



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 27 September 2006

Address: 3712 – 28th Ave. S

Owner: Carl A. Ortenblad

Background:

This property is a 106 year old, 1,512 square foot, 2 story duplex on a 29 x 124 ft. foot lot with a separate garage.

The current owner purchased the property on March 31, 1966 for \$105.

The property was condemned for boards on January 26, 2004.

There are currently no permits issued for this property and there is no work being done at this time.

Status:

Taxes are delinquent at this time with late penalties added. Hennepin County records show that this property is non-homesteaded.

In 2006 8 housing orders have been issued to this property. Four have been to remove or cut grass and brush, one has been to remove rubbish, and one is an order to secure the property from trespassing. Similar orders were given in 2005 and 2004, including orders to remove graffiti.

Police activity in 2006 has been limited to one incident of recovering a stolen vehicle. In 2005 police were called once regarding damage to property, and in 2004 police were called for damage to property and trespassing.

Currently there is \$2,402.50 pending in assessments against the property.

Estimated market value is \$93,500.

Estimated cost to rehab based on a square footage estimate: \$187,600 – 219,000

Estimated cost to demolish: \$15,200 – 18,700 plus asbestos removal

Recommendation:

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