

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

## 4621 RIDGEWAY AVE

RACINE, WI 53405

**\$259,907** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026



**5**

BEDS

**2**

BATHS

**1,974 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

### VALUATION

**\$260K**

\$221K low

\$299K high

Est. Owner Equity

**\$259,907**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,250 (2024) |
| Assessed Value        | \$223,400      |
| Previous Assessed     | \$223,400      |
| Assessor Market Value | \$248,755      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Modern                            |
| County        | Racine                            |
| Lot (acres)   | 0.22                              |
| Construction  | Frame (Unspecified)               |
| Heating       | Yes                               |
| Pool          | No                                |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 56<br>FLOOD | 4<br>WILDFIRE | 47<br>HEAT | 66<br>STORM | 33<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                   | PRICE | \$/FT² | LOAN |
|-------------|-----------|------------------------|-------|--------|------|
| Jul 9, 2025 | Financing | Transfer On Death Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Fratt Elementary School | Elementary | KG–5   | 1.0 mi   |
| Park High School        | High       | 9–12   | 1.8 mi   |
| Mitchell School         | Middle     | KG–8   | 2.5 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>25,331</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|