

Duplex (2 Units, Any Combination) **RESIDENTIAL**

## 2056 DOUGLAS AVE

RACINE, WI 53402

**\$135,527** TopHap Estimate · \$72 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026



**1,872 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1920**  
YEAR BUILT

**2**  
STORIES

### VALUATION

**\$136K**

\$115K low

\$156K high

Last Sale

**\$135,000 · Feb 24, 2026**

Est. Owner Equity

**\$27,527**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,241 (2024) |
| Assessed Value        | \$128,800      |
| Previous Assessed     | \$128,800      |
| Assessor Market Value | \$143,418      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Two Family                        |
| County        | Racine                            |
| Lot (acres)   | 0.27                              |
| Heating       | Yes                               |

## CLIMATE RISK

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

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 19, 2026 | Resale | Warranty Deed | \$135,000 | \$72   | \$108K |

## ASSIGNED SCHOOLS

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