

Duplex (2 Units, Any Combination)

RESIDENTIAL

4418 BLUE RIVER AVE

RACINE, WI 53405

\$212,039 TopHap Estimate · \$133 / ft² · confidence 85 · as of Jun 23, 2026



1,591 ft²
LIVING AREA

0.17 ac
LOT SIZE

1957
YEAR BUILT

1
STORIES

VALUATION

\$212K

\$180K low

\$244K high

Est. Owner Equity

\$112,039

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,184 (2024)
Assessed Value	\$168,800
Previous Assessed	\$168,800
Assessor Market Value	\$187,957

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Modern
County	Racine
Lot (acres)	0.17
Heating	Yes
Pool	No

CLIMATE RISK

1 FLOOD	6 WILDFIRE	47 HEAT	65 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2022	Non-arms-length	Warranty Deed	\$104,000	\$65	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
S.C. Johnson Elementary School	Elementary	KG–5	0.1 mi
Mitchell School	Middle	KG–8	1.1 mi
Park High School	High	9–12	1.8 mi

District: Racine School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 53405

98 CRIME INDEX	85 AIR POLLUTION	25,331 POPULATION	\$66K MEDIAN IN-COME	48°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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