

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

## 2044 DOUGLAS AVE

RACINE, WI 53402

**\$199,248** TopHap Estimate · \$77 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026



**4**

BEDS

**2**

BATHS

**2,597 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1905**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

### VALUATION

**\$199K**

**\$169K low**

**\$229K high**

Last Sale

**\$39,900 · Oct 2, 2013**

Est. Owner Equity

**\$199,248**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,586 (2024)</b> |
| Assessed Value        | <b>\$148,900</b>      |
| Previous Assessed     | <b>\$148,900</b>      |
| Assessor Market Value | <b>\$165,800</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Two Family</b>                        |
| County        | <b>Racine</b>                            |
| Lot (acres)   | <b>0.32</b>                              |
| Heating       | <b>Yes</b>                               |
| Pool          | <b>No</b>                                |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>47</b><br>HEAT | <b>65</b><br>STORM | <b>33</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE             | DEED                | PRICE     | \$/FT² | LOAN  |
|---------------------|------------------|---------------------|-----------|--------|-------|
| <b>Aug 20, 2013</b> | Resale           | Grant Deed          | \$39,900  | \$15   |       |
| <b>May 1, 2013</b>  | Quitclaim        | Quit Claim Transfer |           |        |       |
| <b>Apr 30, 2013</b> | Foreclosure sale | Trustees Deed       | \$87,938  | \$34   |       |
| <b>Aug 24, 2005</b> | Resale           | Warranty Deed       | \$130,000 | \$50   | \$13K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Roosevelt Elementary School</b> | Elementary | KG–5   | 0.5 mi   |
| <b>Horlick High School</b>         | High       | 9–12   | 0.5 mi   |
| <b>Jerstad-Agerholm School</b>     | Middle     | KG–8   | 1.2 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 53402

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>33,994</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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