Hoosier Creek Drainage District – Special Assessment Information

The property is located within the Hoosier Creek Drainage District, which serves portions of Racine and Kenosha Counties. The district is responsible for maintaining and improving drainage infrastructure that manages stormwater runoff and supports proper drainage throughout the area.

In 2026, the Racine County Board of Drainage Commissioners proposed a district-wide assessment totaling $750,000 to fund drainage improvements, maintenance, repairs, and related operating expenses. The assessment is distributed among affected properties based on factors such as acreage, land use, soil conditions, and estimated stormwater runoff.

Assessment Information for This Property:

- **Total Proposed Assessment:** $5,501.91
- **Annual Installment:** Approximately $1,100.38
- **Payment Period:** Five years (2026–2030)
- **Purpose:** Drainage-system maintenance, repairs, and improvements

The assessment notice dated August 4, 2026, outlined the proposed charges and scheduled a public hearing for August 25, 2026. The documentation currently available does not confirm whether the proposed assessment was subsequently approved or modified.

Important Information for Buyers

This assessment is separate from regular property taxes and represents a potential additional property-related expense. If approved, unpaid annual installments may be included on future property tax bills.

The final assessment amount, outstanding balance, payment schedule, and responsibility for any remaining installments should be verified with the Racine County Board of Drainage Commissioners and addressed as part of the purchase transaction.

The assessment is intended to support the maintenance and functionality of the drainage system serving properties throughout the district.

Listing Agent Disclaimer & Buyer Verification

The information provided above represents the listing agent's analysis and interpretation of the documentation available at the time of preparation and is provided for informational purposes only. The listing agent and brokerage firm have not independently verified the final approval, accuracy, amount, payment terms, or outstanding balance of the proposed assessment and make no representations or warranties regarding such information.

Buyers and their agents are strongly encouraged to independently verify all assessment details directly with the Racine County Board of Drainage Commissioners and other appropriate authorities prior to purchase, including the current assessment status, total amount due, remaining installments, and any financial obligations that may transfer with ownership of the

property. All information is subject to verification and should not be relied upon as a final or official determination.