mailing Address of Bidder:

6333 HORSESHOE LN RACINE WI 53402

Phone Number(s):

262 770 7231

Email Address:

MMADEVELOPMENT2017@GMAIL.COM

#### Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

PLEASE SEE ATTACHMENT

\_\_\_\_\_  
Bidder's Signature

9.14.22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST





Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID REQUIRED

Sale Property Address: 1631 East St

Sale Parcel/Tax Key #: 276-000004039001

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.
\$25,000.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Sher Umar

Business Entity / Organization: N/A
Skip if you are bidding as an individual

Mailing Address of Bidder: 1504 Washington Ave Racine WI 53403

Phone Number(s): 262-321-5150

Email Address: SherUmar68@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I will fix this Property up and use this Property as my Primary residence. Planning to get it fixed within six months before my lease ends at the Place I am currently renting.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family    Multi-Family    Time Share Unit    Agriculture

Commercial    Utility    Mfg/Telephone Co

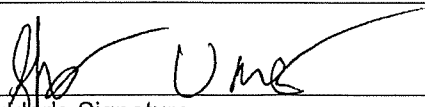
Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
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Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_

  
\_\_\_\_\_  
Bidder's Signature

09/21/2022  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-04-248-000

IN REM ACTION #: **2021-2**

JUDGMENT DOC #: 2624597

ITEM #: 69

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 10, BLOCK 2, MEDARY'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND DESCRIPTION: BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1724 MICHIGAN BLVD</u>
<b>ACRES/SQ FT:</b>	<u>0.11</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$28,300.00
IMP:	\$130,700.00
<b>TOTAL:</b>	<b>\$159,000.00</b>

FORMER OWNER: WEALTH E. ONE INC., AN ILLINOIS CORPORATION

**FAIR MARKET VALUE:** \$176,000.00

**APPRAISED VALUE:** \$95,000.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$2,950.66	\$0.00	\$3,953.88	\$1,976.94	\$8,881.48
2011	\$4,269.86	\$780.79	\$6,161.79	\$3,080.90	\$14,293.34
2012	\$4,488.93	\$1,353.88	\$6,427.09	\$3,213.55	\$15,483.45
2013	\$4,363.46	\$989.89	\$5,246.28	\$2,623.14	\$13,222.77
2014	\$4,221.75	\$650.69	\$4,190.30	\$2,095.15	\$11,157.89
2015	\$4,291.19	\$1,483.12	\$4,272.99	\$2,136.49	\$12,183.79
2016	\$4,238.87	\$1,171.25	\$3,354.27	\$1,677.14	\$10,441.53
2017	\$4,138.03	\$963.36	\$2,550.70	\$1,275.35	\$8,927.44
2018	\$4,071.69	\$781.48	\$1,844.20	\$922.10	\$7,619.47
2019	\$4,036.23	\$804.45	\$1,258.58	\$629.29	\$6,728.55
2020	\$4,321.05	\$1,141.24	\$764.72	\$382.36	\$6,609.37
2021	\$4,420.85	\$962.08	\$107.66	\$53.83	\$5,544.42
	\$49,812.57	\$11,082.23	\$40,132.46	\$20,066.24	

**SPECIAL OVER 7500:** \$0.00 **TAX TOTALS:** \$121,093.50

In-Rem Fee	\$275.00
Boarding Fee	\$1,410.00
Board Cellar door	\$175.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$150.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$2,252.00</b>

**GRAND TOTAL:** \$123,345.50

<b>DISPOSITION:</b>		
<b>TO:</b>		
<b>ON</b>		
<b>TOTAL COSTS:</b>	<u>\$123,345.50</u>	
<b>SOLD / DONATED FOR:</b>		
<b>PROFIT OR (LOSS):</b>		
	<b>NO:</b>	<b>GENERAL RECEIPT NUMBERS</b>
	<b>NO:</b>	





Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: 1724 Michigan BLVD

Sale Parcel/Tax Key #: 276-000804248000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$125,100

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Johnny Mares

Business Entity / Organization:  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 1307 Townsend Ave Mt. Pleasant WI 53403

Phone Number(s): 262-383-0528

Email Address: jmares2013@gmail.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I would like to fix property up to city code and move in my first property. I would like to make primary residence!

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

none

John M...  
Bidder's Signature

Sept. 22, 2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.







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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: 1724 Michigan Blvd.

Sale Parcel/Tax Key #: 276-00-00-04-248-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$118,000

*\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.*

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
*\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.*

Name(s): Chauntel Vinson

Business Entity / Organization: Good Life at Home, LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 9167 N. Greenbrook Rd. Rive Hills  
WI 53217

Phone Number(s): 262-412-9299

Email Address: chauntelv@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Personal or family home after  
renovation or build new

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family

Multi-Family

Time Share Unit

Agriculture

Commercial

Utility

Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1109 Comyns Ave & 1215-1219 Douglas Ave Racine  
9167 W. Greenbrook Rd. River Hills, WI

Chantel Kusun  
Bidder's Signature

9-1-2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID REQUIRED

Sale Property Address:

1724 MICHIGAN BLVD

Sale Parcel/Tax Key #:

276-000004248000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 110,513.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MIROSLAV IVANOVIC

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 7510 LAWLER, NILES, IL 60714

Phone Number(s): (708) 921-7473

Email Address: miran301@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

INVESTMENT PROPERTY - RENTAL

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

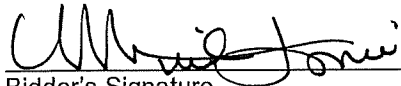
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

9/29/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: 1724 Michigan Blvd Racine, WI 53402

Sale Parcel/Tax Key #: 276-00-00-04-248-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$100,000.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Tim Ryan and Todd Bowden

Business Entity / Organization: D1 Investments, LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 212 W. Foothill Blvd, Monrovia CA 91016

Phone Number(s): 626-824-7216

Email Address: tim.mtroyal@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

D1 is a subsidiary of Mt Royal Properties which owns 17 buildings in the city. Our plan is to rehab the units and provide safe and quality rental housing which we know from our experience is needed.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

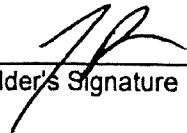
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

D1 Investments directly owns 333 Main St, Racine,

  
\_\_\_\_\_  
Bidder's Signature

9-20-22  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

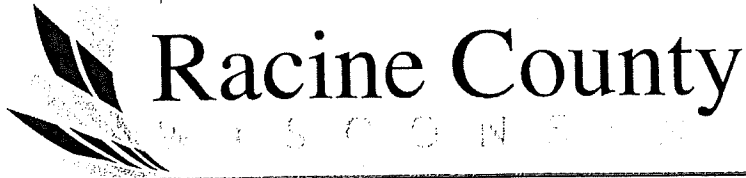
\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address: 1724 MICHIGAN BLVD RACINE WI 53402

Sale Parcel/Tax Key #: 276-000004248000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$ 96,020.<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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Name(s): MARIO ARCE

Business Entity / Organization: MMA DEVELOPMENT LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 6393 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7251

Email Address: MMADEVELOPMENT2017@GMAIL.COM

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

PLEASE SEE ATTACHMENT

  
\_\_\_\_\_  
Bidder's Signature

9.14.22  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST





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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:** 1724 Michigan Blvd.

**Sale Parcel/Tax Key #:** 276-000004248000/ Residential Building Blk2 Medary's Add Lot 10

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
180,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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**Name(s):** James G. Chambers and Megan M. O'Driscoll

**Business Entity / Organization:**  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 1640 Michigan Blvd Racine, WI 53402

**Phone Number(s):** 262-909-4692 / 414-559-1900

**Email Address:** jim@fwcarchitects.com / odmegan@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

My wife and I intend to live in the lower unit and rent the upper unit. We currently rent a home one block south similar in size to lower unit. We love this street and our neighbors and would continue our remote residential architecture practice from here. We would make essential improvements including Climate Bill incentives and add a front porch with balcony above to complement existing architecture.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family      Multi-Family      Time Share Unit      Agriculture

Commercial      Utility      Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

FWC Architects, Inc  
\_\_\_\_\_

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-06-615-000

IN REM ACTION #: 2021-2

ITEM #: 82

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 26 RIVERVIEW PARK ADDITION NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND DESCRIPTION: BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>40 MC KINLEY AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.086</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	<u>\$7,100.00</u>
IMP:	<u>\$0.00</u>
<b>TOTAL:</b>	<u><u>\$7,100.00</u></u>

FORMER OWNER: P MART INVESTMENTS LLC

**FAIR MARKET VALUE:** \$7,900.00

**APPRAISED VALUE:** \$4,300.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2012	\$2,837.64	\$159.59	\$3,296.95	\$1,648.48	\$7,942.66
2013	\$1,742.10	\$661.82	\$2,355.84	\$1,177.92	\$5,937.68
2014	\$1,540.55	\$1,508.73	\$2,622.38	\$1,311.19	\$6,982.85
2015	\$218.00	\$14,986.49	\$11,251.32	\$5,625.66	\$32,081.47
2016	\$215.30	\$1,314.95	\$948.76	\$474.38	\$2,953.39
2017	\$210.31	\$811.12	\$510.72	\$255.36	\$1,787.51
2018	\$207.08	\$886.07	\$415.40	\$207.70	\$1,716.25
2019	\$195.54	\$633.84	\$215.64	\$107.82	\$1,152.84
2020	\$195.96	\$137.35	\$46.66	\$23.33	\$403.30
2021	\$200.51	\$178.61	\$7.58	\$3.80	\$390.50
	<u>\$7,562.99</u>	<u>\$21,278.57</u>	<u>\$21,671.25</u>	<u>\$10,835.64</u>	

**SPECIAL OVER 7500:** \$14,986.49

**TAX TOTALS:** \$61,348.45

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$175.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$692.00</b>

**GRAND TOTAL:** \$62,040.45

<b>DISPOSITION:</b>		
TO:		
ON:		
<b>TOTAL COSTS:</b>	<u>\$62,040.45</u>	<b>GENERAL RECEIPT NUMBERS</b>
<b>SOLD / DONATED FOR:</b>		NO: _____
<b>PROFIT OR (LOSS):</b>		NO: _____





**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:** 40 McKinley Ave. Racine, WI 53404

**Sale Parcel/Tax Key #:** 276000006615000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
5,300

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Robert and Gloria Turner

**Business Entity / Organization:** N/A  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 36 McKinley Ave, Racine, Wi 53404

**Phone Number(s):** 262 634-7371

**Email Address:** rturner61@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

The lot at 40 McKinley Ave. is adjacent to our home. After the home was demolished, we became interested in the possibility of buying the lot. For over 9 years we have mowed the lawn shoveled the sidewalk and picked up litter to maintain the lot. If our bid is accepted, we plan to build an addition to our home and an attached garage.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

36 McKinley Ave, Racine, WI 53404

Robert L. Turner  
Bidder's Signature

9/13/2021  
Date Signed

[Signature]  
Bidder's Signature

9/13/21  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

40 McKinley Ave

Sale Parcel/Tax Key #:

276-000006615000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$4,300

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Grant Buenger

Business Entity / Organization:

Skip if you are bidding as an individual

Racine Habitat for Humanity

Mailing Address of Bidder:

1501 Villa St., Racine WI 53403

Phone Number(s):

262-637-9176

Email Address:

gbuenger@habitatracine.org

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Build a single-family home.

Sell the home to a low to moderate income, first-time home buyer.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

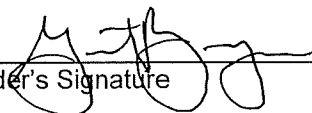
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

09/21/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



We build strength, stability, self-reliance *and* shelter.

### Addendum

#### *Additional Properties Owned in Racine County by Racine Habitat for Humanity*

1427 Villa Street, Mount Pleasant, WI

733 Villa Street, Racine, WI

2125 Blake Ave, Racine, WI

2218 Mead Street, Mount Pleasant, WI

2219 Mead Street, Mount Pleasant, WI

2215 Mead Street, Mount Pleasant, WI

2211 Mead Street, Mount Pleasant, WI

2221 Racine Street, Mount Pleasant, WI

1140 Irving Place, Racine, WI

1144 Irving Place Racine, WI

1501 Villa Street, Racine, WI

2049 Racine Street, Racine, WI

1838 Roe Ave, Racine. WI



# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-06-766-000

IN REM ACTION #: 2021-2

ITEM #: 83

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 19, BLOCK 3, ROE'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND DESCRIPTION: BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>111 HOWLAND AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.11</u>
<b>ZONE/DESC:</b>	<u>R3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$7,200.00
IMP:	\$60,800.00
<b>TOTAL:</b>	<b><u>\$68,000.00</u></b>

MIGUEL AGUILAR & GLORIA M. AGUILAR  
FORMER OWNER: \_\_\_\_\_

<b>FAIR MARKET VALUE:</b>	<u>\$75,300.00</u>
---------------------------	--------------------

<b>APPRAISED VALUE:</b>	<u>\$42,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	\$1,750.06	\$260.53	\$1,970.38	\$985.19	\$4,966.16
2014	\$1,609.92	\$841.42	\$2,108.15	\$1,054.08	\$5,613.57
2015	\$1,692.37	\$813.45	\$1,854.31	\$927.15	\$5,287.28
2016	\$1,656.60	\$739.65	\$1,485.68	\$742.84	\$4,624.77
2017	\$1,619.58	\$705.27	\$1,162.43	\$581.22	\$4,068.50
2018	\$1,539.20	\$852.80	\$908.96	\$454.48	\$3,755.44
2019	\$1,480.68	\$1,086.18	\$667.39	\$333.69	\$3,567.94
2020	\$1,644.25	\$1,808.14	\$483.33	\$241.67	\$4,177.39
2021	\$1,604.25	\$2,453.54	\$81.16	\$40.57	\$4,179.52
	<b>\$14,596.91</b>	<b>\$9,560.98</b>	<b>\$10,721.79</b>	<b>\$5,360.89</b>	

<b>SPECIAL OVER 7500:</b>	<u>\$0.00</u>
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**TAX TOTALS: \$40,240.57**

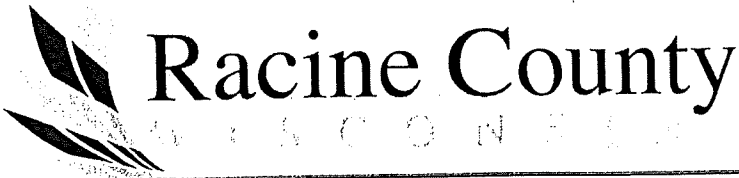
In-Rem Fee	\$275.00
Boarding Fee	\$1,230.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$150.00

**FEE & COST TOTAL: \$1,897.00**

**GRAND TOTAL: \$42,137.57**

<b>DISPOSITION:</b>	
TO:	
ON:	
<b>TOTAL COSTS:</b>	<u>\$42,137.57</u>
<b>SOLD / DONATED FOR:</b>	
<b>PROFIT OR (LOSS):</b>	
	<b>GENERAL RECEIPT NUMBERS</b>
	NO: _____
	NO: _____





**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

111 HOWLAND AVE RACINE WI 53404

Sale Parcel/Tax Key #:

276-000006766000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 42,020

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

MARIO ARCE

Business Entity / Organization:

*Skip if you are bidding as an individual*

MMA DEVELOPMENT LLC

Mailing Address of Bidder:

6333 HORSESHOE LN RACINE WI 53402

Phone Number(s):

262 770 7231

Email Address:

MMADEVELOPMENT2017@GMAIL.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

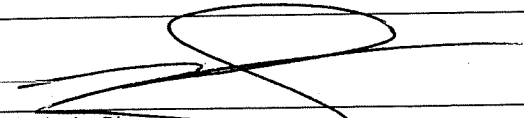
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*PLEASE SEE ATTACHMENT*

  
Bidder's Signature

*9.14.22*  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-07-082-000

IN REM ACTION #: 2021-2

ITEM #: 85

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

**LEGAL DESCRIPTION:** THAT PART OF LOT NUMBERED ELEVEN (11), BLOCK NUMBERED SIX (6), GORTON'S SUB'N OF THAT PORTION OF THE SOUTH WEST ONE-QUARTER (1/4) OF THE SOUTH EAST ONE-QUARTER (1/4) OF SECTION NUMBERED EIGHT (8), IN TOWNSHIP NUMBERED THREE (3) NORTH, RANGE NUMBERED TWENTY-THREE (23) EAST, LYING EAST OF ROOT RIVER, BOUNDED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 11; RUN THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT, 170 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT, 150 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH AND NORTHERLY ON THE EASTERLY LINE OF SAID LOT 10 THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>320 CLIFF AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.267</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	<u>\$11,600.00</u>
IMP:	<u>\$56,400.00</u>
<b>TOTAL:</b>	<u>\$68,000.00</u>

FORMER OWNER: DENNIE MAE BOLTON (NEE PERRY)

<b>FAIR MARKET VALUE:</b>	<u>\$75,300.00</u>
<b>APPRAISED VALUE:</b>	<u>\$46,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$972.38	\$0.00	\$1,302.99	\$651.49	\$2,926.86
2011	\$1,896.73	\$947.73	\$3,470.24	\$1,735.12	\$8,049.82
2012	\$1,976.45	\$1,376.26	\$3,687.98	\$1,843.99	\$8,884.68
2013	\$1,895.69	\$3,743.05	\$5,525.97	\$2,762.98	\$13,927.69
2014	\$1,861.13	\$1,351.08	\$2,762.50	\$1,381.25	\$7,355.96
2015	\$1,957.52	\$1,634.47	\$2,658.07	\$1,329.04	\$7,579.10
2016	\$1,934.29	\$671.88	\$1,615.83	\$807.91	\$5,029.91
2017	\$1,886.87	\$734.54	\$1,310.71	\$655.36	\$4,587.48
2018	\$1,855.01	\$1,967.11	\$1,452.40	\$726.20	\$6,000.72
2019	\$1,805.40	\$802.30	\$678.00	\$339.00	\$3,624.70
2020	\$1,809.43	\$850.18	\$372.35	\$186.17	\$3,218.13
2021	\$1,850.88	\$663.18	\$50.28	\$25.15	\$2,589.49
	<b>\$21,701.78</b>	<b>\$14,741.78</b>	<b>\$24,887.32</b>	<b>\$12,443.66</b>	

SPECIAL OVER 7500: \$0.00

TAX TOTALS: **\$73,774.54**

In-Rem Fee	\$275.00
Boarding Fee	\$251.00
Resecure door access	\$164.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$175.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$1,107.00</b>

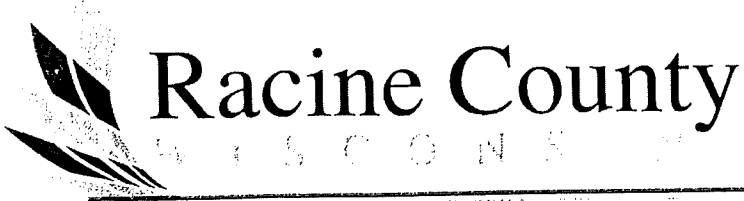
FEE & COST TOTAL: **\$1,107.00**

GRAND TOTAL: **\$74,881.54**

<b>DISPOSITION:</b>	
<b>TO:</b>	
<b>ON:</b>	
<b>TOTAL COSTS:</b>	<u>\$74,881.54</u>
<b>SOLD / DONATED FOR:</b>	
<b>PROFIT OR (LOSS):</b>	
<b>NO:</b>	
<b>NO:</b>	<u>5-92</u>

GENERAL RECEIPT NUMBERS





**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

320 CLIFF AVE RACINE WI 53404

Sale Parcel/Tax Key #:

276-000007082000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 46,020<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARLE

Business Entity / Organization:

*Skip if you are bidding as an individual* MMA DEVELOPMENT LLC

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co


Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*PLEASE SEE ATTACHMENT*

  
\_\_\_\_\_  
Bidder's Signature

*9.14.22*  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-07-311-000

IN REM ACTION #: 2021-2

ITEM #: 87

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL THE NORTH 57 FEET OF THE FOLLOWING: THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, DESCRIPTION: TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN AT POINT WHICH IS 81 RODS 13 1/2 FEET (1350.0 FEET) WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4 AND 28 RODS 7 LINKS (466.62 FEET) SOUTH OF THE NORTH LINE OF SAID SECTION 17; RUN THENCE WEST 135 FEET; THENCE NORTH 100 FEET; THENCE EAST 135 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

GLEN A. ANDERSON & MYRNA  
J. ANDERSON, HUSBAND &  
WIFE

FORMER OWNER: \_\_\_\_\_

PROP ADDRESS:	<u>246 JONES ST</u>	
AGRES/SQ FT:	<u>0.177</u>	
ZONE/DESC:	<u>R-3 / RESIDENTIAL</u>	
ASSESSED VALUE:	Land:	<u>\$10,300.00</u>
	IMP:	<u>\$0.00</u>
	TOTAL:	<u>\$10,300.00</u>

FAIR MARKET VALUE: \$11,400.00

APPRAISED VALUE: \$5,900.00  
YEAR: 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$1,418.61	\$349.06	\$2,368.68	\$1,184.34	\$5,320.69
2011	\$1,514.63	\$338.55	\$2,260.88	\$1,130.44	\$5,244.50
2012	\$1,549.38	\$461.45	\$2,211.91	\$1,105.96	\$5,328.70
2013	\$1,567.33	\$1,296.82	\$2,806.87	\$1,403.43	\$7,074.45
2014	\$1,394.85	\$4,516.57	\$5,075.22	\$2,537.61	\$13,524.25
2015	\$1,466.22	\$10,794.98	\$9,073.29	\$4,536.64	\$25,871.13
2016	\$312.34	\$1,461.35	\$1,099.69	\$549.84	\$3,423.22
2017	\$305.10	\$865.81	\$585.46	\$292.73	\$2,049.10
2018	\$300.43	\$2,316.46	\$994.41	\$497.21	\$4,108.51
2019	\$283.67	\$808.59	\$283.98	\$142.00	\$1,518.24
2020	\$284.28	\$874.19	\$162.19	\$81.09	\$1,401.75
2021	\$290.89	\$533.64	\$16.50	\$8.25	\$849.28
	<u>\$10,687.73</u>	<u>\$24,617.47</u>	<u>\$26,939.08</u>	<u>\$13,469.54</u>	

SPECIAL OVER 7500: \$10,794.98

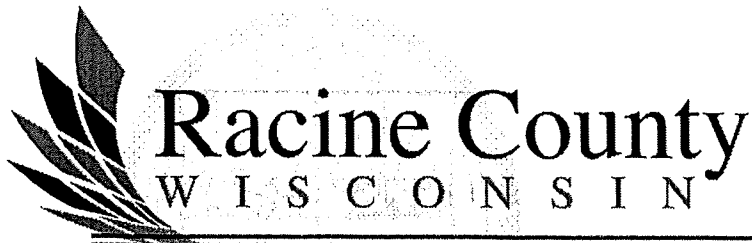
TAX TOTALS: \$75,713.82

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$717.00</b>

**GRAND TOTAL: \$76,430.82**

DISPOSITION:		
TO:		
ON:		
TOTAL COSTS:	<u>\$76,430.82</u>	GENERAL RECEIPT NUMBERS
SOLD / DONATED FOR:		NO: <u>5-97</u>
PROFIT OR (LOSS):		NO: _____





Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

246 Jones Street

Sale Parcel/Tax Key #:

276 000007311000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 7,500

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Oshaldo Gutierrez

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder:

239 Jones street Racine WI 53404

Phone Number(s):

262-902-2316

Email Address:

0224lgutierrez@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

The lot is in front of my home that I live for 20 years, I plan to use it as personal use for my kids. eventually build a ~~new~~ home.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

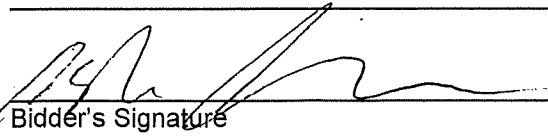
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_

  
Bidder's Signature

09/21/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 10/5/2022

Appraised Value

\$ 5,900.00

Sale Made By: Sealed Bid

Address 246 Jones St  
 Municipality City of Racine  
 Parcel # 276-00007311000

Purchase Price

\$ 5,900.00

Name, address & phone number of Purchaser:

Tax Principal On Books \$ 10,687.73  
 Specials Over \$7,500 \$ 10,794.98  
 Specials \$ 13,822.49

Quit Claim Deed

\$ 30.00

Grant Buenger

Racine Habitat for Humanity

1501 Villa St

Racine WI 53403

262-637-9176

gbuenger@habitatracine.org

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recording Fee

\$ 2.00

Total Due

\$ 5,932.00

Deposit

\$ 1,180.00

Balance Due

\$ 4,752.00

Costs (In-Rem / Sale)

\$ 717.00

TOTAL COSTS \$ 76,430.82

Recommend Approval  
 Racine County Treasurer

Description of Property:

THE NORTH 57 FEET OF THE FOLLOWING: THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN AT POINT WHICH IS 81 RODS 13 1/2 FEET (1350.0 FEET) WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4 AND 28 RODS 7 LINKS (466.62 FEET) SOUTH OF THE NORTH LINE OF SAID SECTION 17; RUN THENCE WEST 135 FEET; THENCE NORTH 100 FEET; THENCE EAST 135 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: 246 Jones St.

Sale Parcel/Tax Key #: 276-000007311000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$5,900

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Grant Buenger

Business Entity / Organization: Racine Habitat for Humanity  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 1501 Villa St, Racine WI 53403

Phone Number(s): 262-637-9176

Email Address: gbuenger@habitatracine.org

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Build a new single-family home.  
Sell the home to a low to moderate income, first time  
home buyer.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

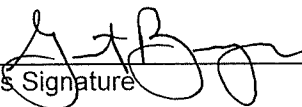
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

09/21/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



We build strength, stability, self-reliance and shelter.

### Addendum

#### *Additional Properties Owned in Racine County by Racine Habitat for Humanity*

1427 Villa Street, Mount Pleasant, WI

733 Villa Street, Racine, WI

2125 Blake Ave, Racine, WI

2118 Mead Street, Mount Pleasant, WI

2119 Mead Street, Mount Pleasant, WI

2215 Mead Street, Mount Pleasant, WI

2211 Mead Street, Mount Pleasant, WI

2221 Racine Street, Mount Pleasant, WI

1140 Irving Place, Racine, WI

1144 Irving Place Racine, WI

1501 Villa Street, Racine, WI

2049 Racine Street, Racine, WI

1838 Roe Ave, Racine. WI

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-09-596-000

IN REM ACTION #: 2021-2

ITEM #: 101

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

**LEGAL DESCRIPTION:** LOT 13, BLOCK 4, HAMILTONS SECOND ADDITION TO RACINE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, EXCEPTING THEREFROM THAT PART, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT, 6 FEET TO A POINT; THENCE SOUTHWESTERLY ACROSS SAID LOT TO A POINT ON THE SOUTH LINE OF SAID LOT, SAID POINT BEING 3 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SAID SOUTH LINE 3 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT, 40 FEET TO THE POINT OF THIS DESCRIPTION. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1521 S MEMORIAL DR</u>
<b>ACRES/SQ FT:</b>	<u>0.098</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$5,500.00
IMP:	\$0.00
<b>TOTAL:</b>	<b>\$5,500.00</b>

FORMER OWNER: STANLEY J. PUTRA

<b>FAIR MARKET VALUE:</b>	<u>\$6,100.00</u>
<b>APPRAISED VALUE:</b>	<u>\$4,800.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$214.57	\$1,233.81	\$1,940.83	\$970.41	\$4,359.62
2011	\$229.26	\$1,137.36	\$1,667.28	\$833.64	\$3,867.54
2012	\$256.23	\$629.54	\$974.35	\$487.17	\$2,347.29
2013	\$262.14	\$1,093.45	\$1,328.48	\$664.24	\$3,348.31
2014	\$160.29	\$821.26	\$844.13	\$422.07	\$2,247.75
2015	\$168.89	\$1,084.83	\$927.75	\$463.88	\$2,645.35
2016	\$166.78	\$541.58	\$439.18	\$219.59	\$1,367.13
2017	\$162.90	\$807.12	\$485.01	\$242.51	\$1,697.54
2018	\$160.41	\$63.00	\$84.90	\$42.45	\$350.76
2019	\$151.48	\$190.32	\$88.86	\$44.43	\$475.09
2020	\$151.81	\$1,400.88	\$217.38	\$108.69	\$1,878.76
2021	\$155.34	\$612.59	\$15.36	\$7.68	\$790.97
	<b>\$2,240.10</b>	<b>\$9,615.74</b>	<b>\$9,013.51</b>	<b>\$4,506.76</b>	

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$25,376.11

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$150.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$667.00</b>

**GRAND TOTAL:** \$26,043.11

<p><b>DISPOSITION:</b></p> <p>TO: _____</p> <p>ON _____</p> <p><b>TOTAL COSTS:</b> <u>\$26,043.11</u></p> <p><b>SOLD / DONATED FOR:</b> _____</p> <p><b>PROFIT OR (LOSS):</b> _____</p>	<p><b>GENERAL RECEIPT NUMBERS</b></p> <p style="font-size: 24px; font-weight: bold;">5-105</p> <p>NO: _____</p> <p>NO: _____</p>
---	--

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 10/5/2022

Appraised Value \$ 4,800.00

Sale Made By: Sealed Bid

Address 1521 S Memorial Dr  
Municipality City of Racine  
Parcel # 276-000009596000

Purchase Price \$ 4,800.00

Name, address & phone number of Purchaser:  
George Nicks Sr

2234 N Green Bay Rd

Mt Pleasant WI 53405

262-880-4718

gnickssr@yahoo.com

Tax Principal On Books \$ 2,240.10

Specials Over \$7,500 \$ -

Specials \$ 9,615.74

Quit Claim Deed \$ 30.00

Interest & Penalty \$ 13,520.27

Recording Fee \$ 2.00

Costs (In-Rem / Sale) \$ 667.00

Deposit \$ 1,000.00

Balance Due \$ 3,832.00

TOTAL COSTS \$ 26,043.11

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

  
Recommend Approval  
Racine County Treasurer

Description of Property:

LOT 13, BLOCK 4, HAMILTONS SECOND ADDITION TO RACINE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, EXCEPTING THEREFROM THAT PART, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT, 6 FEET TO A POINT; THENCE SOUTHWESTERLY ACROSS SAID LOT TO A POINT ON THE SOUTH LINE OF SAID LOT, SAID POINT BEING 3 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SAID SOUTH LINE 3 FEET TO THE SOUTHWEST CORER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT, 40 FEET TO THE POINT OF THIS DESCRIPTION, SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_

Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: (1521) NW  
1519 S. MEMORIAL DR

Sale Parcel/Tax Key #: 276000009596000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
4,800.<sup>00</sup>

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): George Nicks SR

Business Entity / Organization: \_\_\_\_\_  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 2234 N. GREEN BAY RD

Phone Number(s): 262-880-4718

Email Address: gNICKSSR@YAHOO.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

AS A YARD, WOULD LIKE TO CORRECT PROPERTY  
PUT SACRUM FENCE AROUND YARD

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): MAKE YARD LARGER

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_

George Hicks Jr  
Bidder's Signature

9/8/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-09-752-000

IN REM ACTION #: **2021-2**

ITEM #: 102

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

**LEGAL DESCRIPTION:** THE EAST TWENTY (20) FEET OF LOT SIXTEEN (16), AND THE WEST TWENTY (20) FEET OF LOT SEVENTEEN (17), BLOCK NINE (9), IN THE SOUTH EAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-THREE (23) EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN, MADE BY COMMISSIONERS WHO PARTITIONED A PART OF SECTION 17-3 23 AMONG THE SEVERAL OWNERS THEREOF, IN AN ACTION WHEREIN HENRY F. HERRICK AND WIFE WERE PLAINTIFFS VS. ANN B. HERRICK, ET AL, DEFENDANTS. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1954 TWELFTH ST</u>
<b>AGRES/SQ.FT.:</b>	<u>0.11</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	Land: <u>\$8,000.00</u>
	IMP: <u>\$63,000.00</u>
	<b>TOTAL: <u>\$71,000.00</u></b>

FORMER OWNER: WORKHORSE BY SCALES LLC

<b>FAIR MARKET VALUE:</b>	<u>\$78,700.00</u>
<b>APPRAISED VALUE:</b>	<u>\$41,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$1,728.58	\$512.21	\$3,002.66	\$1,501.33	\$6,744.78
2011	\$1,667.47	\$520.61	\$2,669.46	\$1,334.73	\$6,192.27
2012	\$1,663.28	\$581.24	\$2,468.97	\$1,234.49	\$5,947.98
2013	\$1,546.16	\$325.55	\$1,834.28	\$917.14	\$4,623.13
2014	\$1,405.91	\$679.20	\$1,793.19	\$896.60	\$4,774.90
2015	\$1,477.43	\$638.44	\$1,565.74	\$782.87	\$4,464.48
2016	\$1,535.31	\$619.44	\$1,335.95	\$667.97	\$4,158.67
2017	\$1,589.96	\$579.99	\$1,084.98	\$542.49	\$3,797.42
2018	\$1,568.37	\$566.76	\$811.35	\$405.67	\$3,352.15
2019	\$1,590.83	\$682.74	\$591.13	\$295.57	\$3,160.27
2020	\$1,727.04	\$840.82	\$359.50	\$179.75	\$3,107.11
2021	\$1,935.61	\$1,540.20	\$69.52	\$34.76	\$3,580.09
	<b>\$19,435.95</b>	<b>\$8,087.20</b>	<b>\$17,586.73</b>	<b>\$8,793.37</b>	

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$53,903.25

In-Rem Fee	\$275.00
Boarding Fee	\$1,772.00
Eagle Movers	\$442.50
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$100.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$2,831.50</b>

**GRAND TOTAL:** \$56,734.75

<b>DISPOSITION:</b>		
TO:		
ON:		
<b>TOTAL COSTS:</b>	<u>\$56,734.75</u>	<b>GENERAL RECEIPT NUMBERS</b>
<b>SOLD / DONATED FOR:</b>		<b>NO: <u>5-109</u></b>
<b>PROFIT OR (LOSS):</b>		<b>NO:</b>

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 10/5/2022

Address 1954 Twelfth St  
Municipality City of Racine  
Parcel # 276-000009752000

Appraised Value \$ 41,000.00

Purchase Price \$ 48,800.00

Tax Principal On Books \$ 19,435.95

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 8,087.20

Total Due \$ 48,832.00

Interest & Penalty \$ 26,380.10

Deposit \$ 10,000.00

Costs (In-Rem / Sale) \$ 2,831.50

Balance Due \$ 38,832.00

TOTAL COSTS \$ 56,734.75

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Fred Harris  
P.O. Box 844  
Racine WI 53491-0844  
fredharris2110@gmail.com

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
Racine County Treasurer

**Description of Property:**

THE EAST TWENTY (20) FEET OF LOT SIXTEEN (16), AND THE WEST TWENTY (20) FEET OF LOT SEVENTEEN (17), BLOCK NINE (9), IN THE SOUTH EAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-THREE (23) EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN, MADE BY COMMISSIONERS WHO PARTITIONED A PART OF SECTION 17-3-23 AMONG THE SEVERAL OWNERS THEREOF, IN AN ACTION WHEREIN HENRY F. HERRICK AND WIFE WERE PLAINTIFFS VS. ANN B. HERRICK, ET AL, DEFENDANTS. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_





Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: 1954 Twelfth Street

Sale Parcel/Tax Key #: 276-000009752000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$48,800 Forty Eight Thousand Eight Hundred

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Fred Harris

Business Entity / Organization:  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: P.O. Box 844 Racine WI 53491-0844

Phone Number(s): 262-880-5915

Email Address: fredharris2110@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I want the property for a particular mother of three children who is 35 years old and employed in senior care. She is unable to purchase a home on her own but would inherit the property by devise upon my passing. Although the house looks nice on the pictures,

Intended Use of Property Continued

be advised that the roof has reached the end of its life and needs a complete tear off and replacement. The 4" gutters are in iffy condition and s/b replaced with modern 6" gutters. Many of the combination storms and screens need to be replaced. The condition of the outside doors is unknown. It is likely that there was freeze damage to the plumbing. The condition of the heating, central air conditioning, electrical systems and insulation are unknown.

I expect to invest at least \$45k more in repairs and updates for a total of over \$95k plus my labor. Financially I have no debt. I am retired from the Merchant Marine. I have \$97,500 on deposit at Johnson Bank and other funds (proof on request). I have the time to devote to the project and years of experience in home repairs. On or before my passing the property would be owner occupied.

*Pross Harris*

Will this parcel be the primary residence of the buyer?  Yes  No

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties that are owned by the person/s bidding, or any business entity, LLC, or Corporation under the bidder/s ownership or control.

*(Attach an Addendum if you can not fit them in the space provided)*

2110 Mead Street Mount Pleasant (Primary Residence)

2106 Mead Street Mount Pleasant

2115 Mead Street Mount Pleasant

*F Ray Harris*

Bidder's Signature

6 SEPT 2022

Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer.

*\*No business or personal checks will be accepted.*

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll.

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 10/5/2022

Appraised Value

\$ 41,000.00

Sale Made By: Sealed Bid

Address 1954 Twelfth St  
 Municipality City of Racine  
 Parcel # 276-000009752000

Purchase Price

\$ 42,220.00

Tax Principal On Books

\$ 19,435.95

Quit Claim Deed

\$ 30.00

Specials Over \$7,500

\$ -

Recording Fee

\$ 2.00

Specials

\$ 8,087.20

Total Due

\$ 42,252.00

Interest & Penalty

\$ 26,380.10

Deposit

\$ 8,444.00

Costs (In-Rem / Sale)

\$ 2,831.50

Balance Due

\$ 33,808.00

TOTAL COSTS

\$ 56,734.75

Recommend Approval  
 Racine County Treasurer

Name, address & phone number of Purchaser:  
 Mario Arce  
 dba / MMA Development LLC  
 6333 Horseshoe Ln  
 Racine WI 53402  
 262-770-7231  
 MMADevelopment2017@gmail.com  
 Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

**Description of Property:**

THE EAST TWENTY (20) FEET OF LOT SIXTEEN (16), AND THE WEST TWENTY (20) FEET OF LOT SEVENTEEN (17), BLOCK NINE (9), IN THE SOUTH EAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-THREE (23) EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN, MADE BY COMMISSIONERS WHO PARTITIONED A PART OF SECTION 17-3-23 AMONG THE SEVERAL OWNERS THEREOF, IN AN ACTION WHEREIN HENRY F. HERRICK AND WIFE WERE PLAINTIFFS VS. ANN B. HERRICK, ET AL, DEFENDANTS. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

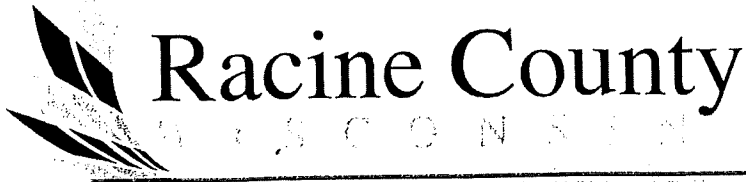
Disapprove

Date

Approve

Date

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_____	_____	_____



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

1954 TWELFTH ST RACINE WI 53403

Sale Parcel/Tax Key #:

276-000009752000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$42,220<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARLE

Business Entity / Organization:

Skip if you are bidding as an individual MMA DEVELOPMENT LLC

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

BUY, FLIP, RESALE

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

PLEASE SEE ATTACHMENT

\_\_\_\_\_  
Bidder's Signature

9.14.22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-09-840-000

IN REM ACTION #: 2021-2

ITEM #: 103

JUDGMENT DOC #: \_\_\_\_\_

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN ON THE EAST LINE OF HERRICK AVENUE AT A POINT 156 FEET NORTHERLY FROM THE NORTH LINE OF 12TH STREET; RUN THENCE NORTHERLY ALONG THE EAST LINE OF HERRICK AVENUE 40 FEET; THENCE EAST 106 FEET; THENCE SOUTH 40 FEET TO A POINT 112 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 112 FEET TO THE PLACE OF BEGINNING. . SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

PROP. ADDRESS:	1129 S MEMORIAL DR	
ACRES/SQ. FT.:	0.096	
ZONE/DESC.:	R-3 / RESIDENTIAL	
ASSESSED VALUE:	Land:	\$7,800.00
	IMP:	\$41,200.00
	<b>TOTAL:</b>	<b>\$49,000.00</b>

FORMER OWNER: MABEL JACKSON

**FAIR MARKET VALUE:** \$54,200.00

**APPRAISED VALUE:** \$14,000.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$1,108.65	\$786.10	\$2,538.97	\$1,269.48	\$5,703.20
2011	\$1,081.58	\$640.16	\$2,100.52	\$1,050.26	\$4,872.52
2012	\$1,093.87	\$657.73	\$1,926.76	\$963.38	\$4,641.74
2013	\$1,021.89	\$586.34	\$1,576.07	\$788.03	\$3,972.33
2014	\$939.61	\$579.99	\$1,306.86	\$653.43	\$3,479.89
2015	\$986.13	\$679.67	\$1,232.69	\$616.35	\$3,514.84
2016	\$1,019.81	\$1,007.10	\$1,256.68	\$628.34	\$3,911.93
2017	\$1,056.79	\$572.73	\$814.77	\$407.38	\$2,851.67
2018	\$1,043.37	\$301.53	\$511.06	\$255.53	\$2,111.49
2019	\$984.93	\$535.28	\$395.25	\$197.63	\$2,113.09
2020	\$1,119.84	\$1,019.43	\$299.50	\$149.75	\$2,588.52
2021	\$1,067.66	\$2,236.22	\$66.07	\$33.04	\$3,402.99
	<b>\$12,524.13</b>	<b>\$9,602.28</b>	<b>\$14,025.20</b>	<b>\$7,012.60</b>	

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$43,164.21

In-Rem Fee	\$275.00
Boarding Fee	\$1,868.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$0.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$2,385.00</b>

**GRAND TOTAL:** \$45,549.21

DISPOSITION:		
TO:		
ON:		
TOTAL COSTS:	\$45,549.21	
SOLD / DONATED FOR:		
PROFIT OR (LOSS):		
	GENERAL RECEIPT NUMBERS	
	NO: <u>5-118</u>	
	NO: _____	



**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 14,000.00
Address	1129 S Memorial Dr	Purchase Price	\$ 22,500.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-00009840000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 12,524.13	Total Due	\$ 22,532.00
Specials Over \$7,500	\$ -	Deposit	\$ 4,500.00
Specials	\$ 9,602.28	Balance Due	\$ 18,032.00
Interest & Penalty	\$ 21,037.80		
Costs (In-Rem / Sale)	\$ 2,385.00		
<b>TOTAL COSTS</b>	<b>\$ 45,549.21</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

James Colwell  
 Ibo United Mechanical Inc  
 1500 12th St  
 Racine WI 53403  
 262-632-6131  
 ic@united-mc.com

*Buyer is responsible for all future taxes, special assessments & charges as well as utility bills or fees that have not been applied to the tax roll.*



Recommend Approval  
 Racine County Treasurer

**Description of Property:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN ON THE EAST LINE OF HERRICK AVENUE AT A POINT 156 FEET NORTHERLY FROM THE NORTH LINE OF 12TH STREET; RUN THENCE NORTHERLY ALONG THE EAST LINE OF HERRICK AVENUE 40 FEET; THENCE EAST 106 FEET; THENCE SOUTH 40 FEET TO A POINT 112 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 112 FEET TO THE PLACE OF BEGINNING. . SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



**Office of County Treasurer**

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:** 1129 S. Memorial Dr., Racine

**Sale Parcel/Tax Key #:** 276-00-00-09-840-000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
22,500

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** James Colwell

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* United Mechanical Inc

**Mailing Address of Bidder:** 1500 - 12<sup>th</sup> Street, Racine

**Phone Number(s):** 262-632-4131

**Email Address:** JC @ United-mc.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

Bidder's Signature

Date Signed

Bidder's Signature

Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

## Mollerskov, Anne

---

**From:** Leona Turnquist <leona@united-mc.com>  
**Sent:** Monday, September 26, 2022 3:55 PM  
**To:** Mollerskov, Anne; James Colwell  
**Subject:** RE: Sealed Bid Sale - 1129 S Memorial Dr

**This Message Is From an External Sender**

This message came from outside your organization.

Good afternoon Anne,

We currently own the property adjacent to the property located at 1129 S Memorial Drive. We plan to use it for general business purposes.

If you need anything additional, please let me know.

**Leona Turnquist, Accountant**  
United Mechanical, Inc.  
1500 – 12<sup>th</sup> St, Racine, WI 53403  
P: 262-632-6131 F: 262-632-2227  
[Leona@united-mc.com](mailto:Leona@united-mc.com)



---

**From:** Mollerskov, Anne <Anne.Mollerskov@racinecounty.com>  
**Sent:** Monday, September 26, 2022 10:24 AM  
**To:** James Colwell <jc@united-mc.com>  
**Subject:** Sealed Bid Sale - 1129 S Memorial Dr

Hello James,

We received your bid for 1129 S Memorial Dr. and will be bringing it to the Racine County Board meeting on October 5<sup>th</sup>. There was a section on your form that was left blank and I need the information from you to complete your bid. Please explain how you intend to use the property.

I will fill in the information using your response to this email.  
Please send as soon as possible.

Thank you,

*Anne Mollerskov*  
Paralegal  
Racine County Treasurer's Office  
[Anne.Mollerskov@racinecounty.com](mailto:Anne.Mollerskov@racinecounty.com)

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 10/5/2022

Address 1129 S Memorial Dr

Municipality City of Racine

Parcel # 276-000009840000

Tax Principal On Books \$ 12,524.13

Specials Over \$7,500 \$ -

Specials \$ 9,602.28

Interest & Penalty \$ 21,037.80

Costs (In-Rem / Sale) \$ 2,385.00

TOTAL COSTS \$ 45,549.21

Appraised Value \$ 14,000.00

Purchase Price \$ 15,000.00

Quit Claim Deed \$ 30.00

Recording Fee \$ 2.00

Total Due \$ 15,032.00

Deposit \$ 3,000.00

Balance Due \$ 12,032.00

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Brian Henry Bouwma

828 Yout St

Racine WI 53402

262-498-6344

bbouwma@yahoo.com

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
Racine County Treasurer

**Description of Property:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN ON THE EAST LINE OF HERRICK AVENUE AT A POINT 156 FEET NORTHERLY FROM THE NORTH LINE OF 12TH STREET; RUN THENCE NORTHERLY ALONG THE EAST LINE OF HERRICK AVENUE 40 FEET; THENCE EAST 106 FEET; THENCE SOUTH 40 FEET TO A POINT 112 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 112 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

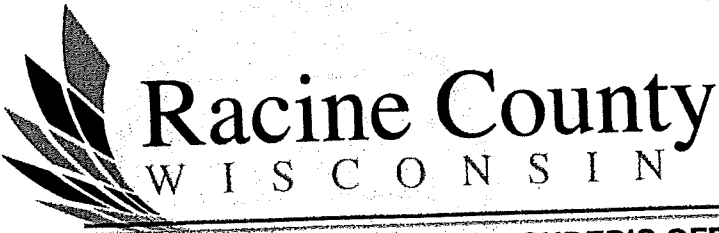
Disapprove

Date

Approve

Date

_____	_____	_____
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_____	_____	_____



**Office of County Treasurer**  
 730 Wisconsin Avenue  
 Racine, WI 53403  
 262-636-3339  
 fax: 262-636-3279  
 RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
 IN-REM SEALED BID - SALE FORM  
 MINIMUM BID REQUIRED**

**Sale Property Address:** 1129 S Memorial Dr

**Sale Parcel/Tax Key #:** 276 - 000009840000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$15,000.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
 \*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Brian Henry Bouwma

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 828 Yout St Racine W.I. 53402

**Phone Number(s):** 262-498-6344

**Email Address:** bbouwma@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Investment fix up and rent or sell  
 \_\_\_\_\_  
 \_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

828 Yout st Racine W.I. 53402

1709 Howe st Racine W.I. 53403

Brian Boruma

Bidder's Signature

9.21.22

Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date	10/5/2022	Appraised Value	\$ 14,000.00
Address	1129 S Memorial Dr	Purchase Price	\$ 14,520.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-00009840000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 12,524.13	Total Due	\$ 14,552.00
Specials Over \$7,500	\$ -	Deposit	\$ 2,904.00
Specials	\$ 9,602.28	Balance Due	\$ 11,648.00
Interest & Penalty	\$ 21,037.80		
Costs (In-Rem / Sale)	\$ 2,385.00		
TOTAL COSTS	\$ 45,549.21		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Mario Arce  
 dba / MMA Development LLC  
 6333 Horseshoe Ln  
 Racine WI 53402  
 262-770-7231  
 MMADevelopment2017@gmail.com

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
 Racine County Treasurer

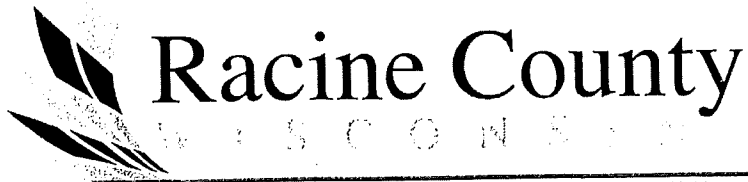
Description of Property:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN ON THE EAST LINE OF HERRICK AVENUE AT A POINT 156 FEET NORTHERLY FROM THE NORTH LINE OF 12TH STREET; RUN THENCE NORTHERLY ALONG THE EAST LINE OF HERRICK AVENUE 40 FEET; THENCE EAST 106 FEET; THENCE SOUTH 40 FEET TO A POINT 112 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 112 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____





Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address: 1129 S MEMORIAL DR RACINE WI 53403

Sale Parcel/Tax Key #: 276-00000 9840000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$14,520<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARCE

Business Entity / Organization: MMA DEVELOPMENT LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 7707231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

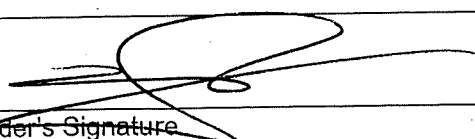
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*PLEASE SEE ATTACHMENT*

  
Bidder's Signature

*9-14-22*  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE.
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-13-985-000

IN REM ACTION #: 2021-2

ITEM #: 121

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 2, BLOCK 3, GUENTHER, PALMER & FIDLER'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT DESCRIPTION: THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1958 TAYLOR AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.11</u>
<b>ZONE/DESC:</b>	<u>B-1 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	<u>\$18,000.00</u>
IMP:	<u>\$129,000.00</u>
<b>TOTAL:</b>	<u><b>\$147,000.00</b></u>

FORMER OWNER: PHILLIP M. GISTER

**FAIR MARKET VALUE:** \$162,800.00

**APPRAISED VALUE:** \$70,000.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2016	\$3,203.09	\$1,535.89	\$2,938.17	\$1,469.08	\$9,146.23
2017	\$3,367.22	\$1,851.94	\$2,609.58	\$1,304.80	\$9,133.54
2018	\$3,376.71	\$2,263.53	\$2,143.29	\$1,071.64	\$8,855.17
2019	\$3,491.18	\$7,475.89	\$2,851.44	\$1,425.72	\$15,244.23
2020	\$3,824.67	\$8,201.92	\$1,683.72	\$841.86	\$14,552.17
2021	\$3,835.32	\$10,404.68	\$284.80	\$142.40	\$14,667.20
	<u>\$21,098.19</u>	<u>\$31,733.85</u>	<u>\$12,511.00</u>	<u>\$6,255.50</u>	

**SPECIAL OVER 7500:** \$18,606.60

**TAX TOTALS:** \$71,598.54

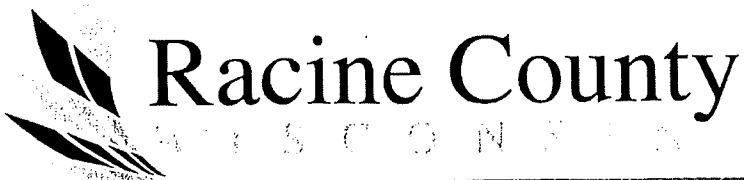
In-Rem Fee	\$275.00
Boarding Fee	\$2,555.00
Resecure Fee	\$164.00
Affordable Tree Care	\$500.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$150.00

**FEE & COST TOTAL:** \$3,886.00

**GRAND TOTAL:** \$75,484.54

DISPOSITION:			
TO:			
ON:			
TOTAL COSTS:	<u>\$75,484.54</u>	GENERAL RECEIPT NUMBERS	
SOLD / DONATED FOR:			
PROFIT OR (LOSS):			
	NO:		
	NO:		





Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address: 1958 TAYLOR AVE RACINE WI 53403

Sale Parcel/Tax Key #: 276-000013985000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$71,100<sup>00</sup>

*\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.*

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARCE

Business Entity / Organization: MMA DEVELOPMENT LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*PLEASE SEE ATTACHMENT*



Bidder's Signature

*9.14.22*

Date Signed

Bidder's Signature

Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST



## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-14-087-000

IN REM ACTION #: 2021-2

ITEM #: 122

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 23, BLOCK 3, BOULEVARD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING DESCRIPTION: THEREFROM LAND CONVEYED IN DOCUMENT NO. 2478021. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

<b>PROP ADDRESS:</b>	3424 DURAND AVE	
<b>ACRES/SQ FT:</b>	R-2 / 0.121	
<b>ZONE/DESC:</b>	RESIDENTIAL	
<b>ASSESSED VALUE:</b>	Land:	\$16,300.00
	IMP:	\$5,200.00
	<b>TOTAL:</b>	<b>\$21,500.00</b>

FORMER OWNER: THE ESTATE OF ROBBYNN S. HERNANDEZ, DECEASED

**FAIR MARKET VALUE:** \$23,900.00

**APPRAISED VALUE:** \$7,500.00  
**YEAR:** 2022

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	\$215.64	\$0.00	\$211.33	\$105.66	\$532.63
2014	\$1,861.13	\$1,449.66	\$2,847.28	\$1,423.64	\$7,581.71
2015	\$1,957.52	\$1,573.40	\$2,612.88	\$1,306.44	\$7,450.24
2016	\$1,994.94	\$2,293.53	\$2,658.85	\$1,329.43	\$8,276.75
2017	\$1,205.59	<b>\$13,532.09</b>	\$7,368.85	\$3,684.42	\$25,790.95
2018	\$557.11	\$768.23	\$503.63	\$251.81	\$2,080.78
2019	\$524.74	\$1,031.87	\$404.72	\$202.36	\$2,163.69
2020	\$526.01	\$958.07	\$207.77	\$103.89	\$1,795.74
2021	\$537.65	\$948.95	\$29.73	\$14.87	\$1,531.20
	<b>\$9,380.33</b>	<b>\$22,555.80</b>	<b>\$16,845.04</b>	<b>\$8,422.52</b>	

**SPECIAL OVER 7500:** \$13,532.09

**TAX TOTALS:** \$57,203.69

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$717.00</b>
<b>GRAND TOTAL:</b>	<b>\$57,920.69</b>

DISPOSITION:	
TO:	
ON:	
TOTAL COSTS:	\$57,920.69
SOLD / DONATED FOR:	
PROFIT OR (LOSS):	
	GENERAL RECEIPT NUMBERS
	NO: _____
	NO: _____

RACINE COUNTY - IN - REM

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 7,500.00
Address	3424 Durand Ave	Purchase Price	\$ 7,750.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000014087000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 9,380.33	Total Due	\$ 7,782.00
Specials Over \$7,500	\$ 13,532.09	Deposit	\$ 1,550.00
Specials	\$ 9,023.71	Balance Due	\$ 6,232.00
Interest & Penalty	\$ 25,267.56		
Costs (In-Rem / Sale)	\$ 717.00		
<b>TOTAL COSTS</b>	<b>\$ 57,920.69</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Max & Sarah Possing  
 2225 Taylor Ave  
 Racine WI 53405  
 262-930-6375 / 262-822-5018  
 maxpossing@gmail.com

*Buyer is responsible for all future taxes, special assessments & charges as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
 Racine County Treasurer

Description of Property:  
 LOT 23, BLOCK 3, BOULEVARD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING THEREFROM LAND CONVEYED IN DOCUMENT NO. 2478021. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:**

3424 Durand Ave

**Sale Parcel/Tax Key #:**

276-000014087000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$7,950

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Max Possing Sarah Possing

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 2225 Taylor Ave 1wr

**Phone Number(s):** 262-930-6375 262-822-5018

**Email Address:** max.possing@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

My great grandfather built the previous house on the property. My grandfather, father, and I are builders and would like to build the house for my wife and I.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.


I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

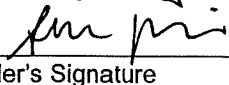
Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_

\_\_\_\_\_

  
Bidder's Signature

9-19-22  
Date Signed

  
Bidder's Signature

9-19-22  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-17-139-000

IN REM ACTION #: 2021-2

ITEM #: 133

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL THE SOUTH 14 FEET OF LOT 15 AND THE NORTH 13 FEET OF LOT 18, BLOCK 9, COLLEGE ADDITION,  
 DESCRIPTION: ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF  
 RACINE AND STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1931 CLARK ST</u>
<b>ACRES/SQ FT:</b>	<u>0.069</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	<u>\$6,400.00</u>
IMP:	<u>\$31,600.00</u>
<b>TOTAL:</b>	<u><b>\$38,000.00</b></u>

FORMER OWNER: JENETTA JOHNSON & DEDRICK A. WOODS

<b>FAIR MARKET VALUE:</b>	<u>\$42,100.00</u>
---------------------------	--------------------

<b>APPRAISED VALUE:</b>	<u>\$16,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$965.59	\$631.41	\$2,139.98	\$1,069.99	\$4,806.97
2011	\$979.67	\$639.23	\$1,975.06	\$987.53	\$4,581.49
2012	\$923.04	\$816.46	\$1,913.45	\$956.73	\$4,609.68
2013	\$818.00	\$994.93	\$1,776.67	\$888.34	\$4,477.94
2014	\$764.74	\$631.18	\$1,200.49	\$600.25	\$3,196.66
2015	\$801.90	\$1,740.33	\$1,881.25	\$940.63	\$5,364.11
2016	\$777.22	\$757.55	\$951.56	\$475.78	\$2,962.11
2017	\$760.59	\$1,258.47	\$1,009.54	\$504.77	\$3,533.37
2018	\$751.71	\$1,433.51	\$830.38	\$415.19	\$3,430.79
2019	\$709.53	\$2,891.88	\$936.37	\$468.18	\$5,005.96
2020	\$816.23	\$3,401.48	\$590.48	\$295.24	\$5,103.43
2021	\$757.01	\$1,469.52	\$44.53	\$22.26	\$2,293.32
	<u>\$9,825.23</u>	<u>\$16,665.95</u>	<u>\$15,249.76</u>	<u>\$7,624.89</u>	

<b>SPECIAL OVER 7500:</b>	<u>\$0.00</u>
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**TAX TOTALS:** \$49,365.83

In-Rem Fee	\$275.00
Boarding Fee	\$576.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00
<b>FEE &amp; COST TOTAL:</b>	<u>\$1,293.00</u>

**GRAND TOTAL:** \$50,658.83

<b>DISPOSITION:</b>		
TO:		
ON:		
<b>TOTAL COSTS:</b>	<u>\$50,658.83</u>	<b>GENERAL RECEIPT NUMBERS</b>
<b>SOLD / DONATED FOR:</b>		
<b>PROFIT OR (LOSS):</b>		
	NO:	
	NO:	

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 10/5/2022

Appraised Value \$ 16,000.00

Sale Made By: Sealed Bid

Address 1931 Clark St  
Municipality City of Racine  
Parcel # 276-000017139000

Purchase Price \$ 16,320.00

Tax Principal On Books \$ 9,825.23

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 16,665.95

Total Due \$ 16,352.00

Interest & Penalty \$ 22,874.65

Deposit \$ 3,264.00

Costs (In-Rem / Sale) \$ 1,293.00

Balance Due \$ 13,088.00

**TOTAL COSTS \$ 50,658.83**

Name, address & phone number of Purchaser:  
Mario Arce  
dba / MMA Development LLC  
6333 Horseshoe Ln  
Racine WI 53402  
262-770-7231  
MMADevelopment2017@gmail.com  
Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

\_\_\_\_\_  
Recommend Approval  
Racine County Treasurer

**Description of Property:**  
THE SOUTH 14 FEET OF LOT 15 AND THE NORTH 13 FEET OF LOT 18, BLOCK 9, COLLEGE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

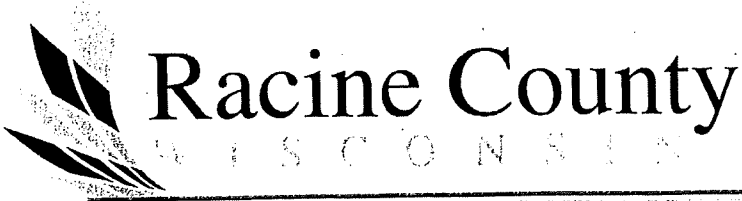
We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

1931 CLARK ST RACINE WI 53403

Sale Parcel/Tax Key #:

276-000017139000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$16,320<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARCE

Business Entity / Organization:

Skip if you are bidding as an individual

MMA DEVELOPMENT LLC

Mailing Address of Bidder:

633 HORSESHOE LN RACINE WI 53402

Phone Number(s):

262 770 7231

Email Address:

MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

USE AS RENTAL PROPERTY

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

PLEASE SEE ATTACHMENT

  
Bidder's Signature

9.14.22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

RACINE COUNTY - IN - REM

**OFFER TO PURCHASE**

Date 10/5/2022

Appraised Value \$ 16,000.00

Sale Made By: Sealed Bid

Address 1931 Clark St  
Municipality City of Racine  
Parcel # 276-000017139000

Purchase Price \$ 16,000.00

Name, address & phone number of Purchaser:

Tax Principal On Books \$ 9,825.23

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 16,665.95

Total Due \$ 16,032.00

Interest & Penalty \$ 22,874.65

Deposit \$ 3,200.00

Costs (In-Rem / Sale) \$ 1,293.00

Balance Due \$ 12,832.00

TOTAL COSTS \$ 50,658.83

Recommend Approval  
Racine County Treasurer

Description of Property:

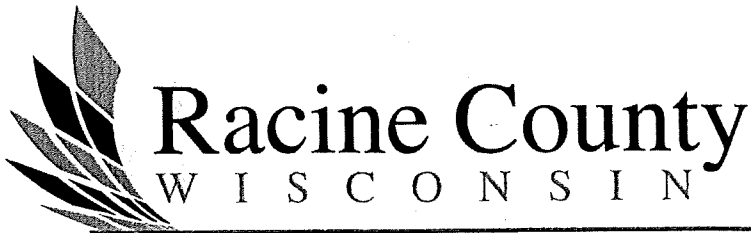
THE SOUTH 14 FEET OF LOT 15 AND THE NORTH 13 FEET OF LOT 18, BLOCK 9, COLLEGE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

1931 Clark St.

Sale Parcel/Tax Key #:

2760000 17139000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 16,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Alicia Villa

Business Entity / Organization:

Skip if you are bidding as an individual

Alicia Villa Realty Inc.

Mailing Address of Bidder:

5001 3 Mile Rd.

Phone Number(s):

262-497-4114

Email Address:

avillarealty@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rental

I am an investor in Rental units and currently own 1933 Clark St; a neighboring property & would like to maintain both renovated.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1933 Clark St, 1935 State St, 1019 Lake, 718 12th St, 1235 Geneva St, 1609 King Pl  
1206 Franklin, 1208 S. Memorial, 2407 Prospect, 1703 Spring Pl, 1116 La Salle, 1308 Special  
1800 Grand

  
Bidder's Signature

9-20-22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-17-355-000

IN REM ACTION #: 2021-2

ITEM #: 136

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

**LEGAL DESCRIPTION:** THE SOUTH 1/4 OF THE NORTH 160 FEET OF THE WEST 1/2 OF BLOCK 19, IN THE NORTH 1/2 OF SECTION 21, IN TOWNSHIP 3 NORTH, RANGE 23 EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN, MADE BY COMMISSIONERS APPOINTED BY SAID COURT TO PARTITION A PART OF SAID NORTH 1/2 OF SECTION 21, IN TOWNSHIP 3 NORTH, RANGE 23 EAST, AMONG THE SEVERAL OWNERS THEREOF, IN AN ACTION WHEREIN SIMEON WHITELY AND WIFE WERE PLAINTIFFS, VS. FRANCIS HOLBORN, ET AL, DEFENDANTS. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP ADDRESS:</b>	<u>1715 CENTER ST</u>
<b>AGRES/SQ FT:</b>	<u>0.113</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$9,600.00
IMP:	\$400.00
<b>TOTAL:</b>	<b>\$10,000.00</b>

FORMER OWNER: JON A. LAITINEN & ELIZABETH AGUILAR, AS JOINT TENANTS

<b>FAIR MARKET VALUE:</b>	<u>\$11,000.00</u>
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<b>APPRAISED VALUE:</b>	<u>\$4,200.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2016	\$1,752.34	\$21,116.22	\$14,178.51	\$7,089.25	\$44,136.32
2017	\$228.10	\$579.51	\$403.81	\$201.91	\$1,413.33
2018	\$221.67	\$1,185.21	\$534.61	\$267.31	\$2,208.80
2019	\$208.00	\$1,150.13	\$353.11	\$176.56	\$1,887.80
2020	\$208.61	\$905.51	\$155.98	\$77.99	\$1,348.09
2021	\$159.00	\$0.00	\$3.18	\$1.59	\$163.77
	<b>\$2,777.72</b>	<b>\$24,936.58</b>	<b>\$15,629.20</b>	<b>\$7,814.61</b>	

<b>SPECIAL OVER 7500:</b>	<u>\$21,166.22</u>
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**TAX TOTALS:** \$51,158.11

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$717.00</b>

**GRAND TOTAL:** \$51,875.11

<b>DISPOSITION:</b>		
TO:		
ON		
<b>TOTAL COSTS:</b>	<u>\$51,875.11</u>	GENERAL RECEIPT NUMBERS
<b>SOLD / DONATED FOR:</b>		
<b>PROFIT OR (LOSS):</b>		
	<b>NO:</b>	
	<b>NO:</b>	

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 4,200.00
Address	1715 Center St	Purchase Price	\$ 4,200.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000017355000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 2,777.72	Total Due	\$ 4,232.00
Specials Over \$7,500	\$ 21,166.22	Deposit	\$ 840.00
Specials	\$ 3,770.36	Balance Due	\$ 3,392.00
Interest & Penalty	\$ 23,443.81		
Costs (In-Rem / Sale)	\$ 717.00		
<b>TOTAL COSTS</b>	<b>\$ 51,875.11</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Grant Buenger  
 Racine Habitat for Humanity  
 1501 Villa St  
 Racine WI 53403  
 262-637-9176  
 gbuenger@habitatracine.org

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

\_\_\_\_\_  
 Recommend/Approval  
 Racine County Treasurer

**Description of Property:**

THE SOUTH 1/4 OF THE NORTH 160 FEET OF THE WEST 1/2 OF BLOCK 19, IN THE NORTH 1/2 OF SECTION 21, IN TOWNSHIP 3 NORTH, RANGE 23 EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN, MADE BY COMMISSIONERS APPOINTED BY SAID COURT TO PARTITION A PART OF SAID NORTH 1/2 OF SECTION 21, IN TOWNSHIP 3 NORTH, RANGE 23 EAST, AMONG THE SEVERAL OWNERS THEREOF, IN AN ACTION WHEREIN SIMCON WHITELEY AND WIFE WERE PLAINTIFFS, VS. FRANCIS HOLBORN, ET AL, DEFENDANTS. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

1715 Center St.

Sale Parcel/Tax Key #:

276-000017355000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$4,200

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Grant Buenger

Business Entity / Organization:

Skip if you are bidding as an individual

Racine Habitat for Humanity

Mailing Address of Bidder:

1501 Villa St. Racine WI 53403

Phone Number(s):

262-637-9176

Email Address:

gbuenger@habitatracine.org

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Build a new single-family home and sell to a low to moderate-income, first time homebuyer.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

09/21/22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





We build strength, stability, self-reliance *and* shelter.

## Addendum

### *Additional Properties Owned in Racine County by Racine Habitat for Humanity*

1427 Villa Street, Mount Pleasant, WI

733 Villa Street, Racine, WI

2125 Blake Ave, Racine, WI

2118 Mead Street, Mount Pleasant, WI

2119 Mead Street, Mount Pleasant, WI

2215 Mead Street, Mount Pleasant, WI

2211 Mead Street, Mount Pleasant, WI

2221 Racine Street, Mount Pleasant, WI

1140 Irving Place, Racine, WI

1144 Irving Place Racine, WI

1501 Villa Street, Racine, WI

2049 Racine Street, Racine, WI

1838 Roe Ave, Racine. WI

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-17-632-000

IN REM ACTION #: 2021-2

ITEM #: 138

JUDGMENT DOC #: 2624600

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 8, BLOCK 33, RACINE LAND AND IMPROVEMENT COMPANY'S ADDITION, ACCORDING TO THE DESCRIPTION: RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1829 MEAD ST</u>
<b>AGRES/SQ FT:</b>	<u>0.104</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	<u>\$9,500.00</u>
IMP:	<u>\$43,500.00</u>
<b>TOTAL:</b>	<u><b>\$53,000.00</b></u>

FORMER OWNER: WILLIE L. PRICE

<b>FAIR MARKET VALUE:</b>	<u>\$58,700.00</u>
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<b>APPRAISED VALUE:</b>	<u>\$20,000.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2010	\$1,466.30	\$123.46	\$2,130.28	\$1,065.14	\$4,785.18
2011	\$1,514.63	\$291.30	\$2,203.23	\$1,101.62	\$5,110.78
2012	\$1,492.45	\$1,350.61	\$3,127.37	\$1,563.68	\$7,534.11
2013	\$1,450.84	\$2,490.17	\$3,862.19	\$1,931.09	\$9,734.29
2014	\$1,278.25	\$1,092.82	\$2,039.12	\$1,019.56	\$5,429.75
2015	\$1,343.40	\$1,948.89	\$2,436.29	\$1,218.15	\$6,946.73
2016	\$1,327.83	\$1,938.26	\$2,024.98	\$1,012.49	\$6,303.56
2017	\$1,294.45	\$633.09	\$963.78	\$481.88	\$3,373.20
2018	\$1,330.00	\$823.12	\$818.19	\$409.09	\$3,380.40
2019	\$1,282.11	\$1,371.99	\$690.07	\$345.03	\$3,689.20
2020	\$1,395.41	\$526.81	\$269.11	\$134.56	\$2,325.89
2021	\$1,427.26	\$1,491.64	\$58.38	\$29.18	\$3,006.46
	<u>\$16,602.93</u>	<u>\$14,082.16</u>	<u>\$20,622.99</u>	<u>\$10,311.47</u>	

<b>SPECIAL OVER 7500:</b>	<u>\$0.00</u>
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**TAX TOTALS:** \$61,619.55

In-Rem Fee	\$275.00
Boarding Fee	\$22.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$200.00
<b>FEE &amp; COST TOTAL:</b>	<u>\$739.00</u>

**GRAND TOTAL:** \$62,358.55

<p>DISPOSITION: _____</p> <p>TO: _____</p> <p>ON: _____</p> <p>TOTAL COSTS: <u>\$62,358.55</u></p> <p>SOLD / DONATED FOR: _____</p> <p>PROFIT OR (LOSS): _____</p>	<p style="text-align: center;">GENERAL RECEIPT NUMBERS</p> <p>NO: _____</p> <p>NO: _____</p>
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**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 20,000.00
Address	1829 Mead St	Purchase Price	\$ 21,000.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000017632000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 16,602.93	Total Due	\$ 21,032.00
Specials Over \$7,500	\$ -	Deposit	\$ 4,200.00
Specials	\$ 14,082.16	Balance Due	\$ 16,832.00
Interest & Penalty	\$ 30,934.46		
Costs (In-Rem / Sale)	\$ 739.00		
<b>TOTAL COSTS</b>	<b>\$ 62,358.55</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Brian Henry Bouwma  
 828 Yout St  
 Racine WI 53402  
 262-498-6344  
 hbouwma@yahoo.com

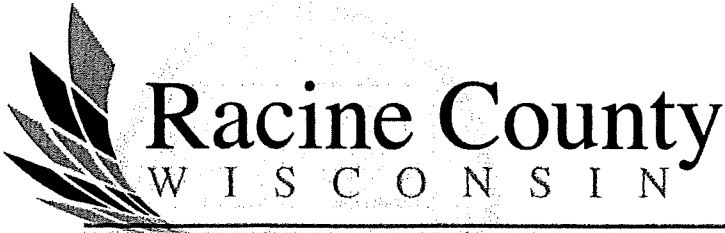
*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
 Racine County Treasurer

Description of Property:  
 LOT 8, BLOCK 33, RACINE LAND AND IMPROVEMENT COMPANY'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



**Office of County Treasurer**

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:**

1829 Mead st

**Sale Parcel/Tax Key #:**

276 - 000017632000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 21,000.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Brian Henry Bouwma

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 828 Yout st Racine WI. 53402

**Phone Number(s):** 262-498-6344

**Email Address:** bbouwma@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Investment fix up and rent or sell

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

828 Yout st Racine W.I. 53402

1709 Howe st Racine W.I. 53403

Brian Boruma

Bidder's Signature

9.21.22

Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 20,000.00
Address	1829 Mead St	Purchase Price	\$ 20,500.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000017632000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 16,602.93	Total Due	\$ 20,532.00
Specials Over \$7,500	\$ -	Deposit	\$ 4,100.00
Specials	\$ 14,082.16	Balance Due	\$ 16,432.00
Interest & Penalty	\$ 30,934.46		
Costs (In-Rem / Sale)	\$ 739.00		
<b>TOTAL COSTS</b>	<b>\$ 62,358.55</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Ramon Tinajero  
 1835 Mead St  
 Racine WI 53403  
 262-721-7876 / 262-994-7796  
 ramonrh1@yahoo.com

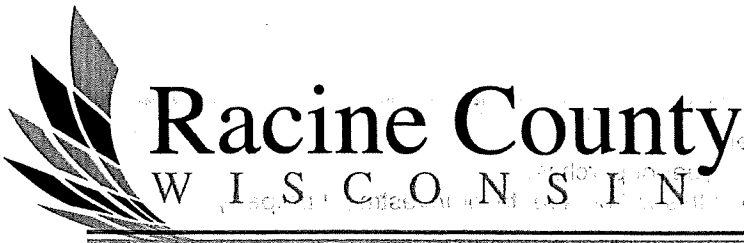
*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
 Racine County Treasurer

Description of Property:  
 LOT 8, BLOCK 33, RACINE LAND AND IMPROVEMENT COMPANY'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279  
RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:**

1829 MEAD ST

**Sale Parcel/Tax Key #:**

276-000017632000

**Bid Offer Amount:** Bid must be minimum bid amount or higher to be considered a valid bid.

\$20,500.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. *\*No business or personal checks will be accepted.*

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Ramon Tinajero

**Business Entity / Organization:**

*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 1835 MEAD ST. RACINE WI 53403

**Phone Number(s):** (262) 721-7876 OR (262) 994-7796

**Email Address:** ramontn4@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Depending on the condition of the house, could fix it up or demolish it, to add the land to my property since I live next to this property.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

Ramon Tijero  
Bidder's Signature

09/08/2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

09/08/2022  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-01-474-000

IN REM ACTION #: 2021-1

ITEM #: 33

JUDGMENT DOC #: \_\_\_\_\_

JUDGEMENT DATE: 6/18/2021

COURT CASE #: 21-CV-773

LEGAL THAT PART OF THE EAST 1/2 OF BLOCK 65, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS DESCRIPTION: RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A POINT 70 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK; RUN THENCE SOUTH 50 FEET; THENCE WEST 120 FEET; THENCE NORTH 50 FEET; THENCE EAST TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1108 VILLA ST</u>
<b>AGRES/SQ FT:</b>	<u>0.139</u>
<b>ZONE/DESC:</b>	<u>R-3 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$10,000.00
IMP:	\$0.00
<b>TOTAL:</b>	<b><u>\$10,000.00</u></b>

FORMER OWNER: THE ESTATE OF JOHN D KELLEY, DECEASED

<b>FAIR MARKET VALUE:</b>	<u>\$10,000.00</u>
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<b>APPRAISED VALUE:</b>	<u>\$4,200.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2012	1,471.06	317.87	\$1,806.82	\$903.41	\$4,499.16
2013	1,392.57	759.17	\$1,915.05	\$957.52	\$5,024.31
2014	1,307.39	356.86	\$1,281.47	\$640.74	\$3,586.46
2015	1,374.10	1,046.17	\$1,573.18	\$786.59	\$4,780.04
2016	1,358.15	976.74	\$1,237.49	\$618.75	\$4,191.13
2017	1,412.94	1,109.56	\$1,034.23	\$517.11	\$4,073.84
2018	1,446.69	781.34	\$646.13	\$323.06	\$3,197.22
2019	1,419.82	1,064.73	\$422.37	\$211.18	\$3,118.10
2020	1,533.42	1,239.46	\$138.64	\$69.32	\$2,980.84
2021	1,568.46	<span style="border: 1px solid black;">20,205.11</span>	\$0.00	\$0.00	\$21,773.57
	<b>\$14,284.60</b>	<b>\$27,857.01</b>	<b>\$10,055.38</b>	<b>\$5,027.68</b>	

<b>SPECIAL OVER 7500:</b>	<span style="border: 1px solid black;">\$20,205.11</span>	<b>TAX TOTALS:</b>	<b>\$57,224.67</b>
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In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$425.00
<b>FEE &amp; COST TOTAL:</b>	<b>\$942.00</b>
<b>GRAND TOTAL:</b>	<b>\$58,166.67</b>

<b>DISPOSITION:</b>	
TO:	
ON:	
<b>TOTAL COSTS:</b>	<u>\$58,166.67</u>
<b>SOLD / DONATED FOR:</b>	
<b>PROFIT OR (LOSS):</b>	
	<b>GENERAL RECEIPT NUMBERS</b>
	NO: _____
	NO: _____

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 10/5/2022

Address 1108 Villa St  
 Municipality City of Racine  
 Parcel # 276-000001474000

Tax Principal On Books \$ 14,284.60

Specials Over \$7,500 \$ 20,205.11

Specials \$ 7,651.90

Interest & Penalty \$ 15,083.06

Costs (In-Rem / Sale) \$ 942.00

**TOTAL COSTS \$ 58,166.67**

Appraised Value \$ 4,200.00

Purchase Price \$ 4,200.00

Quit Claim Deed \$ 30.00

Recording Fee \$ 2.00

Total Due \$ 4,232.00

Deposit \$ 780.00

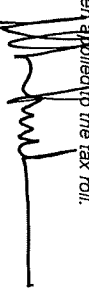
Balance Due \$ 3,452.00

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Grant Buenger  
 Racine Habitat for Humanity  
 1501 Villa St  
 Racine WI 53403  
 608-772-8656  
 gbuenger@habitatracine.org

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been apportioned to the tax roll.*



Recommend Approval  
 Racine County Treasurer

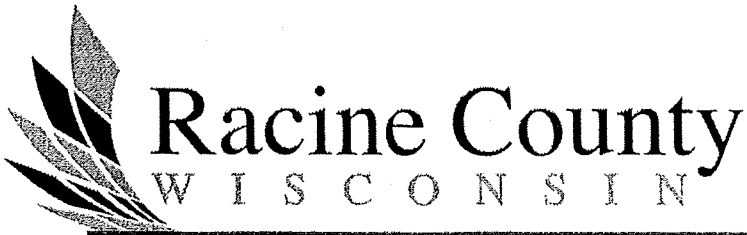
**Description of Property:**

THAT PART OF THE EAST 1/2 OF BLOCK 65, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A POINT 70 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK; RUN THENCE SOUTH 50 FEET; THENCE WEST 120 FEET; THENCE NORTH 50 FEET; THENCE EAST TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

1108 Villa St.

Sale Parcel/Tax Key #:

276-000001474000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$4,200.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Grant Buenger

Business Entity / Organization: Racine Habitat for Humanity  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 1501 Villa St

Phone Number(s): 608-772-8656

Email Address: gbuenger@habitatracine.org

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intend to build a new, single-family home.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

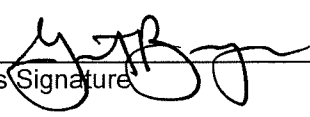
Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

9/6/2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



We build strength, stability, self-reliance and shelter.

## Addendum

### *Additional Properties Owned in Racine County by Racine Habitat for Humanity*

1427 Villa Street, Mount Pleasant, WI

733 Villa Street, Racine, WI

2125 Blake Ave, Racine, WI

2118 Mead Street, Mount Pleasant, WI

2119 Mead Street, Mount Pleasant, WI

2215 Mead Street, Mount Pleasant, WI

2211 Mead Street, Mount Pleasant, WI

2221 Racine Street, Mount Pleasant, WI

1140 Irving Place, Racine, WI

1144 Irving Place Racine, WI

1501 Villa Street, Racine, WI

2049 Racine Street, Racine, WI

1838 Roe Ave, Racine. WI

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-01-042-000

IN REM ACTION #: 2021-1

ITEM #: 26

JUDGMENT DOC #: \_\_\_\_\_

JUDGEMENT DATE: 6/18/2021

COURT CASE #: 21-CV-773

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 3, BLOCK 22, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

<b>PROP. ADDRESS:</b>	<u>1009 PARK AVE</u>
<b>ACRES/SQ FT:</b>	<u>0.112</u>
<b>ZONE/DESC:</b>	<u>R-4 / RESIDENTIAL</u>
<b>ASSESSED VALUE:</b>	
Land:	\$15,200.00
IMP:	\$0.00
<b>TOTAL:</b>	<b><u>\$15,200.00</u></b>

FORMER OWNER: KCP HOLDINGS LLC

<b>FAIR MARKET VALUE:</b>	<u>\$15,200.00</u>
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<b>APPRAISED VALUE:</b>	<u>\$3,400.00</u>
<b>YEAR:</b>	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2009	1,968.31	858.05	\$3,872.11	\$1,936.06	\$8,634.53
2010	1,944.77	302.41	\$2,808.98	\$1,404.49	\$6,460.65
2011	1,875.27	781.15	\$3,001.75	\$1,500.88	\$7,159.05
2012	1,812.71	3,535.35	\$5,401.54	\$2,700.77	\$13,450.37
2013	1,567.33	18,706.62	\$18,043.82	\$9,021.91	\$47,339.68
2014	442.97	776.85	\$939.26	\$469.63	\$2,628.71
2015	466.73	698.29	\$757.26	\$378.63	\$2,300.91
2016	460.90	857.78	\$698.90	\$349.45	\$2,367.03
2017	450.23	795.47	\$510.73	\$255.37	\$2,011.80
2018	443.34	543.45	\$286.17	\$143.08	\$1,416.04
2019	418.62	532.85	\$161.75	\$80.87	\$1,194.09
2020	419.53	234.94	\$32.72	\$16.36	\$703.55
2021	429.27	236.50	\$0.00	\$0.00	\$665.77
	<b>\$12,699.98</b>	<b>\$28,859.71</b>	<b>\$36,514.99</b>	<b>\$18,257.50</b>	

<b>SPECIAL OVER 7500:</b>	<u>\$18,706.62</u>
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**TAX TOTALS: \$96,332.18**

In-Rem Fee	\$275.00
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$350.00
<b>FEE &amp; COST TOTAL:</b>	<b><u>\$867.00</u></b>

**GRAND TOTAL: \$97,199.18**

<p>DISPOSITION: _____</p> <p>TO: _____</p> <p>ON: _____</p> <p>TOTAL COSTS: <u>\$97,199.18</u></p> <p>SOLD / DONATED FOR: _____</p> <p>PROFIT OR (LOSS): _____</p>	<p>GENERAL RECEIPT NUMBERS</p> <p>NO: _____</p> <p>NO: <u>5-164</u></p>
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RACINE COUNTY - IN - REM

OFFER TO PURCHASE


Date	10/5/2022	Appraised Value	\$ 3,400.00
Address	1009 Park Ave	Purchase Price	\$ 5,000.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000001042000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 12,699.98	Total Due	\$ 5,032.00
Specials Over \$7,500	\$ 18,706.62	Deposit	\$ 1,000.00
Specials	\$ 10,153.09	Balance Due	\$ 4,032.00
Interest & Penalty	\$ 54,772.49		
Costs (In-Rem / Sale)	\$ 867.00		
<b>TOTAL COSTS</b>	<b>\$ 97,199.18</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Andrew Hay  
 bda / Guy Lloyd Inc  
 3001 Washington Ave  
 Racine WI 53405  
 262-898-5868  
 andy@guylloyd.com

Buyer is responsible for all future taxes, special assessments & charges as well as utility bills or fees that have not been applied to the tax roll.

  
 Recommend Approval  
 Racine County/Treasurer

**Description of Property:**  
 THE NORTH 1/2 OF LOT 3, BLOCK 22, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



**Office of County Treasurer**

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

**Sale Property Address:**

1009 Park Avenue

**Sale Parcel/Tax Key #:**

276-0000 0104 2000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$5000.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):**

Andrew Hay

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

Guy Lloyd, Inc.

**Mailing Address of Bidder:**

3001 Washington Ave

53405

**Phone Number(s):**

262 898 5868

**Email Address:**

andy@guyllloyd.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We currently own the adjacent property at 1013 Park. We would like 1009 to be able to join/expand 1013, or possibly build another single family home in the future.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): most likely to combine with 1013 Park

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

see attached

*Amur Lay*  
Bidder's Signature

9-20-22  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

Andrew Hay – other properties owned:

Personal residence

1332 Main Street

Guy Lloyd, Inc.

1013 Park Avenue

1620 Phillips Avenue

3001 Washington Avenue

4PALS, LLC

1414 9<sup>th</sup> Street

1948 12<sup>th</sup> Street

1330 Center Street

1700 Edgewood Avenue

1034 Pearl Street

1925 Racine Street

1228 Summit Avenue

1500 Washington Avenue

1016 Wilson Street

1020 Wilson Street

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 3,400.00
Address	1009 Park Ave	Purchase Price	\$ 3,400.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000001042000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 12,699.98	Total Due	\$ 3,432.00
Specials Over \$7,500	\$ 18,706.62	Deposit	\$ 680.00
Specials	\$ 10,153.09	Balance Due	\$ 2,752.00
Interest & Penalty	\$ 54,772.49		
Costs (In-Rem / Sale)	\$ 867.00		
<b>TOTAL COSTS</b>	<b>\$ 97,199.18</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
 Grant Buenger  
 Racine Habitat for Humanity  
 1501 Villa St  
 Racine WI 53403  
 608-772-8656  
 gbuenger@habitatracine.org

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
 Racine County Treasurer

**Description of Property:**  
 THE NORTH 1/2 OF LOT 3, BLOCK 22, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED**

Sale Property Address:

1009 Park Ave

Sale Parcel/Tax Key #:

276-000001042000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$3,400.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Grant Buenger

Business Entity / Organization:

*Skip if you are bidding as an individual*

Racine Habitat for Humanity

Mailing Address of Bidder:

1501 Villa St

Phone Number(s):

608-772-8656

Email Address:

gbuenger@habitatracine.org

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intend to build a new, single-family home.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

9/6/2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



We build strength, stability, self-reliance and shelter.

## Addendum

### *Additional Properties Owned in Racine County by Racine Habitat for Humanity*

1427 Villa Street, Mount Pleasant, WI

733 Villa Street, Racine, WI

2125 Blake Ave, Racine, WI

2118 Mead Street, Mount Pleasant, WI

2119 Mead Street, Mount Pleasant, WI

2215 Mead Street, Mount Pleasant, WI

2211 Mead Street, Mount Pleasant, WI

2221 Racine Street, Mount Pleasant, WI

1140 Irving Place, Racine, WI

1144 Irving Place Racine, WI

1501 Villa Street, Racine, WI

2049 Racine Street, Racine, WI

1838 Roe Ave, Racine. WI

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/26/2022

PARCEL # 276-00-00-05-216-000

IN REM ACTION #: 2021-2

JUDGMENT DOC #: 2624597

ITEM #: 73

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT THREE (3) AND THE NORTH FIFTEEN (15) FEET OF LOT FOUR (4) AND THE SOUTH SEVEN AND FIVE-  
DESCRIPTION: TENTHS (7.5) FEET OF LOT TWO (2), BLOCK ELEVEN (11), NORTH RACINE, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN VOLUME H OF PLATS, PAGE 24. SAID LAND BEING IN THE CITY OF RACINE,  
RACINE COUNTY, WISCONSIN.

PROP. ADDRESS:	<u>3452 FIRST AVE</u>	
ACRES/SQ. FT.:	<u>0.145</u>	
ZONE/DESC.:	<u>R-2 / RESIDENTIAL</u>	
ASSESSED VALUE:	Land:	\$18,400.00
	IMP:	\$99,600.00
	<b>TOTAL:</b>	<b><u>\$118,000.00</u></b>

FORMER OWNER: DAWN WELLS

FAIR MARKET VALUE:	<u>\$130,700.00</u>
--------------------	---------------------

APPRAISED VALUE:	<u>\$92,000.00</u>
YEAR:	<u>2022</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2014	\$2,513.35	\$183.61	\$2,319.39	\$1,159.69	\$6,176.04
2015	\$2,644.26	\$183.61	\$2,092.62	\$1,046.31	\$5,966.80
2016	\$2,687.59	\$189.70	\$1,783.92	\$891.96	\$5,553.17
2017	\$2,626.69	\$194.58	\$1,410.64	\$705.32	\$4,937.23
2018	\$2,676.70	\$92.32	\$1,052.23	\$526.11	\$4,347.36
2019	\$2,775.10	\$119.79	\$752.68	\$376.33	\$4,023.90
2020	\$3,024.26	\$138.03	\$442.72	\$221.36	\$3,826.37
2021	\$3,016.31	\$139.24	\$63.11	\$31.55	\$3,250.21
	<b>\$21,964.26</b>	<b>\$1,240.88</b>	<b>\$9,917.31</b>	<b>\$4,958.63</b>	

SPECIAL OVER 7500: \$0.00

**TAX TOTALS: \$38,081.08**

In-Rem Fee	\$275.00
Boarding Fee	\$1,752.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$0.00
Lawn & Snow Care	\$100.00
<b>FEE &amp; COST TOTAL:</b>	<b><u>\$2,369.00</u></b>

**GRAND TOTAL: \$40,450.08**

DISPOSITION:	
TO:	
ON:	
TOTAL COSTS:	<u>\$40,450.08</u>
SOLD / DONATED FOR:	
PROFIT OR (LOSS):	
	GENERAL RECEIPT NUMBERS
	NO: _____
	NO: _____

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date	10/5/2022	Appraised Value	\$ 92,000.00
Address	3452 First St	Purchase Price	\$ 95,000.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000005216000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 21,964.26	Specials Over \$7,500	\$ -
Specials	\$ 1,240.88	Total Due	\$ 95,032.00
Interest & Penalty	\$ 14,875.94	Deposit	\$ 19,000.00
Costs (In-Rem / Sale)	\$ 2,369.00	Balance Due	\$ 76,032.00
<b>TOTAL COSTS</b>	<b>\$ 40,450.08</b>		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Cesar Hernandez  
 dba / DOS Investors LLC  
 967 S. 56th St  
 West Allis WI 53214  
 414-737-3236  
 cesar@dosinvestors.com

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.



Recommend Approval  
 Racine County Treasurer

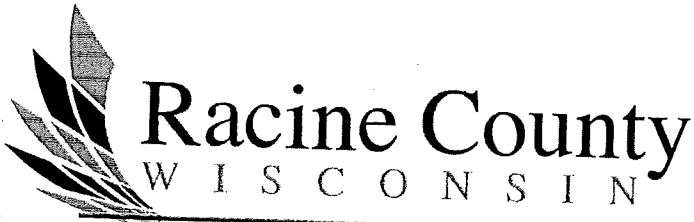
**Description of Property:**

LOT THREE (3) AND THE NORTH FIFTEEN (15) FEET OF LOT FOUR (4) AND THE SOUTH SEVEN AND FIVE-TENTHS (7.5) FEET OF LOT TWO (2), BLOCK ELEVEN (11), NORTH RACINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME H OF PLATS, PAGE 24. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove	Date	Approve	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____





Office of County Treasurer  
 730 Wisconsin Avenue  
 Racine, WI 53403  
 262-636-3339  
 fax: 262-636-3279  
 RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
 IN-REM SEALED BID - SALE FORM  
 MINIMUM BID REQUIRED**

**Sale Property Address:** 3452 First Ave

**Sale Parcel/Tax Key #:** 276-00-00-05-216-000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$ 95,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
 \*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Cesar Hernandez

**Business Entity / Organization:**  
 Skip if you are bidding as an individual Dos Investors LLC

**Mailing Address of Bidder:** 967 S. 56<sup>th</sup> St. West Allis, WI 53214

**Phone Number(s):** 414-737-3236

**Email Address:** Cesar@DosInvestors.com

**Intended Use of Property**  
 Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intent to renovated and  
rent it to a family member.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

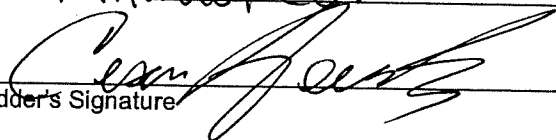
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

Duplex Property Located at 8420 W. Keefe Ave  
Milwaukee.

  
Bidder's Signature

9-22-2022  
Date Signed

\_\_\_\_\_  
Bidder's Signature

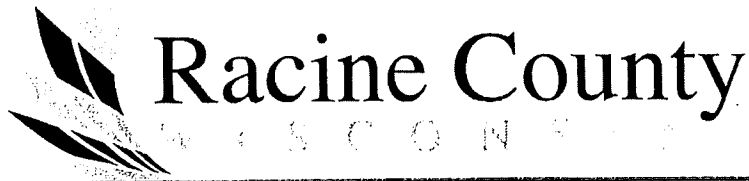
\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.





RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID REQUIRED

Sale Property Address:

3452 FIRST AVE RACINE WI 53402

Sale Parcel/Tax Key #:

276-000005216000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 93,220<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MARIO ARLE

Business Entity / Organization:

Skip if you are bidding as an individual MMA DEVELOPMENT LLC

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

BUY, FLIP, RESALE

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

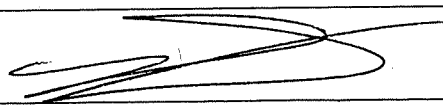
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*PLEASE SEE ATTACHMENT*



\_\_\_\_\_  
Bidder's Signature

*9.14.22*

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

LIST OF CURRENTLY OWN PROPERTIES BY MMA DEVELOPMENT LLC  
IN THE RACINE COUNTY.

- 1416 MARQUETTE ST
- 1112 ALBERT ST
- 1126 BLAKE AVE
- 909 HAMILTON ST
- 1702 9<sup>TH</sup> ST
- 1300 HAYES ST
- 1739 ILLINOIS ST
- 2001 MEAD ST
- 1221 N WISCONSIN ST
- 1144 CENTER ST
- 1330 12<sup>TH</sup> ST
- 1626 WEST ST

REQUEST FOR COUNTY BOARD ACTION

YEAR	2022	X	Resolution Request
			Ordinance Request
			Report Request

**Requestor/Originator:** Human Service Dept - Hope Otto

**Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)** Hope Otto  
 If a person is not in attendance the item may be held over.

**Does the County Executive know of this request:** Yes

**If related to a position or position change, Does the Human Resources Director know of this re** Yes

**Does this request propose the expenditure, receipt or transfer of any fu** Yes  
 If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Manager before it goes to Committee.

**Committee/Individual Sponsoring:** Finance and Human Resources Committee

<b>Date Considered by Committee:</b>	<u>10/5/2022</u>	<b>Date of County Board Meeting to be Introduced:</b>	<u>10/20/2022</u>
--------------------------------------	------------------	---	-------------------

**1st Reading:**       **1st & 2nd Reading:**  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

**Signature of Committee Chairperson/Designee:** \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Authorize the acceptance of an ARPA grant for Violent Crime Reduction Initiative from the City of Racine in the amount of \$85,000 and transfer of funds within the Human Service Department 2022 Budget.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE	TRANSFER	BUDGET AFTER TRANSFER	BALANCE AFTER TRANSFER
--------------	----------------	----------------	-----------------	----------	-----------------------	------------------------

**HUMAN SERVICES - Youth & Family**

**2022 BUDGET PAGES 33-21**

Intergovernmental Revenues	4205200.306000	0	0	(85,000)	(85,000)	(85,000)
<b>TOTAL SOURCES</b>				<b>(85,000)</b>		

**HUMAN SERVICES - Youth & Family**

**2022 BUDGET PAGES 33-21**

Contracted Services	4205200.404500	0	0	50,000	50,000	50,000
Training	4205200.438500			35,000		
<b>TOTAL USES</b>				<b>85,000</b>		
				<b>0</b>		

**NOTE: The grant period is 11/1/2022 - 12/31/2023**

**FINANCE COMMITTEE RECOMMENDATION**

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.

REASONS

FOR	AGAINST



September 27, 2022

TO: Don Trottier  
Chairman, Finance Committee

FROM: Hope Otto  
Human Services Director

RE: Acceptance of City violence prevention dollars for an additional Credible Messenger and a unified training program for violence interrupters

In June of 2022, the City of Racine was allotted \$800,000 from Governor Evers to address spike in city gun violence. City leadership expressed a desire to expand our Credible Messenger program by one position through a one-time revenue transfer of \$50,000 to Racine County. While this is only a one-year commitment, it is the intent to continue this position through applying for City ARPA allocations.

Of the \$800,000, approximately half of these dollars have been noticed for funding availability (NOFA). These community micro grants (not to exceed \$75,000 per application) are a mechanism in which Racine County can expand the efforts we have been championing for years to reduce gun and gang violence. Racine County has taken the lead in our Violence Crime Reduction Initiative collaboration including developing the Crisis Management Unit which will provide evidence-based interventions during and after a violent crime to reduce retaliation and further violence. This multi-agency collaboration requires a unified training to ensure that there is congruency in our approaches. After extensive research, the group decided upon the Urban Peace Institute which has national recognition for their street outreach and community violence interruption training. Racine County has applied through the City NOFA and was awarded \$35,000 to coordinate the training for all personnel involved in this work.

This resolution is to accept the \$50,000 and \$35,000 allocations from the City of Racine.

Sincerely,

Hope Otto, Director  
Racine County Human Services Department

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2022</u>	X	Resolution Request
			Ordinance Request
			Report Request

Requestor/Originator: Finance Department

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)  
 If a person is not in attendance the item may be held over. Gwen Zimmer

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: N/A

Does this request propose the expenditure, receipt or transfer of any funds? Yes  
 If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 10/5/2022 Date of County Board Meeting to be Introduced: 10/20/2022

1st Reading:  1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Authorize a five year contract with Baker Tilly US, LLP for financial audit and single audit services for the period of 1/1/23-12/31/27.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE
<b>FINANCE DEPARTMENT</b>			
PROF SERVICES - AUDIT	13500000.409115	110,000	8,740

Contract term 1/1/23-12/31/26 for the financial audit and single audit fiscal years ending 2022-2026.

FINANCE COMMITTEE RECOMMENDATION

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.  
REASONS

FOR	AGAINST

To: Don Trottier, Chairman, Finance and Human Resources Committee  
From: Gwen Zimmer, Finance Director  
Subject: Authorize 5-year contract with Baker Tilly US, LLP  
Date: October 5, 2022

Racine County hired Baker Tilly US, LLP as its audit firm in 2012 through a competitive RFP. The relationship has been very successful and with new finance leadership, it's in our best interest to continue a contract with a firm and partner who knows our operations and can assist us in process improvement and increased oversight.

Due to additional audit requirements around single audit compliance, additional single audit programs, and new Governmental Accounting Standards Board (GASB) standards, our auditors have significantly increased the number of hours required to adequately audit the County.

	<u>Auditor Hours</u>
2017	641
2018	662
2019	625
2020	780
2021	868

We have received a modest increase over the course of our contract renewals with Baker Tilly from \$92,600 in 2017 to \$102,000 in 2021. We negotiated a 4.5% increase each year by committing to a five-year contract.

<u>Fiscal Year</u>	<u>Audit Year</u>	<u>Amount</u>
2022	2023	117,500
2023	2024	122,750
2024	2025	128,250
2025	2026	134,000
2026	2027	140,000

Sincerely,

Gwen Zimmer  
Finance Director



Baker Tilly US, LLP  
777 E Wisconsin Ave, 32nd Fl  
Milwaukee, WI 53202-5313  
United States of America

T: +1 (414) 777 5500  
F: +1 (414) 777 5555

[bakertilly.com](http://bakertilly.com)

September 16, 2022

Ms. Gwen Zimmer  
Finance Director  
County of Racine, Wisconsin  
730 Wisconsin Avenue  
Racine, Wisconsin 53403

Dear Ms. Zimmer:

Thank you for using Baker Tilly US, LLP (Baker Tilly, we, our) as your auditors.

The purpose of this letter (the Engagement Letter) is to confirm our understanding of the terms and objectives of our engagement and the nature of the services we will provide as independent accountants of the County of Racine, Wisconsin (Client, you, your).

### **Service and Related Report**

We will audit the basic financial statements of the County of Racine, Wisconsin as of and for the year ended December 31, 2022 through December 31, 2026, and the related notes to the financial statements. Upon completion of our audit, we will provide the County of Racine, Wisconsin with our audit report on the financial statements and supplemental information referred to below. If, for any reasons caused by or relating to the affairs or management of the County of Racine, Wisconsin, we are unable to complete the audit or are unable to or have not formed an opinion, or if we determine in our professional judgment the circumstances necessitate, we may withdraw and decline to issue a report as a result of this engagement.

In order to perform the professional services outlined in this Engagement Letter, Baker Tilly requires access to information subject to Title II of the Health Insurance Portability and Accountability Act of 1996 (HIPAA). Federal law requires Baker Tilly to execute a Business Associate Agreement (BA Agreement) prior to being granted this information. For your convenience, we have attached our firm standard BA Agreement for your review and signature as Addendum C. Please execute and return a copy with this Engagement Letter, keeping the original BA Agreement on file with your HIPAA compliance records.

The following supplementary information accompanying the financial statements will also be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole.

- > Combining and Individual Fund Financial Statements

The following supplementary information will also be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole.

- > Schedule of Expenditures of Federal and State Awards

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis, to supplement the County of Racine, Wisconsin's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. As part of our engagement, we will apply certain limited procedures to the County of Racine, Wisconsin's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's response to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- > Management's Discussion and Analysis
- > OPEB - related schedules
- > Pension - related schedules

We will read the following other information accompanying the financial statements to identify any material inconsistencies with the audited financial statements; however, the other information will not be subjected to the auditing procedures applied in our audit of the financial statements and our auditor's report will not provide an opinion or any assurance on that other information:

- > Introductory Section
- > Statistical Section

The Schedule of Reconciliation Between the Basic Financial Statements and the Financial Report Form A accompanying the financial statements will also be subject to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole.

Our report does not include reporting on key audit matters.

### **Our Responsibilities and Limitations**

The objective of a financial statement audit is the expression of an opinion on the financial statements. We will be responsible for performing that audit in accordance with auditing standards generally accepted in the United States of America (GAAS). These standards require that we plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. A misstatement is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user based on the financial statements. The objective also includes reporting on:

- > Internal control related to the financial statements and compliance with laws, regulations and the provisions of contracts or grant agreements, noncompliance with which could have a direct and material effect on the financial statements in accordance with *Government Auditing Standards*.
- > Internal control related to major federal and state programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and OMB *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance) and the *State Single Audit Guidelines*.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (i) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (ii) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We will be responsible for performing the audit in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; the Uniform Guidance and the *State Single Audit Guidelines*, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance and the *State Single Audit Guidelines*, and other procedures we consider necessary to enable us to express such opinions and to render the required reports.

As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We will also:

- > Identify and assess the risks of material misstatement of the financial statements and supplemental information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- > Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements and supplemental information that we have identified during the audit.
- > Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements and supplemental information, including the disclosures, and whether the financial statements and supplemental information represent the underlying transactions and events in a manner that achieves fair presentation.
- > Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse. Our audit will include examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Our audit does not relieve management or those charged with governance of their responsibilities. Our audit is limited to the period covered by our audit and does not extend to any later periods during which we are not engaged as auditor.

The audit will include obtaining an understanding of the County of Racine, Wisconsin and its environment, including internal controls, sufficient to assess the risks of material misstatement of the financial statements and to determine the nature, timing and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control matters that are required to be communicated under professional standards. We will also inform you of any other matters involving internal control, if any, as required by *Government Auditing Standards*, the Uniform Guidance and the *State Single Audit Guidelines*.

Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.



Ms. Gwen Zimmer  
County of Racine, Wisconsin

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As required by the Uniform Guidance and the *State Single Audit Guidelines*, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal and major state award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control over compliance issued pursuant to the Uniform Guidance and the *State Single Audit Guidelines*.

Also, if required by *Government Auditing Standards*, we will report known or likely fraud, illegal acts, violations of provisions of contracts or grant agreements, or abuse directly to parties outside of the County of Racine, Wisconsin.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the County of Racine, Wisconsin's compliance with the provisions of applicable laws, regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance and the *State Single Audit Guidelines* require that we also plan and perform the audit to obtain reasonable assurance about whether you have complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs. Our procedures will consist of test of transactions and other applicable procedures described in the OMB Compliance Supplement and the *State Single Audit Guidelines* for the types of compliance requirements that could have a direct and material effect on each of the County of Racine, Wisconsin's major programs. The purpose of those procedures will be to express an opinion on your compliance with requirements applicable to each of your major programs in our report on compliance issued pursuant to the Uniform Guidance and the *State Single Audit Guidelines*.

We are also responsible for determining that those charged with governance are informed about certain other matters related to the conduct of the audit, including (i) our responsibility under GAAS, (ii) an overview of the planned scope and timing of the audit, and (iii) significant findings from the audit, which include (a) our views about the qualitative aspects of your significant accounting practices, accounting estimates, and financial statement disclosures; (b) difficulties encountered in performing the audit; (c) uncorrected misstatements and material corrected misstatements that were brought to the attention of management as a result of auditing procedures; and (d) other significant and relevant findings or issues (e.g., any disagreements with management about matters that could be significant to your financial statements or our report thereon, consultations with other independent accountants, issues discussed prior to our retention as independent auditors, fraud and illegal acts, and all significant deficiencies and material weaknesses identified during the audit). Lastly, we are responsible for ensuring that those charged with governance receive copies of certain written communications between us and management including written communications on accounting, auditing, internal controls or operational matters and representations that we are requesting from management.

The audit will not be planned or conducted in contemplation of reliance of any specific third party or with respect to any specific transaction. Therefore, items of possible interest to a third party will not be specifically addressed and matters may exist that would be addressed differently by a third party, possibly in connection with a specific transaction.

### **Management's Responsibilities**

You are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report. Additionally, as required by the Uniform Guidance and the *State Single Audit Guidelines*, it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings should be available for our review before we begin fieldwork.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed above. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits or studies. You are also responsible for providing management's views on our current findings, conclusions and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

You are responsible for preparation of the schedule of expenditures of federal and the awards (including notes and noncash assistance received) in conformity with the Uniform Guidance and the *State Single Audit Guidelines*. You agree to include our report on the schedule of expenditures of federal and the awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal and the awards. You also agree to make the audited financial statements readily available to intended users of the schedule of expenditures of federal and the awards no later than the date the schedule of expenditures of federal and the awards is issued with our report thereon. Your responsibilities include acknowledging to us in a written representation letter that (a) you are responsible for presentation of the schedule of expenditures of federal and the awards in accordance with the Uniform Guidance and the *State Single Audit Guidelines*; (b) that you believe the schedule of expenditures of federal and the awards including its form and content, is fairly presented in accordance with the Uniform Guidance and the *State Single Audit Guidelines*; (c) that the methods of measurement or presentation have not changed from those used in the prior year (or, if they have changed, the reasons for such changes); and (d) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal and the awards.

Management is responsible for (i) adjusting the basic financial statements to correct material misstatements and for affirming to us in a management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period under audit are immaterial, both individually and in the aggregate, to the basic financial statements taken as a whole, and (ii) notifying us of all material weaknesses, including other significant deficiencies, in the design or operation of your internal control over financial reporting that are reasonably likely to adversely affect your ability to record, process, summarize and report external financial data reliably in accordance with GAAP. Management is also responsible for identifying and ensuring that the County of Racine, Wisconsin complies with the laws and regulations applicable to its activities.

As part of our audit process, we will request from management and, when appropriate, those charge with governance written confirmation concerning representations made to us in connection with the audit.

Ms. Gwen Zimmer  
County of Racine, Wisconsin

September 16, 2022  
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Baker Tilly is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 15B of the Securities Exchange Act of 1934 (the Act). Baker Tilly is not recommending an action to the County of Racine, Wisconsin; is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Act to you with respect to the information and material contained in the deliverables issued under this engagement. Any municipal advisory services would only be performed by Baker Tilly Municipal Advisors LLC (BTMA) pursuant to a separate engagement letter between you and BTMA. You should discuss any information and material contained in the deliverables with any and all internal and external advisors and experts that you deem appropriate before acting on this information or material.

### **Nonattest Services**

Prior to or as part of our audit engagement, it may be necessary for us to perform certain nonattest services. For purposes of this letter, nonattest services include services that *Government Auditing Standards* refers to as nonaudit services.

Nonattest services that we will be providing are as follows:

- > Financial statement preparation and/or assistance, if requested
- > Adjusting journal entries
- > SEFSA preparation and/or assistance, if requested

None of these nonattest services constitute an audit under generally accepted auditing standards including *Government Auditing Standards*.

We will not perform any management functions or make management decisions on your behalf with respect to any nonattest services we provide.

In connection with our performance of any nonattest services, you agree that you will:

- > Continue to make all management decisions and perform all management functions, including approving all journal entries and general ledger classifications when they are submitted to you.
- > Designate an employee with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services we perform.
- > Evaluate the adequacy and results of the nonattest services we perform.
- > Accept responsibility for the results of our nonattest services.
- > Establish and maintain internal controls, including monitoring ongoing activities related to the nonattest function.

On a periodic basis, as needed, we will meet with you to discuss your accounting records and the management implications of your financial statements. We will notify you, in writing, of any matters that we believe you should be aware of and will meet with you upon request.

Ms. Gwen Zimmer  
County of Racine, Wisconsin

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### **Other Documents**

If you intend to reproduce or publish the financial statements in an annual report or other information (excluding official statements), and make reference to our firm name in connection therewith, you agree to publish the financial statements in their entirety. In addition, you agree to provide us, for our approval and consent, proofs before printing and final materials before distribution.

If you intend to reproduce or publish the financial statements in an official statement, unless we establish a separate agreement to be involved in the issuance, any official statements issued by the County of Racine, Wisconsin must contain a statement that Baker Tilly is not associated with the official statement, which shall read "Baker Tilly US, LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Baker Tilly US, LLP, has also not performed any procedures relating to this official statement."

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

At the conclusion of our engagement, we will complete the appropriate auditor sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to complete the auditee sections and to submit the reporting package (including financial statements, schedule of expenditures of federal and state awards, summary schedule of prior year audit findings, auditors' reports and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include within the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of thirty (30) days after receipt of the auditors' reports or nine (9) months after the end of the audit period.

We will provide copies of our reports to the County of Racine, Wisconsin, however, management is responsible for distribution of the reports and the financial statements. Copies of our reports are to be made available for public inspection unless restricted by law or regulation or if they contain privileged and confidential information.

The documentation for this engagement, including the workpapers, is the property of Baker Tilly and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to federal or state agencies for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Baker Tilly personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

We may have a responsibility to retain the documentation for a period of time sufficient to satisfy any applicable legal or regulatory requirements for records retention. Baker Tilly does not retain any original client records; so we will return such records to you at the completion of the services rendered under this engagement. When such records are returned to you, it is the County of Racine, Wisconsin's responsibility to retain and protect its accounting and other business records for future use, including potential review by any government or other regulatory agencies. By your signature below, you acknowledge and agree that, upon the expiration of the documentation retention period, Baker Tilly shall be free to destroy our workpapers related to this engagement. If we are required by law, regulation or professional standards to make certain documentation available to regulators, the County of Racine, Wisconsin hereby authorizes us to do so.

Ms. Gwen Zimmer  
County of Racine, Wisconsin

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*Government Auditing Standards* require that we provide you with a copy of our most recent external peer review report and any subsequent peer review reports received during the period of the contract. Our most recent peer review report accompanies this letter.

### Timing and Fees

Completion of our work is subject to, among other things, (i) appropriate cooperation from the County of Racine, Wisconsin's personnel, including timely preparation of necessary schedules, (ii) timely responses to our inquiries, and (iii) timely communication of all significant accounting and financial reporting matters. When and if for any reason the County of Racine, Wisconsin is unable to provide such schedules, information, and assistance, Baker Tilly and you may mutually revise the fee to reflect additional services, if any, required of us to complete the audit. Delays in the issuance of our audit report beyond the date that was originally contemplated may require us to perform additional auditing procedures which will likely result in additional fees.

Revisions to the scope of our work will be communicated to you and may be set forth in the form of an "Amendment to Existing Engagement Letter." In addition, if we discover compliance issues that require us to perform additional procedures and/or provide assistance with these matters, fees at our standard hourly rates apply.

Year	Financial and Single Audit	ACFR assistance, if requested	Totals
2022	\$ 107,500	\$ 10,000	\$ 117,500
2023	112,750	10,000	122,750
2024	117,750	10,500	128,250
2025	123,500	10,500	134,000
2026	129,000	11,000	140,000

Invoices for these fees will be rendered each month as work progresses and are payable on presentation. In addition to professional fees, our invoices will include our standard administrative charge, plus travel and subsistence and other out-of-pocket expenses related to the engagement. A charge of 1.5 percent per month shall be imposed on accounts not paid within thirty (30) days of receipt of our statement for services provided. In accordance with our firm policies, work may be suspended if your account becomes thirty (30) days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notice of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination. In the event that collection procedures are required, the County of Racine, Wisconsin agrees to be responsible for all expenses of collection including related attorneys' fees.

Certain changes in the County of Racine, Wisconsin's business or within its accounting department may result in additional fees not contemplated as part of the original engagement quote noted above. Examples of such changes include but are not limited to: implementation of new general ledger software or a new chart of accounts; the creation of new entities, divisions or subsidiaries; the development of new product lines or other significant changes in business operations; substantial modifications to financing arrangements; significant new employment or equity agreements; and significant subsequent events. Any additional fees associated with these business or accounting changes would not be expected to be recurring in nature.

Ms. Gwen Zimmer  
County of Racine, Wisconsin

September 16, 2022  
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We may use temporary contract staff to perform certain tasks on your engagement and will bill for that time at the rate that corresponds to Baker Tilly staff providing a similar level of service. Upon request, we will be happy to provide details on training, supervision and billing arrangements we use in connection with these professionals. Additionally, we may from time to time, and depending on the circumstances, use service providers (e.g., to act as a specialist or audit an element of the financial statements) in serving your account. We may share confidential information about you with these contract staff and service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all contract staff and service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the contract staff or third-party service provider. Furthermore, the firm will remain responsible for the work provided by any such contract staff or third-party service providers.

To the extent the services require Baker Tilly receive personal data or personal information from Client, Baker Tilly may process any personal data or personal information, as those terms are defined in applicable privacy laws, in accordance with the requirements of the applicable privacy law relevant to the processing in providing services hereunder. Applicable privacy laws may include any local, state, federal or international laws, standards, guidelines, policies or regulations governing the collection, use, disclosure, sharing or other processing of personal data or personal information with which Baker Tilly or its Clients must comply. Such privacy laws may include (i) the EU General Data Protection Regulation 2016/679 (GDPR); (ii) the California Consumer Privacy Act of 2018 (CCPA); and/or (iii) other laws regulating marketing communications, requiring security breach notification, imposing minimum security requirements, requiring the secure disposal of records and other similar requirements applicable to the processing of personal data or personal information. Baker Tilly is acting as a Service Provider/Data Processor in relation to Client personal data and personal information, as those terms are defined respectively under the CCPA/GDPR. Client is responsible for notifying Baker Tilly of any data privacy laws the data provided to Baker Tilly is subject to and Client represents and warrants it has all necessary authority (including any legally required consent from data subjects) to transfer such information and authorize Baker Tilly to process such information in connection with the services described herein. Client agrees that Baker Tilly has the right to generate aggregated/de-identified data from the accounting and financial data provided by Client to be used for Baker Tilly business purposes and with the outputs owned by Baker Tilly. For clarity, Baker Tilly will only disclose aggregated/de-identified data in a form that does not identify Client, Client employees, or any other individual or business entity and that is stripped of all persistent identifiers. Client is not responsible for Baker Tilly's use of aggregated/de-identified data.

Baker Tilly has established information security related operational requirements that support the achievement of our information security commitments, relevant information security related laws and regulations, and other information security related system requirements. Such requirements are communicated in Baker Tilly's policies and procedures, system design documentation and contracts with customers. Information security policies have been implemented that define our approach to how systems and data are protected. Client is responsible for providing timely written notification to Baker Tilly of any additions, changes or removals of access for Client personnel to Baker Tilly provided systems or applications. If Client becomes aware of any known or suspected information security or privacy related incidents or breaches related to this agreement, Client should timely notify Baker Tilly via email at [dataprotectionofficer@bakertilly.com](mailto:dataprotectionofficer@bakertilly.com).

Any additional services that may be requested, and we agree to provide, may be the subject of a separate engagement letter.

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We may be required to disclose confidential information to federal, state and international regulatory bodies or a court in criminal or other civil litigation. In the event that we receive a request from a third party (including a subpoena, summons or discovery demand in litigation) calling for the production of information, we will promptly notify the County of Racine, Wisconsin, unless otherwise prohibited. In the event we are requested by the County of Racine, Wisconsin or required by government regulation, subpoena or other legal process to produce our engagement working papers or our personnel as witnesses with respect to services rendered to the County of Racine, Wisconsin, so long as we are not a party to the proceeding in which the information is sought, we may seek reimbursement for our professional time and expenses, as well as the fees and legal expenses, incurred in responding to such a request.

We may be required to disclose confidential information with respect to complying with certain professional obligations, such as peer review programs. All participants in such peer review programs are bound by the same confidentiality requirements as Baker Tilly and its employees. Baker Tilly will not be required to notify the County of Racine, Wisconsin if disclosure of confidential information is necessary for peer review purposes.

Our fees are based on known circumstances at the time of this Engagement Letter. Should circumstances change significantly during the course of this engagement, we will discuss with you the need for any revised audit fees. This can result from changes at the County of Racine, Wisconsin, such as the turnover of key accounting staff, the addition of new funds or significant federal or state programs or changes that affect the amount of audit effort from external sources, such as new accounting and auditing standards that become effective that increase the scope of our audit procedures.

Our fees above are based on current implemented GASB standards. Any future standards that are deemed material and require implementation by the County we will pass along incurred costs for assistance in implementation and additional audit steps required. We will detail out on corresponding bills the related costs for these standards to ensure transparency and understanding in bill provided. Please note, general consulting and discussion around how the County can / should implement these standards will not be billed. Our fees above also assume that you will prepare all requested workpapers (including preparation of supporting workpapers used for compiling the Annual Comprehensive Financial Report) and that your financial records and supporting workpapers will not need to be materially corrected. If entries are identified and/or workpapers need to be completed or updated you will be billed additionally for time incurred. Lastly, our fees above for the federal and state single audit are based on current auditing standards and include no more than 4 major federal programs and 6 major state programs required to be tested. The fees for testing additional major federal programs will be \$5,000-\$7,500 dependent on the level of effort to test. The fees for testing additional major state programs will be \$3,000-\$5,000 dependent on the level of effort to test. All related federal and state single audit fees assume that there will be no findings as a result of our testing. If findings are identified additional fees will be incurred and passed along to the County.

We would expect to continue to perform our services under the arrangements discussed above from year to year, unless for some reason you or we find that some change is necessary. We will, of course, be happy to provide the County of Racine, Wisconsin with any other services you may find necessary or desirable.

### **Resolution of Disagreements**

In the unlikely event that differences concerning services or fees should arise that are not resolved by mutual agreement, both parties agree to attempt in good faith to settle the dispute by mediation administered by the American Arbitration Association (AAA) under its mediation rules for professional accounting and related services disputes before resorting to litigation or any other dispute-resolution procedure. Each party shall bear their own expenses from mediation.

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If mediation does not settle the dispute or claim, then the parties agree that the dispute or claim shall be settled by binding arbitration. The arbitration proceeding shall take place in the city in which the Baker Tilly office providing the relevant services is located, unless the parties mutually agree to a different location. The proceeding shall be governed by the provisions of the Federal Arbitration Act (FAA) and will proceed in accordance with the then current Arbitration Rules for Professional Accounting and Related Disputes of the AAA, except that no pre hearing discovery shall be permitted unless specifically authorized by the arbitrator. The arbitrator will be selected from Judicate West, AAA, Judicial Arbitration & Mediation Services (JAMS), the Center for Public Resources or any other internationally or nationally recognized organization mutually agreed upon by the parties. Potential arbitrator names will be exchanged within fifteen (15) days of the parties' agreement to settle the dispute or claim by binding arbitration, and arbitration will thereafter proceed expeditiously. Any issue concerning the extent to which any dispute is subject to arbitration, or concerning the applicability, interpretation, or enforceability of any of these procedures, shall be governed by the FAA and resolved by the arbitrators. The arbitration will be conducted before a single arbitrator, experienced in accounting and auditing matters. The arbitrator shall have no authority to award nonmonetary or equitable relief and will not have the right to award punitive damages or statutory awards. Furthermore, in no event shall the arbitrator have power to make an award that would be inconsistent with the Engagement Letter or any amount that could not be made or imposed by a court deciding the matter in the same jurisdiction. The award of the arbitration shall be in writing and shall be accompanied by a well reasoned opinion. The award issued by the arbitrator may be confirmed in a judgment by any federal or state court of competent jurisdiction. Discovery shall be permitted in arbitration only to the extent, if any, expressly authorized by the arbitrator(s) upon a showing of substantial need. Each party shall be responsible for their own costs associated with the arbitration, except that the costs of the arbitrator shall be equally divided by the parties. Both parties agree and acknowledge that they are each giving up the right to have any dispute heard in a court of law before a judge and a jury, as well as any appeal. The arbitration proceeding and all information disclosed during the arbitration shall be maintained as confidential, except as may be required for disclosure to professional or regulatory bodies or in a related confidential arbitration. The arbitrator(s) shall apply the limitations period that would be applied by a court deciding the matter in the same jurisdiction, including the contractual limitations set forth in this Engagement Letter, and shall have no power to decide the dispute in any manner not consistent with such limitations period. The arbitrator(s) shall be empowered to interpret the applicable statutes of limitations.

Our services shall be evaluated solely on our substantial conformance with the terms expressly set forth herein, including all applicable professional standards. Any claim of nonconformance must be clearly and convincingly shown.

#### **Limitation on Damages and Indemnification**

The liability (including attorney's fees and all other costs) of Baker Tilly and its present or former partners, principals, agents or employees related to any claim for damages relating to the services performed under this Engagement Letter shall not exceed the fees paid to Baker Tilly for the portion of the work to which the claim relates, except to the extent finally determined to have resulted from the willful misconduct or fraudulent behavior of Baker Tilly relating to such services. This limitation of liability is intended to apply to the full extent allowed by law, regardless of the grounds or nature of any claim asserted, including the negligence of either party. Additionally, in no event shall either party be liable for any lost profits, lost business opportunity, lost data, consequential, special, incidental, exemplary or punitive damages, delays or interruptions arising out of or related to this Engagement Letter even if the other party has been advised of the possibility of such damages.

As Baker Tilly is performing the services solely for your benefit, you will indemnify Baker Tilly, its subsidiaries and their present or former partners, principals, employees, officers and agents against all costs, fees, expenses, damages and liabilities (including attorney's fees and all defense costs) associated with any third-party claim, relating to or arising as a result of the services, or this Engagement Letter.



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Because of the importance of the information that you provide to Baker Tilly with respect to Baker Tilly's ability to perform the services, you hereby release Baker Tilly and its present and former partners, principals, agents and employees from any liability, damages, fees, expenses and costs, including attorney's fees, relating to the services, that arise from or relate to any information, including representations by management, provided by you, its personnel or agents, that is not complete, accurate or current, whether or not management knew or should have known that such information was not complete, accurate or current.

Each party recognizes and agrees that the warranty disclaimers and liability and remedy limitations in this Engagement Letter are material bargained for bases of this Engagement Letter and that they have been taken into account and reflected in determining the consideration to be given by each party under this Engagement Letter and in the decision by each party to enter into this Engagement Letter.

The terms of this section shall apply regardless of the nature of any claim asserted (including, but not limited to, contract, tort or any form of negligence, whether of you, Baker Tilly or others), but these terms shall not apply to the extent finally determined to be contrary to the applicable law or regulation. These terms shall also continue to apply after any termination of this Engagement Letter.

You accept and acknowledge that any legal proceedings arising from or in conjunction with the services provided under this Engagement Letter must be commenced within twelve (12) months after the performance of the services for which the action is brought, without consideration as to the time of discovery of any claim or any other statutes of limitations or repose.

#### **Other Matters**

Neither this Engagement Letter, any claim, nor any rights or licenses granted hereunder may be assigned, delegated or subcontracted by either party without the written consent of the other party. Either party may assign and transfer this Engagement Letter to any successor that acquires all or substantially all of the business or assets of such party by way of merger, consolidation, other business reorganization or the sale of interest or assets, provided that the party notifies the other party in writing of such assignment and the successor agrees in writing to be bound by the terms and conditions of this Engagement Letter.

Our dedication to client service is carried out through our employees who are integral in meeting this objective. In recognition of the importance of our employees, it is hereby agreed that the County of Racine, Wisconsin will not solicit our employees for employment or enter into an independent contractor arrangement with any individual who is or was an employee of Baker Tilly for a period of twelve (12) months following the date of the conclusion of this engagement. If the County of Racine, Wisconsin violates this nonsolicitation clause, the County of Racine, Wisconsin agrees to pay to Baker Tilly a fee equal to the hired person's annual salary at the time of the violation so as to reimburse Baker Tilly for the costs of hiring and training a replacement.

The services performed under this Agreement do not include the provision of legal advice and Baker Tilly makes no representations regarding questions of legal interpretation. Client should consult with its attorneys with respect to any legal matters or items that require legal interpretation under federal, state or other type of law or regulation.

Baker Tilly US, LLP, trading as Baker Tilly, is an independent member of Baker Tilly International. Baker Tilly International Limited is an English company. Baker Tilly International provides no professional services to clients. Each member firm is a separate and independent legal entity and each describes itself as such. Baker Tilly US, LLP is not Baker Tilly International's agent and does not have the authority to bind Baker Tilly International or act on Baker Tilly International's behalf. None of Baker Tilly International, Baker Tilly US, LLP, nor any of the other member firms of Baker Tilly International has any liability for each other's acts or omissions. The name Baker Tilly and its associated logo is used under license from Baker Tilly International Limited.

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This Engagement Letter and any applicable online terms and conditions or terms of use (“Online Terms”) related to online products or services made available to County of Racine, Wisconsin by Baker Tilly (“Online Offering”) constitute the entire agreement between the County of Racine, Wisconsin and Baker Tilly regarding the services described in this Engagement Letter and supersedes and incorporates all prior or contemporaneous representations, understandings or agreements, and may not be modified or amended except by an agreement in writing signed between the parties hereto. For clarity and avoidance of doubt, the terms of this Engagement Letter govern Baker Tilly’s provision of the services described herein, and the Online Terms govern County of Racine, Wisconsin’s use of the Online Offering. This Engagement Letter’s provisions shall not be deemed modified or amended by the conduct of the parties.

The provisions of this Engagement Letter, which expressly or by implication are intended to survive its termination or expiration, will survive and continue to bind both parties, including any successors or assignees. If any provision of this Engagement Letter is declared or found to be illegal, unenforceable or void, then both parties shall be relieved of all obligations arising under such provision, but if the remainder of this Engagement Letter shall not be affected by such declaration or finding and is capable of substantial performance, then each provision not so affected shall be enforced to the extent permitted by law or applicable professional standards.

If because of a change in the County of Racine, Wisconsin’s status or due to any other reason, any provision in this Engagement Letter would be prohibited by, or would impair our independence under laws, regulations or published interpretations by governmental bodies, commissions or other regulatory agencies, such provision shall, to that extent, be of no further force and effect and this agreement shall consist of the remaining portions.

This agreement shall be governed by and construed in accordance with the laws of the state of Wisconsin, without giving effect to the provisions relating to conflict of laws.

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We appreciate the opportunity to be of service to you.

If there are any questions regarding this Engagement Letter, please contact Paul Frantz, the engagement partner on this engagement who is responsible for the overall supervision and review of the engagement and determining that the engagement has been completed in accordance with professional standards. Paul Frantz is available at 414 777 5506, or at Paul.Frantz@bakertilly.com.

Sincerely,

BAKER TILLY US, LLP



Enclosure

The services and terms as set forth in this Engagement Letter are agreed to by:

\_\_\_\_\_  
Official's Name

\_\_\_\_\_  
Official's Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



## Report on the Firm's System of Quality Control

October 28, 2021

To the Partners of Baker Tilly US, LLP and the  
National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Baker Tilly US, LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended March 31, 2021. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### **Firm's Responsibility**

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### **Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

### **Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans; audits performed under FDICIA; audits of broker-dealers; and examinations of service organizations [SOC 1® and SOC 2® engagements].

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### **Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Baker Tilly US, LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended March 31, 2021, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Baker Tilly US, LLP has received a peer review rating of *pass*.

*Moss Adams* LLP

# **BUSINESS ASSOCIATE AGREEMENT BETWEEN COUNTY OF RACINE, WISCONSIN and BAKER TILLY US, LLP**

THIS BUSINESS ASSOCIATE AGREEMENT (BA Agreement) replaces previous business associate agreements between Baker Tilly US, LLP (Business Associate) and County of Racine, Wisconsin (Covered Entity) (each a Party and collectively the Parties) and is effective on September 7, 2022 (Effective Date).

## **1. PREAMBLE**

Covered Entity and Business Associate enter into this BA Agreement to comply with the requirements of: (i) the implementing regulations at 45 C.F.R Parts 160, 162 and 164 for the Administrative Simplification provisions of Title II, Subtitle F of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (i.e., the HIPAA Privacy, Security, Electronic Transaction, Breach Notification and Enforcement Rules the (Implementing Regulations)), (ii) the requirements of the Health Information Technology for Economic and Clinical Health Act, as incorporated in the American Recovery and Reinvestment Act of 2009 the (HITECH Act) that are applicable to business associates and (iii) the requirements of the final modifications to the HIPAA Privacy, Security, Enforcement and Breach Notification Rules as issued on January 25, 2013, and effective March 26, 2013, (75 Fed. Reg. 5566 (Jan. 25, 2013)) the (Final Regulations). The Implementing Regulations, the HITECH Act and the Final Regulations are collectively referred to in this BA Agreement as the "HIPAA Requirements."

Covered Entity and Business Associate agree to incorporate into this BA Agreement any regulations issued by the U.S. Department of Health and Human Services (DHHS) with respect to the HIPAA Requirements that relate to the obligations of business associates and that are required to be (or should be) reflected in a business associate agreement. Business Associate recognizes and agrees that it is obligated by law to meet the applicable provisions of the HIPAA Requirements and that it has direct liability for any violations of the HIPAA Requirements.

## **2. DEFINITIONS**

- (a) "Breach" shall mean, as defined in 45 C.F.R. § 164.402, the acquisition, access, use or disclosure of Unsecured Protected Health Information in a manner not permitted by the HIPAA Requirements that compromises the security or privacy of that Protected Health Information.
- (b) "Business Associate Subcontractor" shall mean, as defined in 45 C.F.R. § 160.103, any entity (including an agent) that creates, receives, maintains or transmits Protected Health Information on behalf of Business Associate.
- (c) "Electronic PHI" shall mean, as defined in 45 C.F.R. § 160.103, Protected Health Information that is transmitted or maintained in any Electronic Media.
- (d) "Limited Data Set" shall mean, as defined in 45 C.F.R. § 164.514(e), Protected Health Information that excludes the following direct identifiers of the individual or of relatives, employers or household members of the individual:
- (i) Names;
  - (ii) Postal address information, other than town or city, State and zip code;
  - (iii) Telephone numbers;
  - (iv) Fax numbers;
  - (v) Electronic mail addresses;
  - (vi) Social security numbers;
  - (vii) Medical record numbers;
  - (viii) Health plan beneficiary numbers;
  - (ix) Account numbers;
  - (x) Certificate/license numbers;
  - (xi) Vehicle identifiers and serial numbers, including license plate numbers;

- (xii) Device identifiers and serial numbers;
- (xiii) Web Universal Resource Locators (URLs);
- (xiv) Internet Protocol (IP) address numbers;
- (xv) Biometric identifiers, including finger and voice prints; and
- (xvi) Full face photographic images and any comparable images.

(e) "Protected Health Information" or "PHI" shall mean, as defined in 45 C.F.R. § 160.103, information created or received by a Health Care Provider, Health Plan, employer or Health Care Clearinghouse, that (i) relates to the past, present or future physical or mental health or condition of an individual, provision of health care to the individual or the past, present or future payment for provision of health care to the individual, (ii) identifies the individual, or with respect to which there is a reasonable basis to believe the information can be used to identify the individual and (iii) is transmitted or maintained in an electronic medium, or in any other form or medium. The use of the term "Protected Health Information" or "PHI" in this BA Agreement shall mean both Electronic PHI and Nonelectronic PHI, unless another meaning is clearly specified.

(f) "Security Incident" shall mean, as defined in 45 C.F.R. § 164.304, the attempted or successful unauthorized access, use, disclosure, modification or destruction of information or interference with system operations in an information system.

(g) "Unsecured Protected Health Information" shall mean, as defined in 45 C.F.R. § 164.402, Protected Health Information that is not rendered unusable, unreadable or indecipherable to unauthorized persons through the use of a technology or methodology specified by DHHS.

(h) All other capitalized terms used in this BA Agreement shall have the meanings set forth in the applicable definitions under the HIPAA Requirements.

### **3. GENERAL TERMS**

(a) In the event of an inconsistency between the provisions of this BA Agreement and a mandatory term of the HIPAA Requirements (as these terms may be expressly amended from time to time by the DHHS or as a result of interpretations by DHHS, a court or another regulatory agency with authority over the Parties), the interpretation of DHHS, such court or regulatory agency shall prevail. In the event of a conflict among the interpretations of these entities, the conflict shall be resolved in accordance with rules of precedence.

(b) Where provisions of this BA Agreement are different from those mandated by the HIPAA Requirements, but are nonetheless permitted by the HIPAA Requirements, the provisions of this BA Agreement shall control.

(c) Except as expressly provided in the HIPAA Requirements or this BA Agreement, this BA Agreement does not create any rights in third parties.

### **4. SPECIFIC REQUIREMENTS**

(a) **Flow-Down of Obligations to Business Associate Subcontractors.** Business Associate agrees that as required by the HIPAA Requirements, Business Associate will enter into a written agreement with all Business Associate Subcontractors that: (i) requires them to comply with the Privacy and Security Rule provisions of this BA Agreement in the same manner as required of Business Associate and (ii) notifies such Business Associate Subcontractors that they will incur liability under the HIPAA Requirements for noncompliance with such provisions. Accordingly, Business Associate shall ensure that all Business Associate Subcontractors agree in writing to the same privacy and security restrictions, conditions and requirements that apply to Business Associate with respect to PHI.

(b) **Privacy of Protected Health Information**

- (i) **Permitted Uses and Disclosures of PHI.** Business Associate agrees to create, receive, use, disclose, maintain or transmit PHI only in a manner that is consistent with this BA Agreement or the HIPAA Requirements and only in connection with providing the services to Covered Entity identified in the Engagement Letter and this BA Agreement. Accordingly, in providing services to or for the Covered Entity, Business Associate, for example, will be permitted to use and disclose PHI for "Treatment, Payment and Health Care Operations," as those terms are defined in the HIPAA Requirements. Business Associate further agrees that to the extent it is carrying out one or more of the Covered Entity's obligations under the Privacy Rule (Subpart E of 45 C.F.R. Part 164), it shall comply with the requirements of the Privacy Rule that apply to the Covered Entity in the performance of such obligations.

- (1) Business Associate shall report to Covered Entity any use or disclosure of PHI that is not provided for in this BA Agreement, including reporting Breaches of Unsecured Protected Health Information as required by 45 C.F.R. § 164.410 and required by Section 4(d)(ii) below.
  - (2) Business Associate shall establish, implement and maintain appropriate safeguards and comply with the Security Standards (Subpart C of 45 C.F.R. Part 164) with respect to Electronic PHI, as necessary to prevent any use or disclosure of PHI other than as provided for by this BA Agreement.
- (ii) Business Associate Obligations. As permitted by the HIPAA Requirements, Business Associate also may use or disclose PHI received by the Business Associate in its capacity as a Business Associate to the Covered Entity for Business Associate's own operations if:
- (1) the use relates to: (1) the proper management and administration of the Business Associate or to carry out legal responsibilities of the Business Associate or (2) data aggregation services relating to the health care operations of the Covered Entity or
  - (2) the disclosure of information received in such capacity will be made in connection with a function, responsibility or services to be performed by the Business Associate, and such disclosure is required by law or the Business Associate obtains reasonable assurances from the person to whom the information is disclosed that it will be held confidential and the person agrees to notify the Business Associate of any Breaches of confidentiality.
- (iii) Minimum Necessary Standard and Creation of Limited Data Set. Business Associate's use, disclosure or request of PHI shall utilize a Limited Data Set if practicable. Otherwise, in performing the functions and activities as specified in the Engagement Letter and this BA Agreement, Business Associate agrees to use, disclose or request only the minimum necessary PHI to accomplish the intended purpose of the use, disclosure or request.
- (iv) Access. In accordance with 45 C.F.R. § 164.524 of the HIPAA Requirements, Business Associate will make available to the Covered Entity (or as directed by the Covered Entity, to those individuals who are the subject of the PHI (or their designees)), their PHI in the Designated Record Set. Business Associate shall make such information available in an electronic format where directed by the Covered Entity.
- (v) Disclosure Accounting. Business Associate shall make available the information necessary to provide an accounting of disclosures of PHI as provided for in 45 C.F.R. § 164.528 of the HIPAA Requirements by making such information available to the Covered Entity or (at the direction of the Covered Entity) making such information available directly to the individual.
- (vi) Amendment. Business Associate shall make PHI in a Designated Record Set available for amendment and, as directed by the Covered Entity, incorporate any amendment to PHI in accordance with 45 C.F.R. § 164.526 of the HIPAA Requirements.
- (vii) Right to Request Restrictions on the Disclosure of PHI and Confidential Communications. If an individual submits a Request for Restriction or Request for Confidential Communications to the Business Associate, Business Associate and Covered Entity agree that Business Associate, on behalf of Covered Entity, will evaluate and respond to these requests according to Business Associate's own procedures for such requests.
- (viii) Return or Destruction of PHI. Upon the termination or expiration of the Engagement Letter or this BA Agreement, Business Associate agrees to return the PHI to Covered Entity, destroy the PHI (and retain no copies) or if Business Associate determines that return or destruction of the PHI is not feasible, (a) continue to extend the protections of this BA Agreement and of the HIPAA Requirements to the PHI and (b) limit any further uses and disclosures of the PHI to the purpose making return or destruction infeasible.
- (ix) Availability of Books and Records. Business Associate shall make available to DHHS or its agents the Business Associate's internal practices, books and records relating to the use and disclosure of PHI in connection with this BA Agreement.
- (x) Termination for Breach.
- (1) Business Associate agrees that Covered Entity shall have the right to terminate this BA Agreement or seek other remedies if Business Associate violates a material term of this BA Agreement.

(2) Covered Entity agrees that Business Associate shall have the right to terminate this BA Agreement or seek other remedies if Covered Entity violates a material term of this BA Agreement.

(c) Information and Security Standards

- (i) Business Associate will develop, document, implement, maintain and use appropriate Administrative, Technical and Physical Safeguards to preserve the Integrity, Confidentiality and Availability of, and to prevent nonpermitted use or disclosure of, Electronic PHI created or received for or from the Covered Entity.
- (ii) Business Associate agrees that with respect to Electronic PHI, these Safeguards, at a minimum, shall meet the requirements of the HIPAA Security Standards applicable to Business Associate.
- (iii) More specifically, to comply with the HIPAA Security Standards for Electronic PHI, Business Associate agrees that it shall:
  - (1) Implement Administrative, Physical and Technical Safeguards consistent with (and as required by) the HIPAA Security Standards that reasonably protect the Confidentiality, Integrity and Availability of Electronic PHI that Business Associate creates, receives, maintains or transmits on behalf of Covered Entity. Business Associate shall develop and implement policies and procedures that meet the documentation requirements as required by the HIPAA Requirements;
  - (2) As also provided for in Section 4(a) above, ensure that any Business Associate Subcontractor agrees to implement reasonable and appropriate safeguards to protect the Electronic PHI;
  - (3) Report to Covered Entity any unauthorized access, use, disclosure, modification or destruction of PHI (including Electronic PHI) not permitted by this BA Agreement, applicable law or permitted by Covered Entity in writing (Successful Security Incidents or Breaches) of which Business Associate becomes aware. Business Associate shall report such Successful Security Incidents or Breaches to Covered Entity as specified in Section 4(d)(iii)(1);
  - (4) For Security Incidents that do not result in unauthorized access, use, disclosure, modification or destruction of PHI (including, for purposes of example and not for purposes of limitation, pings on Business Associate's firewall, port scans, attempts to log onto a system or enter a database with an invalid password or username, denial-of-service attacks that do not result in the system being taken off-line or malware such as worms or viruses) (Unsuccessful Security Incidents), aggregate the data and, upon the Covered Entity's written request, report to the Covered Entity in accordance with the reporting requirements identified in Section 4(d)(iii)(2);
  - (5) Take all commercially reasonable steps to mitigate, to the extent practicable, any harmful effect that is known to Business Associate resulting from any unauthorized access, use, disclosure, modification or destruction of PHI;
  - (6) Permit termination of this BA Agreement if the Covered Entity determines that Business Associate has violated a material term of this BA Agreement with respect to Business Associate's security obligations and Business Associate is unable to cure the violation; and
  - (7) Upon Covered Entity's request, provide Covered Entity with access to and copies of documentation regarding Business Associate's safeguards for PHI and Electronic PHI.

(d) Notice and Reporting Obligations of Business Associate

- (i) Notice of Noncompliance with the BA Agreement. Business Associate will notify Covered Entity within 30 calendar days after discovery, any unauthorized access, use, disclosure, modification or destruction of PHI (including any successful Security Incident) that is not permitted by this BA Agreement, by applicable law or permitted in writing by Covered Entity, whether such noncompliance is by (or at) Business Associate or by (or at) a Business Associate Subcontractor.
- (ii) Notice of Breach. Business Associate will notify Covered Entity following discovery and without unreasonable delay but in no event later than 30 calendar days following discovery, any Breach of Unsecured Protected Health Information, whether such Breach is by Business Associate or by Business Associate Subcontractor.



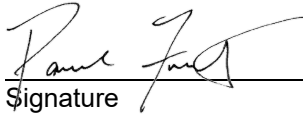
- (1) As provided for in 45 C.F.R. § 164.402, Business Associate recognizes and agrees that any acquisition, access, use or disclosure of PHI in a manner not permitted under the HIPAA Privacy Rule (Subpart E of 45 C.F.R. Part 164) is presumed to be a Breach. As such, Business Associate shall (i) notify Covered Entity of any nonpermitted acquisition, access, use or disclosure of PHI and (ii) assist Covered Entity in performing (or at Covered Entity's direction, perform) a risk assessment to determine if there is a low probability that the PHI has been compromised.
  - (2) Business Associate shall cooperate with Covered Entity in meeting the Covered Entity's obligations under the HIPAA Requirements and any other security breach notification laws. Business Associate shall follow its notification to the Covered Entity with a report that meets the requirements outlined immediately below.
- (iii) Reporting Obligations.
- (1) For Successful Security Incidents and Breaches, Business Associate – without unreasonable delay and in no event later than 30 calendar days after Business Associate learns of such nonpermitted use or disclosure (whether at Business Associate or at Business Associate Subcontractor) – shall provide Covered Entity a report that will:
    - a. Identify (if known) each individual whose Unsecured Protected Health Information has been or is reasonably believed by Business Associate to have been accessed, acquired or disclosed;
    - b. Identify the nature of the nonpermitted access, use or disclosure including the date of the incident and the date of discovery;
    - c. Identify the PHI accessed, used or disclosed (e.g., name; social security number; date of birth);
    - d. Identify what corrective action Business Associate (or Business Associate Subcontractor) took or will take to prevent further nonpermitted accesses, uses or disclosures;
    - e. Identify what Business Associate (or Business Associate Subcontractor) did or will do to mitigate any deleterious effect of the nonpermitted access, use or disclosure; and
    - f. Provide such other information, including a written report, as the Covered Entity may reasonably request.
  - (2) For Unsuccessful Security Incidents, Business Associate shall provide Covered Entity, upon its written request, a report that:
    - a. identifies the categories of Unsuccessful Security Incidents as described in Section 4(c)(iii)(4),
    - b. indicates whether Business Associate believes its (or its Business Associate Subcontractor's) current defensive security measures are adequate to address all Unsuccessful Security Incidents, given the scope and nature of such attempts and
    - c. if the security measures are not adequate, the measures Business Associate (or Business Associate Subcontractor) will implement to address the security inadequacies.
- (iv) Termination.
- (1) Covered Entity and Business Associate each will have the right to terminate this BA Agreement if the other Party has engaged in a pattern of activity or practice that constitutes a material breach or violation of Business Associate's or the Covered Entity's respective obligations regarding PHI under this BA Agreement and, on notice of such material breach or violation from the Covered Entity or Business Associate, fails to take reasonable steps to cure the material breach or end the violation.
  - (2) If Business Associate or Covered Entity fail to cure the material breach or end the violation after the other Party's notice, Covered Entity or Business Associate (as applicable) may terminate this BA Agreement by providing Business Associate or Covered Entity written notice of termination, stating the uncured material breach or violation that provides the basis for the termination and specifying the effective date of the termination. Such termination shall be effective 60 days from this termination notice.

- (v) Continuing Privacy and Security Obligations. Business Associate's and Covered Entity's obligation to protect the privacy and security of the PHI it created, received, maintained or transmitted in connection with services to be provided under the Engagement Letter and this BA Agreement will be continuous and survive termination, cancellation, expiration or other conclusion of this BA Agreement or the Engagement Letter. Business Associate's other obligations and rights, and Covered Entity's obligations and rights upon termination, cancellation, expiration or other conclusion of this BA Agreement, are those set forth in this BA Agreement and/or the Engagement Letter.

IN WITNESS WHEREOF, the Parties have signed this BA Agreement on the dates indicated below.

BAKER TILLY US, LLP

County of Racine, Wisconsin

By   
Signature

By \_\_\_\_\_  
Signature

Paul Frantz  
Print Name

\_\_\_\_\_  
Print Name

Title Partner

Title \_\_\_\_\_

Date Signed September 16, 2022

Date Signed \_\_\_\_\_