



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3239  
fax: 262-636-3279

## MEMO

September 27, 2024

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

FROM: Jeff Latus, Racine County Treasurer

RE: Over-the-Counter Sale of In Rem Foreclosure Property

Please put on the agenda for the meeting scheduled for October 2<sup>nd</sup>, 2024, time to present an over-the-counter bid offer for a County owned in-rem parcel.

276-000002952000      1324 Marquette St

This property is a residential parcel with a building.  
The parcel was obtained in an in-rem court action on April 16<sup>th</sup>, 2024. The parcel was included in a recent sealed bid sale in which there were no valid bids received for the property. The minimum bid for this property is \$22,000.00.

The amount of the over-the-counter bid offer is \$24,002.00.  
I recommend that the Committee accept this offer.

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

Thank you,

  
Jeff Latus

Racine County Treasurer

Cc: Erika Motsch

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: City of Racine

Updated: 9/27/2024

PARCEL # 276-00-00-02-952-000

IN REM ACTION #: 2023-1

ITEM #: 75

JUDGMENT DOC #: 2675006

JUDGEMENT DATE: 4/16/2024

LEGAL THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 1, IN BLOCK 30, IN WRIGHT'S ADDITION, ACCORDING TO DESCRIPTION: THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

**PROP. ADDRESS:** 1324 MARQUETTE ST

**FORMER OWNER:** KENT HARDEE

**ASSESSED VALUE / 2023**  
RESIDENTIAL

Land: \$9,300.00  
IMP: \$63,700.00  
**TOTAL: \$73,000.00**

**FAIR MARKET VALUE 2023** \$80,900.00

**APPRAISED VALUE:** \$22,000.00  
**YEAR:** 2024

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2012	\$1,613.40	\$1,149.10	\$3,729.38	\$1,864.69	\$8,356.57
2013	\$1,509.08	\$1,358.99	\$3,527.73	\$1,763.86	\$8,159.66
2014	\$1,365.70	\$4,660.29	\$6,688.85	\$3,344.42	\$16,059.26
2015	\$1,435.52	\$1,198.12	\$2,607.30	\$1,303.65	\$6,544.59
2016	\$1,418.80	\$669.64	\$1,816.94	\$908.47	\$4,813.85
2017	\$1,472.17	\$4,224.61	\$4,272.59	\$2,136.29	\$12,105.66
2018	\$1,505.01	\$451.57	\$1,232.65	\$616.32	\$3,805.55
2019	\$1,474.91	\$1,509.96	\$1,522.28	\$761.14	\$5,268.29
2020	\$1,588.62	\$734.52	\$906.02	\$453.01	\$3,682.17
2021	\$1,624.95	\$4,486.27	\$1,650.03	\$825.02	\$8,586.27
2022	\$1,586.99	\$5,391.49	\$1,046.78	\$523.38	\$8,548.64
2023	\$1,741.25	\$779.61	\$75.63	\$37.81	\$2,634.30
2024					
	<b>\$18,336.40</b>	<b>\$26,614.17</b>	<b>\$29,076.18</b>	<b>\$14,538.06</b>	

**SPECIAL OVER 7500:** NA

**TAX TOTALS:** \$88,564.81

In-Rem Fee	\$275.00
Boarding Fee	\$1,060.00
Lawn & Snow Care	\$280.00
Eagle Movers	\$499.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$25.63

**FEE & COST TOTAL:** \$2,381.63

**GRAND TOTAL:** \$90,946.44

<b>DISPOSITION:</b>	
TO:	
ON:	
<b>TOTAL COSTS:</b>	<u>\$90,946.44</u>
<b>SOLD / DONATED FOR:</b>	
<b>PROFIT OR (LOSS):</b>	
	<b>GENERAL RECEIPT NUMBERS</b>
	<b>NO:</b>
	<b>NO:</b>





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**RACINE COUNTY TREASURER'S OFFICE "OVER-THE-COUNTER" BID FORM**

**\*\*Minimum Bid Amount Required\*\***

**Sale Property Address:**

1324 Marquette St.

**Sale Parcel/Tax Key #:**

276-000002952000

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

\$ 24,002.<sup>00</sup>

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):** Hilario Ascencio

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

**Mailing Address of Bidder:** 1608. Flett Ave, Racine, WI. 53405

**Phone Number(s):** (262) 721-7366

**Email Address:** hilarioascencio@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.

Will use as rental property.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Check yes if you intend to move into the property with 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.

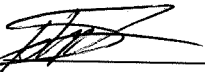
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Over-the-Counter 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).

11608 FLeH Ave, 1103 Albert St.





Bidder's Signature

9-26-24  
Date Signed

Bidder's Signature

Date Signed

Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for the full amount of your bid, plus \$32 for recording the deed, made payable to the Racine County Treasurer.

\*No business or personal checks will be accepted.

Before signing and submitting your bid, make sure to completely read the Over-the-Counter Terms of Sale. There Terms of Sale can be found on the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.