



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

### **249 Ordinance**

**Date: Aug 9 2006**

**Address: 2332 McNair Ave N.**

**Owner: Michele Johanson**

#### **Background:**

**This property is a 101 year old, 1.5 story, 1221 square foot, single family home situated on a 40 X 120 foot lot with no garage.**

**The property was purchased September 24 2003 for \$144,000.00 It was foreclosed on and sold at auction to "Associated Bank, National Association" for \$70,000.00 on May 4 2006**

#### **Status:**

**Taxes at this time are delinquent with a balance due of \$2973.05 and Hennepin County shows that the property is non-homesteaded.**

**The property was condemned for being boarded on September 20 2005**

**Since 2005 there has been 13 violation orders written to secure the structure, cut the grass, and remove the trash.**

**Since 2005 there has been \$1681 .00 assessed against the property with an additional \$1280.00 pending for this year.**

**Estimated market value is: \$85,400.00**

**Cost to rehab based on a square footage estimate: \$134,000.00 to \$146,000.00**

**Estimated cost to demolish: \$11,600 to \$14,000.00 plus asbestos removal**

#### **Recommendation:**

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