



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 28 September 2005

Address: 3208-3210 2nd Street N.

Owner: Destiny Star Development, Inc.

Tax Payer: Dao Hoang

Background:

Property is a 46 x 104 square foot lot with 2 structures on it.

3208 2nd Street N.

Is a 105 year old; 1434 square foot; 2 story duplex.

3210 2nd Street N.

Is a 105 year old; 1740 square foot; 2 story duplex.

Neither structure has a garage.

Property was purchased on a contract for deed in November 2002 by Dao Hoang for \$45,000.00

Property was purchased as a condemned property

Property was condemned for being a boarded building December 1998

Status:

Taxes are current at this time.

Since 2001 there have been 39 hosing violations mainly for grass, trash, brush and to reboard the properties because the where found to be open to trespass.

Total assessments since 2001 total \$4899.91

Estimated market value is \$17,500.00 for both structures

Estimated cost to rehab 3208 2nd Street N. is \$157,700.00 to \$172,000.00

Estimated cost to rehab 3210 2nd Street N. is \$191,400.00 to \$208,800.00

Estimated cost to demolish 3208 2nd Street N. is \$15,400.00 to \$18,600.00 plus asbestos's removal

Estimated cost to demolish 3210 2nd Street N. is \$18,700.00 to \$22,600.00 plus asbestos's removal

Recommendation:

The Inspection Department and CPED both recommend the structures to be demolished.

