



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 23 Aug 2006

Address: 2937 Queen Ave N.

Owner: Than Loan Nguyen

Background:

This property is a 106 year old, 2280 square foot, 2.2 story, duplex, with a partial basement and no garage situated on a 40 X 126 foot lot.

The property was purchased by the current owner on December 18 2002 for \$103,500.00

The house was condemned for being a boarded building on July 14 2004

On January 20 2005 "Aurora loan service" initiated a Code Compliance Inspection for the purpose of selling the property.

Comments from the Code Compliance inspection reports call out major structural defects to the foundation, floors and walls and are requiring that a registered professional engineer evaluate the structure because of significant settling and buckling.

There have been 62 housing violations written against the property since 2003 the majority of these orders are to secure the building and remove trash.

Since 2003 there has been \$5349.74 assessed against the property with an additional \$4929.50 pending at this time.

Status:

Taxes at this time are current and Hennepin County shows the property to be Non-homesteaded.

Estimated market value is: \$87,000.00

Cost to rehab based on a square footage estimate: \$285,000.00 to \$330,000.00

Estimated cost to demolish: \$21,700.00 to \$26,200.00 plus asbestos removal

Recommendation:

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