



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

### **249 Ordinance**

**Date: 7 June 2006**

**Address: 429 31<sup>st</sup> Ave N**

**Owner: Huizenga-Sharp Properties, LLC**

#### **Background:**

The property is a 106 year old, 832 square foot, 1.5 story, 2 bed room, single family home located on a 33 x 80 foot lot with no garage.

The property was purchased by Matt Sharp in October 2002 then it was sold on a quitclaim deed to the current LLC owners in January 2003

The Property had completed a code compliance on April 23 2003 and then was condemned once again on July 7 2005 for being a boarded building.

#### **Status:**

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

Estimated marked value is \$110,500.00

Currently the property is listed for sale by "The Safi group" who sells for Remax Reality the listed price is \$104,500.00 there has not been a Code compliance inspection done nor has a truth in sale of housing been issued for the property.

No permits have been issued since the year 2003

In the year 2005 there was \$1869.97 assessed against the property. These assessments were for securing the building.

Estimated cost to rehab: \$91,500.00 to \$99,800.00

Estimated cost to demolish: \$7500.00 to \$9200.00 plus asbestos removal

#### **Recommendation:**

The Inspection Department recommends the property to be demolished. CPED has not made a recommendation at this time.

Summary of Notice

<u>Date Mailed</u>	<u>Recipient</u>	<u>Response</u>
5/12/06	Wells Fargo Home Mort.	Response Card Received
5/12/06	Huizenga-Sharp Properties	Response Card Received
5/12/06	Wells Fargo Mortgage	Response Card Received
5/12/06	Mathew Sharp	Response Card Received
5/12/06	Mathew Sharp	Response Card Received
5/12/06	Merideth Price	Response Card Received
5/12/06		