



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

### **249 Ordinance**

**Date: 27 September 2006**

**Address: 1830 Bryant Ave. N**

**Owner: Michael Barnes**

#### **Background:**

This property is a 106 year old, 1,194 square foot, 1.7 story single family dwelling on a **29 x 165 ft. foot lot** with a detached garage.

The current owner purchased the property in January 2004 for \$70,000.00  
The property was condemned for lack of maintenance on January 10, 2005.

There is one open permit issued for this property. It is a code compliance permit. Status notes on the code compliance show no change in status since orders were issued in April.

#### **Status:**

Taxes are delinquent at this time with late penalties added that total \$3180.09. Hennepin County records show that this property is non-homesteaded.

In 2006 32 housing orders have been issued to this property. Several of these are for interior repairs needed at the code compliance inspection. There are also two orders to remove rubbish, one order to remove brush and branches, and one order to secure the building from trespass. In 2005 the building was found open to trespass four times.

Police activity in 2006 has included several calls (13) reporting trespassing, narcotics, and suspicious persons. There were 56 police calls in 2005, comprising mostly of narcotics, trespassing, and disturbances.

Currently there is \$2,423 pending in assessments against the property.

Estimated market value is \$100,500.00

Estimated cost to rehab based on a square footage estimate: \$149,200.00 to \$161,200.00

Estimated cost to demolish: **\$11,300.00 to \$13,700.00 plus asbestos removal**

#### **Recommendation:**

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