



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 3 May 2006

Address: 2511 James Ave N.

Owner: Mary H. and Leonard Columbus Sr.

Background:

The property is a 101 year old, 1.7 storie, 1084 square foot, single family home on a 49 x 132 foot lot with no garage.

The current owner purchased the property in November 1989

The property was posted with a letter of intend to condemn for health reasons in September 2004 and was condemn for being boarded in January 2005

The property was tear gassed during a high risk entry by the police department in July 2005

Status:

Taxes are current at this time and the property is listed as non-homesteaded.

Estimated after rehab market value is \$119,500.00

Since the year 2000 there has been 32 violations written against the property for removal of trash and inoperable vehicles, cutting the grass, repairs to the structure and to secure the property from trespass.

There was \$734.00 assessed to the property in 2005 with an additional \$225.00 pending so far this year.

The current owner has applied for a code compliance and has posted the \$2000.00 deposit but the time line to complete the code compliance has expired on April 24 2006 there was no extensions granted as the owner had not applied for any permits.

Recommended cost to rehab: \$168,000.00 to \$189,700.00

Recommended cost to demolish: \$10,500.00 to \$12,000.00 plus asbestos removal

Recommendation:

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

Summary of Notification

<u>Mailed</u>	<u>Recipient</u>	<u>Status</u>
4/07/2006	Mary Columbus	Mail Returned no response
4/072006	Mary Columbus	Forwarded with Response Card Returned
4/07/2006	Mary Columbus	No Response
4/07/2006	HomeOwner Mortgage	Mail Returned unable to forward
4/07/2006	Fleet Mortgage Company	Response Card Returned
4/07/2006	Mid State Mortgage Corp	Mail Returned
4/07/2006	Sterlings Savings Bank	Mail Returned