



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 5 April 2006

Address: 2535 15th Ave S

Owner: David M. Ogato and Maxwell Kebasso

Background:

The property is a 106 year old, 2 story, 1492 square foot, single family home on a 29 x 127 foot lot with no garage.

Mr. Ogato purchased the property on April 27 2004 on a warranty deed than he used a quitclaim deed to list the property in Mr. Kebassos name 8 days later. In the next 6 months these two would quitclaim this property back and forth a total of 4 times with it finally showing that both parties own the property.

The property sustained a fire on October 4 2004 and was condemned for being a boarded building on November 17 2004

Status:

The owners have started a code compliance but have only been issued 1 permit that is 14 months old. They have removed some windows and started to do some repairs but work has since stopped and the code compliance bond has been forfeited.

Taxes are paid at this time and the property is shown to be non homesteaded.

There have been 52 violation orders issued for repairs to the property, cutting the grass, removing trash and to resecure the building.

Since 2004 there has been \$2697.46 assessed to the property with an additional \$1479.50 pending.

Recommended cost to rehab: \$171,500.00 to \$186,500.00

Recommended cost to demolish: \$14,500.00 to \$18,700.00 plus asbestos removal

Recommendation:

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