



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

### **249 Ordinance**

**Date: 28 September 2005**

**Address: 3206 2<sup>nd</sup> Street N.**

**Owner: Walter Szustek and Henry Kleszyk**

#### **Background:**

**Property is a 105 year old; 1496 square foot; 2 story duplex sitting on a 24 x 104 square foot lot.  
With no garage**

**Property was purchased on a contract for deed by a Michael P. Thompson in October 1984**

**Property was condemned in August 2004 for a utility shut off and again in January 2005 for being a boarded structure.**

#### **Status:**

**Taxes for 2005 are delinquent for a total of \$1947.64**

**Since 2002 there have 23 housing violations mainly for trash, brush and reboarding of the building because it was found open to trespass.**

**Total assessments since January 2003 total \$3733.92**

**Estimated market value is \$68,500.00**

**Estimated cost to rehab is \$134,600.00 to \$156,975.00**

**Estimated cost to demolish \$16,000.00 to \$19,500.00 plus asbestos's removal**

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