



**2222 Fourth Street North**  
**Appeals Panel Hearing**  
**Thursday, September 25, 2008**

Appeal Received from Mahmood Khan, Owner	August 19, 2008
Director's Order to Demolish Sent	July 23, 2008
Title Ordered. Change in Ownership Not Recorded	July 1, 2008
Mahmood Khan Purchased Property	June 25, 2008
Code Compliance Inspection, Paid by Realtor Kyle White	April 1, 2008
Condemned for boards	July 17, 2007
Added to VBR	July 17, 2007

**Owner**

Mahmood Khan, 2972 Old Highway 8, Roseville, MN 55113, 651-636-7080.

Mr. Khan has filed an appeal of the Director's Order to Demolish, saying " 'Code compliance' will be brought up to code by licensed contractors."

**Structure description**

2222 4th Street North is a two-family home in the Hawthorne neighborhood. The 1 ½- story structure was built in 1900. Each unit has four rooms, including one bathroom and one bedroom. The building is 1,623 square feet, with 903 being the first floor and 720 being the second floor and 677 being the basement. The building sits on a 6,280-square-foot lot.

The water service has been discontinued for nonpayment. The amount due is \$1508.33.

**General condition**

There are 27 open housing orders, most as a result of the code compliance inspection conducted in April 2008. The basement is moldy, there are holes in the walls, water damage shows on the ceilings throughout the house, kitchens and bathrooms have been trashed, the copper has been stripped, the roof is substandard.

Mr. Mahmood has submitted an estimate to rehab of \$100,000.

## **Market analysis**

**Vacancy Rate:** The vacant housing rate in the Hawthorne neighborhood is around 9%. Of the approximately 944 houses on the city's Vacant Building Registration, 142 are in the Hawthorne neighborhood alone, a neighborhood of approximately 1,853 housing units.

**Cost to Rehab:** The estimated cost to rehabilitate the building is \$129,843 to \$234,372, based on the MEANS square footage estimate.

**After Rehab Market Value:** We have not received an after-rehab estimate from the CPED staff appraiser.

**Assessed Value:** The 2008 assessed value of the property is \$70,000. In 2007, the value was \$147,500. The \$77,500 decrease in value in one year is a result of the dilapidated condition of the structure.

**Cost to Demolish:** The estimated cost to demolish the structure is \$15,400 to \$118,700.

## **Community impact**

The Hawthorne Area Community Council and the owners of properties within 350 feet of 2222 4th Street North were mailed a request for a community impact statement. The department received three in return. All said the house has a negative impact on the neighborhood, does not fit the housing needs of the neighborhood and should be demolished.

## **Architectural and historic value/designation**

The Preservation and Design Team staff has conducted an historic demolition review of the property. The property's historical integrity are impaired due to past work or current conditions, but the property still exhibits features and design that make the structure worth of rehabilitation. Demolition is okay. The wrecking permits have been signed and returned to Minneapolis Development Review.

## **Notification summary**

The Order to Raze and Remove the Building was sent by certified mail to:

1. AMC Mortgage Services, Inc., 505 City Parkway West, Ste. 100, Orange, CA 92868
2. Yong Yia Vue, 8140 Xenia Avenue N, Brooklyn Park, MN 55443
3. Yong Yia Vue, 2011 Hillside Avenue N, Minneapolis, MN 55411
4. Kyle White c/o RE/MAX, 13875 Highway 13 South #100, Savage, MN 55378
5. Vang Phay, 11936 Isanti St. NE, Blaine, MN 55449
6. Argent Mortgage Co., LLC, PO Box 5047, Rolling Meadows, IL 60008
7. Shapiro, Nordmeyer & Zielke, LLP, 7300 Metro Blvd., Ste 390, Edina, MN 55439

## **Recommendation**

Demolition.