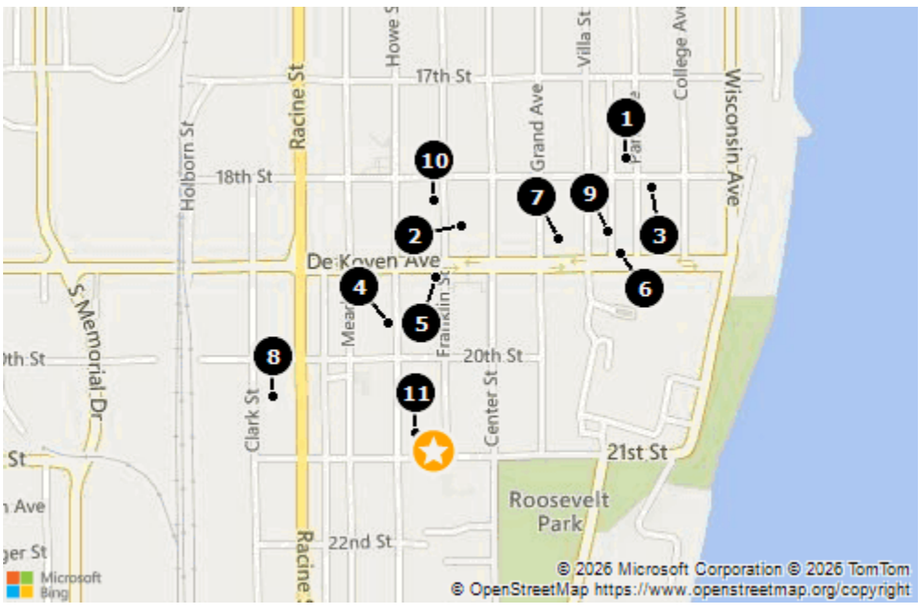
ICE SiteX Report

OrderID: 98655567

SiteX Property Information Report



Subject Property Location

2052 FRANKLIN ST, RACINE, WI 53403-2635

County:	**RACINE WI**	Census Tract:	551010029.003008
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	276 000017029000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	36	Common Confidence Score:	19
Value Range:	$98,560 - $209,440	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	276
Assd Land Value:	$9,500	Market Land Value:	$10,144	Tax Year:	2025
Assd Improvement:	$115,600	Market Improvment Value:	$123,432	Total Taxable Value:	$4,395
Total Assessed Value:	$125,100	Total Assessor Market Value:	$133,576	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 Block: 5 Subdivision: RACINE COLLEGE
Abbreviated Description: BLK 5 RACINE COLLEGE ADD LOT 14
City/Muni/Twp: CITY OF RACINE

Property Characteristics

Lot Size:	4,530 SF	Bedrooms:	4	Pool:	
Building Area:	1761 SF	Baths:	1	Fireplace:	
Year Built:	1928	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:		Number of Cars:		A/C:	
Style:	Bungalow	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/13/2022	Sales Price:	N/A
Document #:	2626237 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/05/2017	Sales Price:	$68,900
Document #:	2466379 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/05/2017	Sales Price:	$73,000
Document #:	2466377 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/28/2017		
Document Type:			
Legal Description:			

Lot: 14 Block: 5 Subdivision: RACINE COLLEGE ADDITION
City/Muni/Twp: RACINE

Mortgage Record

Recording Date:	11/16/2005	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98655567

Document #:	2059634 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 14 Block: 5 Subdivision: RACINE COLLEGE ADDITION
City/Muni/Twp: RACINE

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Block: 5 Subdivision: RACINE COLLEGE
Abbreviated Description: BLK 5 RACINE COLLEGE ADD LOT 14
City/Muni/Twp: CITY OF RACINE

Area Sales Analysis

Total Area Sales	$1,652,500	Median # of Bedrooms	
Median Lot Size	4,443 SF	Median # of Baths	
Median Living Area	1,357 SF	Median Year Built	1912
Price Range - 2 Yrs	$30,000 to $325,000	Age Range	84 years to 141 years
Median Value	$150,000	Median Age	114 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**1744 PARK AVE** **RACINE, WI 53403-2761**	08/19/2026	$170,000	$119	1423	7/3/1	1885	4,443 SF	
		APN: 276 000017407000 Document #: 2735357 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 21 Sec/Twnship/Range: N2 S21T03NR23E Abbreviated Description: Block:21 Sec/Twnship/Range:N2 S21T03NR23E Abbreviated Description:PORTION BLK21 City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
2	.27Mi.	**1827 FRANKLIN ST** **RACINE, WI 53403-2662**	07/20/2026	$170,000	$147	1155	//	1907	4,400 SF	
		APN: 276 000017584000 Document #: 2732918 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 31 Subdivision: RACINE LAND AND IMPROVEMENT COS ADDITION Abbreviated Description: Lot:7 Block:31 Subdivision:RACINE LAND AND IMPROVEMENT COS ADDITION City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
3	.41Mi.	**1801 PARK AVE** **RACINE, WI 53403-2762**	06/22/2026	$325,000	$210	1542	7/3/1	1890	4,138 SF	
		APN: 276 000017496000 Document #: 2730651 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 27 Subdivision: HOLBOMS PARTITION PLAT Sec/Twnship/Range: N2 S21T03NR23E Abbreviated Description: Block:27 Subdivision:HOLBOMS PARTITION PLAT Sec/Twnship/Range:N2 S21T03NR23E Abbreviated Description:PORTION BLK27 City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
4	.16Mi.	**1928 HOWE ST** **RACINE, WI 53403-2614**	06/03/2026	$110,000	$81	1357	//	1927	4,530 SF	
		APN: 276 000016956000 Document #: 2729213 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: RACINE COLLEGE ADDITION Sec/Twnship/Range: NW4 S21T03NR23E Abbreviated Description: Lot:8 Block:3 Subdivision:RACINE COLLEGE ADDITION Sec/Twnship/Range:NW4 S21T03NR23E City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
5	.21Mi.	**1900 FRANKLIN ST** **RACINE, WI 53403-2665**	04/06/2026	$150,000	$63	2366	//	1930	4,574 SF	
		APN: 276 000016922000 Document #: 2724642 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: RACINE COLLEGE ADDITION Sec/Twnship/Range: NW4 S21T03NR23E Abbreviated Description: Lot:1 Block:2 Subdivision:RACINE COLLEGE ADDITION Sec/Twnship/Range:NW4 S21T03NR23E City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
6	.32Mi.	**510 DE KOVEN AVE** **RACINE, WI 53403-2754**	02/12/2026	$112,000	$86	1288	6/3/1	1914	3,398 SF	
		APN: 276 000017519000 Document #: 2720734 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Block: 28 Subdivision: RACINE LAND AND IMPROVEMENT COMPANYS ADDITION Abbreviated Description: Lot:13&14 Block:28 Subdivision:RACINE LAND AND IMPROVEMENT COMPANYS ADDITION City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
7	.29Mi.	**1835 GRAND AVE** **RACINE, WI 53403-2668**	12/26/2025	$115,000	$89	1290	//	1912	4,443 SF	
		APN: 276 000017531000 Document #: 2717700 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 29 Subdivision: RACINE LAND AND IMPROVEMENT COMPANYS ADDITION Abbreviated Description: Lot:9 Block:29 Subdivision:RACINE LAND AND IMPROVEMENT COMPANYS ADDITION City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
8	.21Mi.	**2019 CLARK ST** **RACINE, WI 53403-3318**	11/12/2025	$30,000	$18	1664	//	1912	4,487 SF	
		APN: 276 000017163000 Document #: 2714425 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 12 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:10 Block:12 Subdivision:COLLEGE ADDITION City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
9	.33Mi.	**1835 VILLA ST** **RACINE, WI 53403-2766**	10/14/2025	$120,000	$121	988	5/2/1	1915	4,443 SF	
		APN: 276 000017513000 Document #: 2712132 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 28 Subdivision: RACINE LAND AND IMPROVEMENT COMPANYS ADDITION Abbreviated Description: Lot:8 Block:28 Subdivision:RACINE LAND AND IMPROVEMENT COMPANYS ADDITION City/Muni/Twp:RACINE City/Muni/Twp: RACINE								
10	.3Mi.	**1808 FRANKLIN ST** **RACINE, WI 53403-2663**	10/06/2025	$188,000	$165	1134	6/3/1	1910	4,443 SF	

ICE SiteX Report

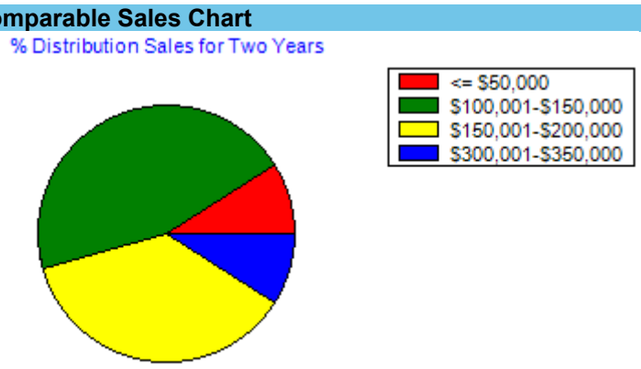
OrderID: 98655567

APN: 276 000017621000 Document #: 2711484
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 32 Subdivision: RACINE LAND & IMPROVEMENT COS ADDITION Sec/Twnship/Range: N2 S21T03NR23E Abbreviated Description: Lot:22 Block:32 Subdivision:RACINE LAND & IMPROVEMENT COS ADDITION Sec/Twnship/Range:N2 S21T03NR23E City/Muni/Twp:RACINE City/Muni/Twp: RACINE

11	.03Mi.	**2041 HOWE ST** **RACINE, WI 53403-2638**	09/30/2025	$162,500	$100	1616	//	1942	4,530 SF

APN: 276 000017033000 Document #: 2710957
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 5 Subdivision: RACINE COLLEGE ADDITION Abbreviated Description: Lot:18 Block:5 Subdivision:RACINE COLLEGE ADDITION City/Muni/Twp:RACINE City/Muni/Twp: RACINE

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2052 FRANKLIN ST**		$133,576	$125,100	1,761	7/4/1	1928	4,530 SF	
.03Mi.	**2045 HOWE ST**		$114,249	$107,000	816	5/2/1	1943	4,530 SF	
.03Mi.	**2036 FRANKLIN ST**	**11/30/2009**	$125,888	$117,900	1,761		1928	4,530 SF	
.03Mi.	**2053 FRANKLIN ST**		$151,727	$142,100	1,352		1952	4,487 SF	
.03Mi.	**2041 HOWE ST**		$133,576	$125,100	1,616		1942	4,530 SF	
.03Mi.	**2049 FRANKLIN ST**		$120,656	$113,000	1,598		1920	4,487 SF	
.04Mi.	**2045 FRANKLIN ST**		$123,218	$115,400	965		1944	4,487 SF	
.04Mi.	**2041 FRANKLIN ST**		$116,812	$109,400	776	4/2/1	1943	4,487 SF	
.04Mi.	**2037 FRANKLIN ST**		$147,776	$138,400	1,569	7/4/1	1951	4,487 SF	
.05Mi.	**2033 FRANKLIN ST**		$128,450	$120,300	1,034		1953	4,487 SF	
.06Mi.	**2029 FRANKLIN ST**	**06/29/2015**	$116,812	$109,400	948		1942	4,487 SF	
.06Mi.	**2052 CENTER ST**	**11/01/1987**	$128,450	$120,300	1,674	8/3/	1929	4,487 SF	
.06Mi.	**1008 CARON BUTLER DR**	**06/30/1989**	$119,375	$111,800	1,892		1884	4,530 SF	
.06Mi.	**2048 CENTER ST**	**07/21/2011**	$120,656	$113,000	1,113	5/2/1	1928	4,487 SF	
.06Mi.	**2048 HOWE ST**	**06/14/1982**	$115,531	$108,200	798		1943	4,530 SF	
.06Mi.	**2044 HOWE ST**		$140,089	$131,200	1,684		1926	4,530 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	36.8 years old	Households:	10,948
Median Household Income:	$67,109	Households w/Family:	57%
Household Income Per Capita:	$33,007	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Racine School District	Students:	15,781
Number of Schools:	25	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.09Mi.	**Mitchell School** Number of Students: 1,040 Student-Teacher Ratio: 10.78	F	Public	KG - 8
4.21Mi.	**Case High School** Number of Students: 1,856 Student-Teacher Ratio: 15.62	D-	Public	9 - 12

ICE SiteX Report

OrderID: 98655567

2.04Mi.	**Dr. Jones Elementary School**	D	Public	KG - 5

Number of Students: NA
Student-Teacher Ratio: NA

Flood Report

The Subject Property of **2052 FRANKLIN ST, RACINE, WI 53403-2635** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	118%	HIGHER
OVERALL	124%	HIGHER

Disaster Alerts

4/13/2026 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.