



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 5 April 2006

Address: 2623 Dupont Ave N

Owner: Kimberly K. Kaiser

Background:

The property is a 116 year old, 1748 square foot, 2 story, duplex located on a 42.6 x 127 foot lot with a 1 stall garage that was condemned for being a boarded building in May 1993

The property lost its zoning rights to be used as a duplex in November 1996 and now would have to be rehabilitated as a single family home.

The current owner purchased the property in 1996 for \$3,000.00 and applied for a code compliance in June 1996 Some work was done but no permits were ever signed off and the code compliance was never satisfied.

The property was heard by the PS&RS committee on October 17 2001 and the recommendation at that time was to rehab the property. Some permits were issued but a code compliance was never completed.

In June 2005 Hennepin County had attempted to seize the property for tax forfeiter but the owner was able to repurchase the property by satisfying the taxes.

Status:

The owner has again applied for a code compliance to rehabilitate the property but no permits have been issued and no work has been started. The owner will lose her bonding on May 8 2006 if the code compliance is not complete.

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

Estimated market value before rehab is \$75,000.00

Since the year 2000 there have been 42 violation orders issued for repairs to the property, cutting the grass, removal of trash and to resecure the property from trespass. An example of one order would be that in December 2005 the supports that held the front porch roof were stolen and the roof had collapsed and the inspections department had to issued orders to remove the collapsed roof after the owner did not respond the inspection department had to authorize a contractor to do the work and then assessed the fees.

Since the year 2000 there has been \$999.00 assessed to the property.

Recommended cost to rehab: \$209,700.00 to \$218,500.00

Recommended cost to demolish: \$17,000.00 to \$21,000.00 plus asbestos removal

Recommendation:

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