



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 3 May 2006

Address: 2126 26th Ave N

Owner: Keith Reitman

Background:

The property is a 102 year old, 2756 square foot, 3 story, single family home with an attached 2 stall tuck under garage, located on a 62.98 x 86.16 foot corner lot.

The property was seized by Hennepin county for taxes forfeiture in April 2000 and was condemned for being a boarded building in December 2003 it was then sold at auction to the current owner on October 7 2005.

Status:

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

Estimated current market value before rehabilitation is \$85,000.00

There has been no assessments or violations written since the current owner purchased the property. However Hennepin County did have a code compliance inspection done prior to selling the property.

Currently the property is gutted to the stud walls and has no heating, or plumbing systems. And the wiring is addressed as being inadequate; also the basement level is infested with mold. The inspection department is also requiring that a registered professional engineer do an entire evaluation of the structure and submit a plan that would address the structural repairs to the building.

Currently there has been no permits issued and no work has been started.

Recommended cost to rehab: \$261,800.00 to \$330,700.00

Recommended cost to demolish: \$26,800.00 to \$30,300.00 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	Marinus W. Van Putts	Response Card Returned
4/072006	MCDA/CPED	Response Card Returned
4/07/2006	Harold Trump – Henn County	Response Card Returned
4/07/2006	Keith Reitman	Response Card Returned