



**PS & RS Presentation, Problem Properties Unit**

**249 Ordinance**

**Date: 17 May 2006**

**Address: 3928 10<sup>th</sup> Ave So**

**Owner: Warren L. Griep**

**Background:**

**This property is a 97 year old, 1184 square foot, single family home on a 42.5 x 125 foot lot**

**The property had been condemned in October 2000 for lack of maintainance and for being a clutter house, in addition to being condemned for being a boarded building in January 2004**

**The city had ordered and then demolished the garage in January 2003**

**Status:**

**Current estimated market value is \$87,000.00**

**The taxes are current at this time**

**Since 2000 there have been 22 violations written against the property to cut the grass and brush, remove the trash and to secure the property. This has resulted in \$2,477.46 assessed against the property.**

**There was a small fire on the second floor that did mainly smoke and water damage to that floor.**

**Currently there are windows that are missing on the second floor and many open areas in the roof that have left the interior exposed to the weather as well as animals**

**Recommended cost to rehab: \$148,000.00 to \$165,700.00**

**Recommended cost to demolish: \$10,600.00 to \$13,000.00 plus asbestos removal**

**Recommendation:**

**The Inspection Department and CPED both recommend the property to be Demolished**

**NOTIFICATION SUMMARY**

<u>DATE MAILED</u>	<u>RECIPIENT</u>	<u>RESPONSE</u>
4/21/2006	Warren L. Griep	Response Card Returned